

GOVERNMENT OF KERALA
Local Self Government (RD) Department

NOTIFICATION

GO (Ms) No. 128/2010/LSGD.

Dated, *Thiruvananthapuram, 21st June, 2010.*

S.R.O. No. 591/2010 - In exercise of the powers conferred by sections 381, 382, 383A, 387, 398 and 406 of the Kerala Municipality Act, 1994 (20 of 1994) read with section 565 thereof, the Government of Kerala hereby make the following rules further to amend the Kerala Municipality Building Rules, 1999 issued in G.O. (Ms) No. 188/99/LSGD dt. 1st October, 1999 and published as S.R.O. No. 777/99 in the Kerala Gazette Extraordinary No. 1786 dated 1st October, 1999, namely:-

RULES

1. *Short title and commencement.*— (1) These rules may be called the Kerala Municipality Building (Amendment) Rules, 2010.

(2) They shall come into force at once.

2. *Amendment of the Rules.* - In the Kerala Municipality Building Rules, 1999, –

- (1) In rule 2, sub rule (1),
 - (i) In clause (aq) for the words “from the lowest point of the building touching the ground surface and if any of the floor comes below the ground surface, from the lowest floor level”, the words “from the average level of the ground contiguous to the building,” shall be substituted.

- (ii) After the proviso, a note shall be added namely:-

Note:- For arriving at the ‘average level of ground’, the average of the levels of the lowest ground and that of the highest ground contiguous to the building shall be taken

- (iii) After clause (bp), the following clause shall be inserted namely:-

- (bpa) ‘*Security Zone*’ means any area, identified and delineated by the Home Department of the state government as Security Zone from time to time and notified and published in the government gazette by the Local Self Government Department. For the purpose of these rules, any area around compounds or sites which accommodate vital or strategic installations, offices, residences, institutions, landmarks, jail compounds, monuments, ports, shipyards, scientific and advanced research centres and the like, which in the opinion of the government, needs special security and necessitates regulations and/or restrictions for constructions and land developments around, can be delineated as security zone.

(2) In rule 3A, -

- (i) the words “in force” after the words “under Town Planning Acts” shall be omitted.
- (ii) the words ‘in force’ shall be inserted after the words “in any Town Planning Scheme”.

(3) Rule 3B shall be substituted as follows:

3B *Application of National Building Code of India.*- Wherever the provisions of the National Building Code are mentioned in these rules, the provisions of the code in force shall be adopted.

(4) In rule 5,-

- (i) sub rule (1a) shall be omitted.
- (ii) after sub rule (6A), the following sub rule shall be inserted, namely:-

(6B) In the case of an application for development or redevelopment of any land within the Security Zone, the Secretary shall consult the District Collector concerned before permission is granted. The District Collector, after getting specific recommendation from the Director General of Police, shall furnish his reply. The objection if any raised and/or restriction and/or regulation if any suggested by the District Collector shall be complied by the Secretary while issuing the permit.

Provided that in the case of development or redevelopment for religious purpose or worship, prior approval or clearance or permission and concurrence as the case may be, of the District Collector concerned shall be obtained and also the conditions stipulated in the Manual of Guidelines to Prevent and Control Communal Disturbances and to Promote Communal Harmony which is in force have to be complied with. Applications for renovation without involving additional built-up area or structural alterations of existing buildings for religious purpose or places of worship can be considered by the Secretary after informing the District Collector in form in **Appendix - N** duly filled by the applicant and verified by the Secretary. The permit shall be issued only after the receipt of the concurrence by the District Collector.

(5) In rule 7,-

- (i) sub rule (1a) shall be omitted.
- (ii) after sub rule (6A), the following sub rule shall be inserted, namely:-

(6B) In the case of an application to construct or reconstruct a building or make alteration or addition or extension within any Security Zone, the Secretary shall consult the District Collector concerned before permission is granted. The District Collector, after getting the specific recommendations from the Director General of Police, shall furnish his reply. The objection if any raised and/or restriction and/or regulation if any suggested by the District Collector shall be complied by the Secretary while issuing the permit.

