

MATTANNUR MUNICIPALITY

Variation of Master Plan for Mattannur Town

WHEREAS, the Government have sanctioned the Master Plan for Mattannur Town under sub-section 8 of section 36 of the Kerala Town and Country Planning Act 2016 vide G.O.(Ms.) No.46/2018/LSGD dated 20/04/2018 and published in PART IV of the Kerala Gazette No.26, Volume VII dated 26/06/2018.

AND WHEREAS, the Government have issued permission to the Municipal Council of Mattannur to vary the Master Plan under section 50(2) of the Kerala Town and Country Planning Act 2016 vide. GO.(Ms)No.172/2025/LSGD dated 30/09/2025.

AND WHEREAS, the Municipal Council has decided to vary the Master Plan for Mattannur Town for the purpose of bringing in more clarity in some of the provisions of the said Plan to make them compatible with the present development scenario to the extent possible as an immediate measure, until the Master Plan is further varied after detailed review;

NOW, THEREFORE, after obtaining the approval to publish the draft variation videdated as per sub section (3) of section 36 of the Kerala Town and Country Planning Act 2016 and in exercise of the powers conferred by sub section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016, the Mattannur Municipal Council hereby propose to vary the said Master Plan to the extent required, a draft of which is appended as required by subsection (2) of Section 50 and sub section (4) of section 36 of the Kerala Town and Country Planning Act, 2016.

Notice is hereby given that the said draft will be taken up for consideration on or after 60 days from date of publication of the Notice in Form IV in the Gazette and any person or authority concerned with or affected by the proposed notification shall submit in writing his/ her/ their objections or suggestions if any thereon to the Secretary, Mattannur Municipality on or before the period specified above. The draft variation will also be available in the office of the Secretary, Mattannur Municipality during office hours.

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In exercise of the powers conferred by sub-section (2) of Section 50 and sub-section (4) of section 36 of the Kerala Town and Country Planning Act, 2016, Mattannur Municipality hereby issue a notification to vary the Master Plan for Mattannur Town sanctioned under sub-section 8 of section 36 of the Kerala Town and Country Planning Act 2016 vide G.O.(Ms.) No.46/2018/LSGD dated 20/04/2018 and published in PART IV of the Kerala Gazette No.26, Volume VII dated 26/06/2018, to the extent as indicated below, namely:-

VARIATION

In the said Plan,

- I. “Chapter –34, ”ZONING REGULATIONS, shall be substituted with the following, namely :-

“Chapter - 34 ZONING REGULATIONS

- 1 All future developments/constructions shall be in conformity with the provisions of the Master Plan for Mattannur Town, the Kerala Municipality Building Rules in force and provisions of the Aircraft Act, 1934, Gazette notification of Ministry of Civil Aviation, Govt. of India, dated 30th June, 2008, in force
- 2 For the implementation and enforcement of the proposals envisaged in this Master Plan, Mattannur Municipal Area has been zoned under various categories such as Built-up zone, Green zone and Special zone and further sub divided as shown in the table below.

Table 34.1 – Categories of Land use zones.

I Built-up Zone	II Green Zone	III Special Zone
1. Residential Zone	8. Park and Open Spaces	15. Export and Allied Zone
2. Residential Mix Zone	9. Buffer Zone or Green Belt	16. KINFRA Industrial Park
3. CBD (Central Business District)	10. Forest and Sacred Groves	17. Hazardous Zone

4. Public and Semi public Zone	11. Paddy Land	
5. Industrial Zone	12. Dry Agriculture Zone	
6. Traffic and Transportation Zone	13. Canal Land of Irrigation Dept.	
7. Heritage Zone	14. Water Body	

Details regarding the nature of uses *Permitted*, uses *Restricted* and uses *Prohibited* in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any elsewhere in the Plan.

Uses ***Permitted*** in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, of Mattanur Municipality, here in after referred to as Secretary. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as **Uses Restricted 1** and **Uses Restricted 2**.

Uses **Restricted -1** Category deals with the uses that shall be permitted by the Secretary with the concurrence of the District Town Planner of the Local Self Government Department Planning, Kannur.