Provided that in the case of construction of new building or reconstruction or alteration or addition or extension of existing building for religious purpose or worship, prior approval or clearance or permission and concurrence as the case may be, of the District Collector concerned shall be obtained and the conditions stipulated in the Manual of Guidelines to Prevent and Control Communal Disturbances and to Promote Communal Harmony which is in force have to be complied with. Applications for renovation without involving additional built-up area or structural alterations of existing buildings for religious purpose or places of worship can be considered by the secretary after informing the District Collector in form in **Appendix - N** duly filled by the applicant and verified by the secretary. The permit shall be issued only after the concurrence of the District Collector.

(iii) in sub rule (9) under clause (b) in item (iv), after the words "include sectional drawings showing", insert the words "the lowest ground level contiguous to the building, highest ground level contiguous to the building,".

(6) After rule 11, rule 11A shall be inserted, namely:-

11A Approval of site and plans and issue of permit where excavations to a depth of more than 1.5 metres is involved,-

(1) In the case of constructions/land developments which involve any earthwork excavation to a depth of more than 1.5 metres, if the depth of cutting is more than the horizontal distance of such cutting from the plot boundary, the following provisions shall apply:

Provided that, such provisions are not necessary in cases where such excavation is carried out for construction of structures such as wells, septic tank, recharge pits, drainage works, compound walls and the like.

(2) The application for Development and/or building permit shall be submitted by the applicant as per the provisions of these rules, along with a certificate of the Architect, Building Designer, Engineer, Town Planner, Supervisor as the case may be, who has prepared and signed the plans, drawings, statements etc. as to whether permit as envisaged under rule 11A is required.

(3) The application for permit shall also include sufficient copies of,-

- (i) dimensioned plan(s) and sectional drawing(s) showing the levels and depths of cutting at all places in respect of excavations for building construction and land development works,
 - (ii) drawings, specifications and details of temporary and permanent protective measures proposed and
 - (iii) drawings, specifications and details of slabs, beams, columns, retaining walls etc. proposed at the ground floor level and below.
 - (iv) details of piles if any, including their drawings, specifications, erection methods and the like.
- (4) The Secretary shall issue permit as laid down in these rules:
- Provided that, if any changes or deviations are to be made, it shall satisfy the provisions of these rules and the same shall be intimated to the Secretary with revised drawings, specifications and details as the case may be.
- (5) Any written complaint received after the date of issue of the permit(s) from owners or occupants in the adjoining properties on the actual or possible damages to their life and property shall be acted upon by the Secretary as per the provisions in this rule.
- (6) Once the earthworks and/or constructions upto the ground level are completed as per the approved plans, the applicant may in writing intimate the same to the Secretary and request for concurrence for carrying out rest of the works. No construction shall be carried out above the ground level until the Secretary issues such concurrence as in Appendix C1.
- (7) The Secretary shall, if convinced that the works are carried out satisfactorily as per the permit(s) and provisions of this rule and no written complaint is received as in sub rule (5), issue concurrence as in Appendix C1 for carrying out the remaining works above the ground level as per approved plans within 7 days after intimating the completion of works upto ground level.
- (8) If any complaint is received as in sub rule (5), the Secretary shall:
- (i) refer the matter within 5 days to the Technical Expert Committee constituted as per sub rule (12) and convene a meeting of the Committee;
 - (ii) intimate the nature of complaints to the applicant and call for details and explanation if so desired by the Committee;

- (iii) arrange for site inspections, hearing of the applicants and/or petitioners, verification of records and arrange for tests if so required by the Committee and
 - (iv) take up further action as per the recommendations of the Committee.
 - (9) The applicant(s) and/or the petitioner(s) shall attend the hearing and shall also produce any details called for within the time specified, if so required by the Committee or the Secretary on its behalf.
 - (10) The Committee shall evaluate the damages and fix the compensation and/or suggest further protective measures, if any, to be taken by the applicant to solve the issues raised by the petitioner(s). The amount of compensation shall include the actual cost of restoration as decided by the Committee and an additional 30% as solatium:
 Provided that the process of the Committee shall be completed within a total duration of 3 weeks.
 - (11) Concurrence shall be issued by the Secretary, after ensuring that the protective measures are carried out to the satisfaction of the Committee and the compensation is paid by the applicant as per the decision of the Committee. The actual expenses of the Committee as intimated by the Secretary shall be paid by the applicant.
 - (12) For the purpose of this rule, Government may, constitute municipal level Technical Expert Committee(s) comprising of the Secretary (convener), Municipal Engineer/Town Planning Officer and two experts, one each in Structural Engineering and Geotechnical Engineering (to be nominated by the Government) to assess the damage, suggest protective measures and fix the compensation.
- (7) In rule 18 of such rule (5),
- the words “if required” after the words “after examining the records and”, shall be omitted.
- (8) In Rule 20,-
- (i) sub rule (7b) shall be deleted.
 - (ii) sub rule (7c) shall be substituted as follows:-
- If the owner engages any developer(s) at any time for the construction, reconstruction, repairs, additions or alterations of buildings or development or redevelopment of land, the same shall be intimated to the Secretary within a week from the date of agreement (executed between the owner and the developer) along with the copy of such agreement by which the owner authorises the developer to undertake construction, reconstruction, repairs, additions or alterations of building(s) or development or redevelopment of land in that plot, on behalf of the owner.

- (iii) in sub rule (7d), -
 - (a) The words “audio, visual, print media or” and “or hoardings” shall be omitted.
 - (b) The proviso shall be omitted.
- (iv) the following sub rules shall be added at the end, namely:-
 - (7e) In the case of advertisements pertaining to building construction or land developments through visual - print media and hoardings, the owner or developer shall include the details mentioned in item (i) to (vi) in sub rule (7d) of rule 20 and the address of the website carrying details under sub rule (7d) of rule 20.
 - (7f) The Secretary may also publish the details of the permits issued in the website of the municipality as required under Section 517B (3) of the Kerala Municipality Act, 1994.
 - (7g) if any such advertisements are made in contravention to sub rules (7d), (7e) and (7f) of this rule, the Secretary or the Government may interfere in the matter.
- (9) Sub rule (12) of rule 24 shall be substituted as follows:
 - (12) The front, rear and side setbacks for constructions below the ground level (basement floor etc) shall be the same as that required for a 10 metre high building of the same occupancy group constructed above ground level.
- (10) In rule 25,-
 - (i) for the figure 5.5 the figure 5.0 shall be substituted;
 - (ii) the third proviso shall be omitted.
- (11) After rule 26, the following rule shall be inserted, namely:-

“26A Waste disposal – There shall be provisions for safe disposal of waste.”
- (12) In rule 27,-
 - (i) in item (iii), after the words “every street in the layout”, the words “and the street giving access to the land proposed for subdivision from the main street” shall be omitted.
 - (ii) after item (iii), the following item shall be inserted, namely: -
 - “(iii-a) The width of the street giving access to the land proposed for subdivision from the main street shall be as given in Table 1-A.

TABLE 1-A
WIDTH OF STREET
[As per rule 27(iii-a)]

Sl. No.	Total extent of land	Minimum width required (in metres)
01	Upto 0.5 hectares and subdivided to 20 plots or less.	No minimum
02	Upto 0.5 hectares and subdivided to more than 20 plots.	3.00
03	More than 0.5 hectares upto 1 hectares	3.60
04	More than 1 hectare upto 2 hectares	5.00
05	More than 2 hectares	6.00

”

(iii) for item (ix) the following shall be substituted,-

“(ix) In the case of layout for subdivision of plots, where the number of residential plots exceeds 20, approval of the District Town Planner shall be obtained if the area of the land is above 0.5 hectare and upto 2 hectares and approval of the Chief Town Planner shall be obtained if the area of land exceeds 2 hectares.”

(9) In rule 31, -

(i) in sub rule (2),

(a) for table 2, the following table shall be substituted, namely:-

“TABLE 2
COVERAGE AND FLOOR AREA RATIO (F.A.R.)