Uses **Restricted-2** Category deals with the uses that shall be Permitted by the Secretary with the concurrence of the Chief Town Planner concerned of the Local Self Government Department Planning. ***Used prohibited*** enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances: All the uses that are not included in **Uses Restricted 1** and **Uses Restricted 2** shall constitute ***Used prohibited***.

- 3 If any space in a zone is put to a ***Use Prohibited*** as stated in Para 2, before the sanctioning of the Master Plan, such use shall be termed as non conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use creates no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measure may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner concerned.

- 4 All permitted uses in Central Business District (CBD) may also be permitted by the Secretary, and all the restricted uses in this zone may be permitted by the Secretary with the concurrence of Town Planner/Chief Town Planner as the case may be, on both sides of the following class of roads (as per this Master Plan, except Kara-Devarkkad_Nelluni road and Kokkayil road since the proposed widening of the said roads has been reduced to 9m as per these varied zoning regulations) in Residential zone, Residential Mix use zone, Dry Agriculture Zone and Export and Allied Zone in land up to a depth shown against each class of road in the table 34.2 below:

Table 34.2 Land use zones based on road width

SI No	Existing average width of road or ROW of Proposed roads as per this Master Plan	Distance, on both sides of the road, up to which this provision is applicable
1	12 m	100m
2	Above 12m up to and including 18m	200m
3	Above 18 m	300m

Note:

- 1) If any portion of the plot falls within the distance mentioned above, the entire plot shall be deemed to be included within the said distance.
 - 2) The access width to the plot shall be as per the KMBR in force.
- 5 Public utility areas and Public Utility buildings, Transmission/telecommunication towers, wireless stations, Electric Vehicle Charging Stations, ATMs, water tanks, and public utility buildings/structures shall be treated as permitted uses in all zones except in Agricultural use zone, Ecologically Sensitive Areas, Existing water logged areas.
- 6 Solid Waste Management Unit, Sewage/ Septage Treatment Plant, Material Collection Facility (MCF), Resource Recovery Facilities (RRFs) and Water Treatment Plant shall be treated as permitted uses in all zones except in Existing water logged areas, unless otherwise specified anywhere in the Master Plan.
- 7 Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted uses in the Master Plan Area
- 8 If widening of existing roads or formation of new roads has been implemented to its full proposed width as envisaged in the Master Plan, but with change in the alignment the land parcel in stretches excluded from the original alignment may be changed to adjacent suitable land use zone in the Master Plan, with the concurrence of the Town Planner.

- 9 Width of the access road mentioned in this zoning regulation shall be the whole right of way of the existing road including service roads, if any.
- 10 In case of uncertainty in identifying the land use, the alignment and boundary of drain, canal, river, existing public road, railway land due to the absence or change in the survey boundaries and survey numbers entered in the Master Plan, it shall be referred to the actual position on ground as well as revenue records and appropriate decision can be taken by the Secretary.
- 11 If different land use zones falls within a single plot, the uses permitted as per zoning regulations of all land use zones falls within that plot may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses of any of land use zone or permitted uses/restricted uses of other zones included, the Secretary shall issue permit with the concurrence of Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under Buffer Zone or Green Belt, Forest and Sacred Grove and Water Body, this provision shall not be applicable.
- 12 Existing areas and structures of archaeological importance, agriculture uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.
- 13 Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Plan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.
- 14 Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Kerala Conservation of Paddy land and Wet Land Act in force in the State.
- 15 Expansion of an existing public, educational or hospital institution shall be permissible in its adjacent plots irrespective of the zoning and development regulations proposed in such plots, subject to Kerala Conservation of Paddy land and Wet Land Act in force.
- 16 No other methods of sewage disposals except ETP (Effluent Treatment Plant), STP (Sewage Treatment Plant), Septic tank etc. shall be allowed within a distance of 200m from the bank of Rivers, Cholathode, Vayanthode and Karetta thode.
- 17 The norms and provisions described for silence zone in Chapter 32 should be strictly followed.
- 18 The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the scheme in consultation with the Chief Town Planner concerned.

- 19 Any use not specified either in the *uses permitted* or *uses restricted* category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Chief Town Planner concerned.
- 20 All permitted /restricted uses specified in Central Business District (CBD) may also be permitted in area reserved for proposed bus stand under "Traffic and Transportation Zone" with prior approval of Municipal Council and concurrence from District Town Planner of the Local Self Government Department Planning , Kannur.
- 21 The width of the newly proposed road from Kara Junction via Devarkad to Nelluni Junction on the Thalasseri–Coorg Road has been reduced from 18 metres to 9 metres and the width of the proposed widening of Kokkayil road has been reduced from 12 metres to 9 metres. The revised width of these roads extends 4.50 metres on either side from the centre line of the proposed road alignment shown in the Proposed Land Use Map and the Proposed Transportation Network Map of the Master Plan.
- 22 Extension on the upper floor(s) of all existing buildings constructed prior to the sanction (26th June 2018) of the Master Plan shall be permitted without taking into account the proposed road widening or the prescribed building line, subject to compliance with the zoning regulations applicable to the land use zone of the site concerned. Addition or alterations in the ground floor shall, however, be in accordance with the prescribed proposed road widening and building line.
- 23 A building line of 3 metres shall also be provided for all roads proposed for widening and all newly proposed roads envisaged in this Master Plan.
- 24 **General Notes:**
- a) For the purpose of these regulations, floor area means the total floor area of the building on all floors.
- b) Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the total floor area on all floors of such a building shall not exceed the maximum floor area permitted for any of such use in that zone.
- 25 **GUIDELINES FOR LARGE SCALE PROJECTS**

Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 100 may be permitted in all zones other than Heritage and Park & Open space, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary, Local Self Government Department,

consisting of Chief Town Planner concerned of Kerala LSGD Planning Department and the Secretary, Mattannur Municipality as members and the District Town Planner, Kannur District of the LSGD Planning Department as convener and satisfying the following conditions:-

- a) The developer shall produce project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
- b) The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.
- c) Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.
- d) Adequate Memorandum of Understanding between the developer and Secretary shall be undertaken to bring this into effect.
- e) Maximum Floor Space Index and Minimum access width shall be as per KMBR in force
- f) The project shall be completed within a period of 5 years if not specified otherwise.

The Zoning Regulations for the various zones are given below.			
No	Uses permitted	Uses Restricted-I	Uses Restricted-2
1	2	3	4
I. BUILT-UP ZONE			
1. RESIDENTIAL ZONE			
1.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes, Ashram, Mutt, Madrasa, Places of Worship, Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries etc	Fuel Filling Stations Crematorium, Burial Ground/ Common Vault.	

	Following uses limited to 500 m² Floor area		
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels -Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexure-I), Poultry farm, Piggery, Kennel		
	Following uses limited to 2000 m² Floor area		
	Educational institutions essentially the needs of serving residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to High school level). Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc		
	All permitted activities in the '5. Industrial Zone' mentioned below, in lands where no residential buildings are located within a distance of 50 m from the proposed industrial building.		
1.2	Provided that the access road has a width of 5m minimum.		
	Automobile wash stations, Automobile workshops for two/three wheelers - floor area limited to 300 m ² .		
1.3	Provided that the access road has a width of 7 m minimum.		
	Following uses limited to 3000 m² Floor area Hospitals and health centers, Secondary Schools, Higher Secondary Schools, Technical High Schools, Restaurants/ Canteen, Hotels, IT Software units/Movie Halls/ Convention Centres/ Auditorium/ Wedding Halls/ Community halls/ Exhibition Centers and Art Gallery Shops/Professional Offices, banking and financial institutions, Commercial Offices/ Establishments.	LPG distribution centres (excluding bottling plants and bulk storage)-floor area limited to 100m ² .	