Sl.No:	Occupancy	Maximum permissible coverage (percentage of plot area)	Maximum permissible F.A.R.		
			Without additional fee	With additional fee at the rate of Rs. 500 per square metres of additional floor area	With additional fee at the rate of Rs. 1000 per square metres of additional floor area
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential A1				
(a)	Upto 300 square metres	65	2.75	-	-
(b)	More than 300 square metres with number of dwelling units in the range:				
(i)	1 - 5	65	1.50	2	2.75
(ii)	6- 50	60			
(iii)	51-100	55			
(iv)	101-200	50			
(v)		45			

	above 200				
2	Special Residential A2	60	1.50	2	2.50
3	Educational B	35	1.50	-	1.75
4	Medical/Hospital C	35	1.50	1.75	2.00
5	Assembly D	40	0.70	1.0	1.50
6	Office/Business E	40	1.50	2.0	2.50
7	Mercantile/Commercial F	60	2.00	-	2.50
8	Industrial G1.	40	1.20	-	1.50
9	Small Industrial G2	60	2.00	-	2.50
10	Storage H.	70	2.00	-	2.50
11	Hazardous I(1)	30	0.70	-	1.0
12	Hazardous I(2)	25	0.70	-	-

- (b) for Note (ii) under table 2, the following note shall be substituted, namely:-

“(ii) In the case of a building / building complex which accommodates more than one occupancy from among the groups A1-Residential, A2-Special Residential, D-Assembly, E-Office or Business and F-Mercantile/ Commercial, the maximum permissible Floor Area Ratio and Coverage shall be the weighted average of the Floor Area Ratio and Coverage under the respective occupancies in Table 2, if the plot has an area more than 0.5 hectares.

Provided that, if the plot area is upto 0.5 hectares, the Floor Area Ratio and Coverage shall be that of the most restrictive occupancy.”

- (c) in Note (iii) under Table 2, after the words “Government owned Information Technology Parks”, the words “ , Government approved private Information Technology Parks” shall be inserted.

- (10) In rule 32, after sub rule (2), the following sub rule shall be added, namely:-

“(3)In the case of construction or reconstruction of buildings or alteration or addition to existing buildings within any Security Zone, the overall height of building upto its topmost point shall not exceed 10 metres or as specified by the District Collector as per sub rule (6B) of rule 5 and/or sub rule (6B) of rule 7, whichever is less:

Provided that, if the overall height of any existing building in the Security Zone is 10 metres or more upto its topmost point, further vertical extension of that building shall not be permitted:

Provided further that the height of building shall be measured from the average level of ground contiguous to the building.”

- (11) In rule 33, -

- (i) in sub rule (1),-

- (a) for the words “and Table 4.3” occurring after the words “Table 4.1, Table 4.2” shall be omitted.

- (b) For the Tables 4.1 and 4.2 the following Tables shall be substituted, namely:-

“Table 4.1
ACCESS FOR GROUP A1 OCCUPANCY

Sl. No.	Occupancy	Total floor area of buildings in square metres	Number of dwelling units in the case of Group A1 occupancy	Minimum width of access required in metres
(1)	(2)	(3)	(4)	(5)
1(a)	Group A1 Occupancy with total floor area upto 600 square metres	Upto 300; limited to 2 storeys	Not Applicable	No minimum
		Upto 300; more than 2 storeys		1.2
		Above 300 upto 600		2
1(b)	Group A1 Occupancy with total floor area above 600 square metres	Above 600 upto 1000	Upto 8	3
		Above 1000 upto 4000	9 - 30	3.6
		Above 4000 upto 8000	31 - 60	5
		Above 8000 upto 12000	61 - 90	6
		Above 12000 upto 16000	91 -125	8
		Above 16000	More than 125	10

Table 4.2
ACCESS FOR OTHER OCCUPANCY GROUPS

Sl.no:	Occupancy	Total floor area of buildings in square metres	Number of storeys	Minimum width of access required in metres
(1)	(2)	(3)	(4)	(5)
1	Occupancies other than Group A1	Upto 300	Single Storey	1.2
		Above 300 upto 1000	Two Storeys	3.6
		Above 1000 upto 4000	Three Storeys	5
		Above 4000 upto 8000	Four Storeys	6
		Above 8000 upto 12000	Above four Storeys	8
		Above 12000	-	10