	Following uses limited to 500 m² Floor area: Weigh Bridge Godowns/Warehouses/Storage non-hazardous, Marble and Granite Storage Centres, Industrial Estates & Industrial Parks Automobile Workshops / Automobile Service Stations for Light Motor Vehicles.		
2. RESIDENTIAL MIX ZONE			
2.1	All uses that are permitted in Residential Use Zone, Automobile workshops for 2/3wheelers, Service Industries of non-nuisance nature (See Annexure I) Civil defense and home guard. Taxi/Jeep Stand Museum, Exhibition centres and art gallery, Places of worship	Parking Plaza, Fuel filling stations	
2.2	Provided that the access road has a width of 12 m minimum.		
	Educational Institutions , Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Hospitals and health centres, Restaurants/ Canteen, Hotels, IT Software units, Social Welfare Centres/Movie Halls/Wedding Halls/Community Halls	Bus Terminals, Lorry Stands, Container Terminal stations	
3. CENTRAL BUSINESS DISTRICT (CBD)			
3.1	Allowable coverage is enhanced to 75% for commercial and residential buildings in CBD in view of the height restriction due to proximity of Airport. All shops including shopping complexes, shopping malls, multiplex, hyper markets, restaurants, hotels, markets.	Places of worship Other public utility areas as public utility buildings	Higher Educational Institutions provided the access has a width of 8m minimum.
	Professional offices, commercial offices & establishments, ATMs, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls, Godowns/ warehouse/ storage of Non-hazardous materials, stack yards	Fuel filling stations Parking buildings and parking lots , Waste Management Plants	

	Gymnasium/Yoga centres		
	Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature (See Annexure-I), weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.		
	Expansion of existing residential buildings, Single Family Residences, Residential flats/apartments with Street facing portion of lower floor for commercial use only, night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa.		
	Hospitals & Health centres, Daycare, Creche, Nursery/Kindergarten, Expansion of existing educational institutions		
	Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres		
	Clinics, diagnostic centres and Tot lots, Parks & play grounds, fair grounds, open air theatres, Parking plaza, Transport terminals Plant nursery, Storage of agricultural produces and seeds, Pump House and Wells.	Outdoor games stadium	
4. PUBLIC AND SEMI-PUBLIC ZONE The sacred groves in the religious sites should be retained as such and no development activities are permitted in these areas.			
4.1	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings. Hospitals and allied uses, educational buildings, places of worship and religious buildings, Residential Quarters incidental to public and semi public use.	Cremation Ground/ Crematorium, Burial Ground, Common Vault.	

	Public Utility Areas and Buildings.		
	Additions and alterations to the existing public and semi public buildings including addition of new blocks without altering the use. Buildings for incidental uses.		
5. INDUSTRIAL ZONE			
5.1	All industries other than obnoxious and nuisance type industries, Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks.	Fuel Filling Stations Other Public Utility Areas and Public Buildings. Obnoxious and nuisance type industries (Annexure 2)	
	Godowns/Ware houses/Storage of non hazardous material, stack yards, weigh bridge. Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House. Dry Cleaning Plants, Power Plants, Sub Stations Government or Public Sector Offices, Transport Terminals incidental to industrial use. Transmission & Telecommunication Towers, Wireless Stations. Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use. Tot lots, Park sand Play Grounds attached to incidental residential use. Single family residences up to 300m ² built up area where no red or orange category industrial buildings are located within a distance of 50m from the proposed building.	Crematorium, Burial Ground, Common Vault. Storage of Explosives and Fire Works, Gas Godowns, Crusher Units. Sewage Treatment Plants, Dumping Yard. Slaughter House Container Terminals with access width of 18m minimum.	

6. TRAFFIC AND TRANSPORTATION ZONE			
6.1	Transport terminals including constructions that form an integral or essential parts of the terminal. Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc. Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals Parking Plazas, Transmission Towers and Wireless Stations.	Fuel Filling Stations Container Terminals provided that the access has a width of 18m minimum. In airport land, all land uses will be governed by KIAL/ Airport Authority of India Limited.	
7. HERITAGE ZONE			
7.1	Not with standing anything contained in the zoning regulations of the scheme and subject to modifications as prescribed here under, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, shall be allowed except with the prior written recommendation of Art & Heritage Commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules 1999, in order to conserve the heritage character of the Pazhassi Kovilakam Precinct, Inspection Bang low compound and Pariyaram Subrahmanya Temple Precinct and their environs. Provided that, no area or buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to change from the existing condition without the recommendations of the commission. Provided also that new constructions and additions or alterations to existing buildings may be		

	permitted in this area with the following additional regulations namely; i) The total number of storeys including the existing if any shall not exceed two from the street level. ii) The overall height of the construction including the existing up to the top most point of the proposed construction shall not exceed 9m and iii) The architectural character of the facades of the construction shall be as per the advice of the commission. Provided also that the use or reuse of any site or building shall be as per the recommendations of the commission. The Local Self Government institutions concerned shall insist on any such recommendations of the commission. The Art & heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.		
II GREEN ZONE			
8.PARK & OPEN SPACES			
8.1	Any construction/land development essential for the development/ improvement of open air recreational facilities. Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc. Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way etc.	Public Utility Areas and Buildings which will not affect the character of the area. Restaurants/ cafeteria incidental to main use - floor area limited 200m²	

9. GREEN BELT/ BUFFER ZONE (Buffer zone of 10m. from riversides, 5m. from sides of Cholathode, Vayanthode and Karettathode, 3m. from sides of other streams and ponds)			
9.1	Social Forestry Activities like Bamboo Cultivation, Teak cultivation etc., Agriculture and horticulture, Wells, Ponds, Pump houses up to 10m ² floor area, Bird Sanctuaries, Bridges, Side Protection Walls, Bathing Ghats, Boat jetty, Ticket Counter etc. may be permitted based on community level requirement. Single family residence with floor area limited to 100m ² in area 15m away from river bank.		
10. FOREST AND SACRED GROVES			
10.1			Religious uses in sacred groves
11. PADDY LAND			
11.1	Paddy cultivation Agriculture/ Horticulture/ Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction. Single dwelling units up to 200m ² built up area, shops up to 100m ² built up area in conformity with the Kerala Conservation of Paddy Land and Wet Land Act in force in lands designated as paddy land or wet land under the said Act.	Minor Public Utility areas & Public utility buildings which will not affect the character of the area.	

12. DRY AGRICULTURE ZONE

12.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry. Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds. Single Family Residential Buildings - floor area limited 500m². Following uses limited to 1000 m² Floor area: Orphanages, old age homes, dharmasala, ashrams, mutts, madrasa. Clinics (Outpatient) and diagnostic centres, Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens. Library and Reading Rooms, Godowns / warehouses/Storage-non hazardous. Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers. Day Care and Creche, Nursery/Kinder Garten/ Primary & Upper primary schools. Cottage industries, Service industries of non-nuisance nature (See Annexure -I) Automobile workshops for 2/3 Wheelers Tot Lots/Parks/Play Grounds, Saw Mills, Weigh Bridge.	Cremation ground/ crematorium, burial ground, common vault. All industries including obnoxious and nuisance type listed in Annexure 2. Slaughter Houses. All higher educational institutions including High Schools and HSS	Storage of explosive and fireworks, Gas godowns, Dumping yard.
	All permitted activities in the '5. Industrial Zone' mentioned above, in lands where no residential buildings are located within a distance of 50 m from the proposed industrial building.		

12.2	Provided that the access road has a width of 8m minimum		
	Following uses limited to 3000 m² Floor area: Clinics (Outpatient) and diagnostic centres. Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens. Library and Reading Rooms, Godowns/ warehouses/ Storage - non hazardous. Auditorium/Wedding Halls/Community halls. Hospitals & Health Centres.		
12.3	Provided that the access road has a width of 12m minimum		
	Residential buildings, residential flats/apartments, residential quarters Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteen, Higher Education Institutions. Health Care Facilities including Diagnostic Centres, Clinics, Hospitals	Stack yards, Godown/ Warehouses/Storage- non hazardous materials. Fuel Filling Stations	
13. CANAL LAND OF IRRIGATION DEPARTMENT			
13.1	Conversion of land to any other land use with the consent of Irrigation Department and concerned authorities.		
14. WATER BODY			
14.1	All existing water bodies shall be conserved. Bridges, Side protection walls, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.		
II. SPECIAL ZONE (Special zones include the areas specifically demarcated for certain projects. No other activity unless other wise specified shall be permitted in such zones. However, if the development envisaged for certain specific purpose mentioned in the special zone does not start within five years of sanctioning of this plans, Municipality can make changes in this land for another use decided in consultation with Chief Town Planner and authorities concerned.)			

15. EXPORT AND ALLIED ZONE			
15.1	The following commercial, industrial and storage uses exclusively oriented for export and aviation and incidental uses shall be permitted with floor area limited to 3000m²:- All shops including shopping complexes, shopping malls, multiplex, hyper markets, restaurants, hotels, markets Professional offices, commercial offices & establishments, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls. Godowns/warehouse/storage of Non-hazardous materials, stack yards., Travel Agency, Cargo and goods handling offices, Ware houses, cold storage, export allied industries and Workshops.	Restaurants, Banks, Shops, Financial Institutes, Travel Agency, Cargo and goods handling offices, Ware houses, storage and cold storage, work shop, export allied industries and Workshops etc Truck Terminals, Parking lots.	
16. KINFRA INDUSTRIAL PARK			
16.1	The industrial and related developmental activities and incidental uses as envisaged by KINFRA with consent of concerned authorities. All permitted activities in the ‘5. Industrial Zone’ mentioned above, in lands where no residential buildings are located within a distance of 50 m from the proposed industrial building.		
17. HAZARDOUS ZONE			
17.1	Hospitals, Waste Management Plants, Saw mills with timber yards, industries other than obnoxious and nuisance type in Annexure 2	Hazardous and Industrial uses like Funeral, Cremation and Burial grounds with incidental buildings, Trenching ground and related constructions, junk yards, Slaughter house, Poultry/Cattle/Pig/Rabbit farm, obnoxious and	

		nuisance type industries in Annexure 2.	
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ANNEXURE 1

Type of non - obnoxious and non-nuisance type of service or light industries permissible in residential zone

- 1 Production of copra
- 2 Processing of arecanut
- 3 Rice and Flour Mills.
- 4 Production of rice, flour etc., by hand pounding.
- 5 Processing of Cardamom, ginger, pepper etc.
- 6 Production of Khandsri for sugar-cane
- 7 Carrying and preservation of fruits and production of jam, jelly etc.
- 8 Processing and preservation of cashew nuts.
- 9 Bakeries.
- 10 Production of Dairy Products.
- 11 Oil mills (vegetables)
- 12 Extraction of oil by ghani.
- 13 Manufacture of hydrogenated oil.
- 14 Manufacture of “aval” (Beaten rice) appalam.
- 15 Production of vinegar.
- 16 Manufacture of soda, water, lemonade etc.
- 17 Manufacture of Ice.
- 18 Manufacture of ice cream.
- 19 Processing, packing and distribution of tea.
- 20 Processing, grinding, packing and distribution of coffee.
- 21 Manufacture of syrup.
- 22 Manufacture of beedi.
- 23 Manufacture of Cigar.
- 24 Manufacture of tobacco snuff.
- 25 Manufacture of chewing tobacco.

- 26 Cotton ginning, clearing, pressing etc.
- 27 Cotton spinning other than in Mills
- 28 Cotton spinning and weaving in Mills.
- 29 Cotton weaving in handloom.
- 30 Cotton weaving in power looms.
- 31 Handloom weaving.
- 32 Khadi Weaving in Handloom.
- 33 Printing of cotton textiles.
- 34 Manufacture of Cotton thread, rope twine etc.
- 35 Jute spinning.
- 36 Manufacture of jute products including repairing of gunny bags.
- 37 Weaving of silk by Handloom.
- 38 Manufacture of hosiery goods.
- 39 Making of embroidery products
- 40 Tailoring
- 41 Manufacture of quilts and mattresses.
- 42 Manufacture of Coir and Coir Products.
- 43 Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
- 44 Repairing of umbrellas.
- 45 Manufacture of wooden furniture and fixtures.
- 46 Manufacture of structural wooden goods such as doors, beams etc.
- 47 Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbars etc.
- 48 Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
- 49 Cane industry including baskets, weaving etc.
- 50 Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
- 51 Manufacture of paperboard and paper hand.
- 52 Making of paper boxes, bags, envelopes etc.
- 53 Printing and publishing of newspapers and periodicals.
- 54 Printing and publishing of books.
- 55 Miscellaneous printing works including type cutting, book binding.
- 56 Manufacture and repairing of leather shoes and chap pals.
- 57 Manufacture of leather products such as suitcase, bag etc.
- 58 Vulcanizing and repairing of tyres and tubes.
- 59 Manufacture of rubber gloves.

- 60 Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.
- 61 Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
- 62 Manufacture of agarbathi and other cosmetics.
- 63 Manufacture of plastic products such as nameplates etc.
- 64 Manufacture of lemongrass oil, candles etc.
- 65 Manufacture of cement products such as well-keros, tube, closets etc.
- 66 Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
- 67 Manufacture of stone wares.
- 68 Manufacture of stone images.
- 69 Manufacture of chinaware's and crockery.
- 70 Manufacture of large containers and chinaware.
- 71 Manufacture of glass and glass products.
- 72 Manufacture of clay models
- 73 Manufacture of iron and steel furniture.
- 74 Manufacture and repairing of brass and bell metal products.
- 75 Manufacture of aluminium utensils and other products.
- 76 Manufacture of tin cars and copper vessels.
- 77 Electroplating, tinplating, welding etc.
- 78 Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
- 79 Manufacturing assembling and repairing of machinery such as water pumps, etc.
- 80 Manufacture of small machine tools and machine parts.
- 81 Manufacture of sewing machine parts and assembling and repairing of sewing machine.
- 82 Manufacture of electrical machinery and repairing of electric motors armature winding etc.
- 83 Manufacture and repairing of electric fans.
- 84 Charging and repairing of batteries.
- 85 Repairing of radios, microphones etc.
- 86 Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
- 87 Bodybuilding of motor vehicles.
- 88 Manufacture and repairing of motor engine parts and accessories.
- 89 Serving and repairing of motor vehicle
- 90 Manufacture of cycles, parts and accessories.
- 91 Manufacture and repair of boats and barges.
- 92 Manufacture and repairing of animal drawn and hand drawn vehicles.

- 93 Repairing of photographic equipments, spectacles etc.
- 94 Manufacturing of medical instruments
- 95 Repairing of watches and clocks.
- 96 Manufacture of Jewellery.
- 97 Manufacture, repair and tuning of musical instruments.
- 98 Manufacture of sports goods, balloons etc.
- 99 Ivory, carving and ivory works
- 100. Miscellaneous non-nuisance industries other than those included in Annexure 2 list.

ANNEXURE 2

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or processors to be located in Hazardous zone

(Grouped under Indian Standard Industrial Classification)

I. Manufacture of Food Stuff :

- (1) Slaughtering, preservation of meat and fish and canning of fish.

II. Manufacture of Beverages:

- (2) Production of distilled spirits, wines, liquor, etc., from alcoholic malt, fruits and malts in distillery and brewery.
- (3) Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.

III. Manufacture of Textiles :

- (4) Dyeing and bleaching of cotton

IV. Manufacture of Wood and Wooden Products :

- (5) Sawing and planning of wood.
- (6) Wood seasoning and creosoting
- (7) Manufacture of veneer and plywood.
- (8) Paper, pulp and straw board.

V. Manufacture of Leather and Leather Products :

- (9) Currying, tanning and finishing of hides and skins and preparation of finished leather.

VI.Manufacture of rubber, petroleum and coal products:

- (10) Manufacture of tyres and tubes.
- (11) Manufacture of Industrial and synthetic rubber.
- (12) Reclamation of rubber.
- (13) Production of petroleum, kerosene and other petroleum products in refineries.
- (14) Production of chemicals and chemical products.

VII.Manufacture of chemicals and chemical products:

- (15) Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric acids, etc.) ammonia, chlorine and bleaching powder manufactures.
- (16) Manufacture of dyes, paint, colours and varnishes, printing ink.
- (17) Manufacture of fertilizers (Especially from organic materials).
- (18) Manufacture of disinfectants and insecticides.
- (19) Manufacture of ammunition, explosive and fireworks.
- (20) Manufacture of matches.

VIII.Manufacture of Non-metallic mineral products other than petroleum and coal :

- (21) Manufacture of cement and cement products.
- (22) Manufacture of Lime.
- (23) Manufacture of Plaster of Paris.

IX.Manufacture of basic metals and their products :

- (24) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
- (25) Manufacture including smelting, refining, etc., of nonferrous metals and alloys in basic forms.
- (26) Manufacture of Armaments.

X.Manufacture of machinery (other than transport) and electrical equipments:

- (27) Manufacture of all kinds of battery.

XI.Miscellaneous items not covered above.

(28) Incineration, reduction or dumping of offal, dead animals' garbage or refuse.

(29) Manufacture of gelatin and glue.

(30) Fat, tallow, grease or lard refining or manufacture.

(31) Bone meal, bone grist and bone powder.

(32) Manufacture of cashew nut shell oil.

Other similar types of nuisance industries.