- (C) in the Note under table 4.2, for the words “Group A1, A2, D and F occupancies”, the words “occupancies mentioned in Tables 4.1 and 4.2” shall be substituted.
- (d) Table 4.3 shall be omitted.
- (e) the first proviso shall be substituted as follows, namely:-

Provided that, in the case of Government and aided schools upto higher secondary (including vocational higher secondary) level, the existing access and street shall be sufficient for carrying out the

following constructions reconstruction, addition or alteration of building(s) in the plot, namely :

- (i) any addition of toilet blocks and other sanitation arrangements
 - (ii) other building works without increase in the total floor area of all the buildings put together in the plot prior to carrying out such works.
- (f) in the 2nd proviso, -
- (i) for the word "buildings" the words "a building" shall be substituted;
 - (ii) for the word "a" occurring after the word "for arriving" the word "at" shall be substituted.

(12) In rule 34,-

- (i) for Table 5.1 the following table shall be substituted namely:-

**“TABLE 5.1
OFF-STREET PARKING SPACE FOR
GROUP A1- APARTMENT HOUSES/ FLATS**

Carpet area per dwelling unit	Off-street parking spaces at the rate of
Upto 60 square metres	1 for every 4 dwelling units
above 60 square metres upto 100 square metres	1 for every 2 dwelling units
above 100 square metres upto 150 square metres	1 for every dwelling unit
above 150 square metres upto 250 square metres	1.5 for every dwelling unit
above 250 square metres	2 for every dwelling unit

Note:- Fractions if any in the total number of parkings worked out shall be rounded off to the next whole number.”

- (ii) in Table 5.2, in column (3) against Sl. No. 4 Group D-Assembly, for the figure “7”, the figure “15” shall be substituted.
- (iii) in sub rule (5), for the figure “30%” the figure “15%” shall be substituted.

- (13) In rule 36, after the words “residential occupancy”, the words “and livestock/poultry farm under group I(1) hazardous occupancy,” shall be inserted.

- (14) In rule 48, sub rule (1) shall be substituted namely:-

“(1) Any building exceeding three storeys in the case of Group C – Hospital / Medical occupancy and four storeys in the case of other occupancies shall have at least one lift.

Provided that, additional lift shall be provided at the rate of one lift for every 2500 sq.metres of the total floor area or part there of in excess of the first 4000 square metres, or by adopting the provisions in the National Building Code for calculating the number of lifts, in which case, the respective registered engineer, architect etc. shall furnish certificate, design calculation and specifications all duly signed, along with the application for building permit. The certificate shall be to the effect that the lifts provided conform to the provisions of the National Building Code.”

- (15) In rule 50,-

(i) in sub rule (2)

(a) the word “, it” before the words “shall be exclusive of” shall be omitted.

(b) the word “the” occurring after the words “If recreational space is partly provided on”, shall be substituted with the word “any” ,

(c) the words “the area of such open terrace shall not be less than 500 square metres and” shall be omitted.

(d) for the word “exists”, the word “exits” shall be substituted.

(ii) Note (3) to sub rule (2) shall be omitted.

- (16) In rule 53, sub rule (1) shall be substituted namely:-

“(1) In the case of apartment houses/ flats under Group A1 occupancy, approval of the District Town Planner shall be obtained for usage of plot and lay-out of buildings with total number of dwelling units exceeding 50 units, but upto 100 units and approval of the Chief Town Planner shall be obtained for the usage of plot and lay-out of buildings with total number of dwelling units exceeding 100 units.

Provided that, if the area is covered under any Town Planning Scheme, the usage of plot shall conform to the provisions contained in that scheme.”

- (17) In rule 54, for sub rule (1) the following sub rules shall be substituted, namely:-

“(1) In the case of Professional Educational Institutions under Group B occupancy and all buildings under Group C occupancy, approval of the District Town Planner shall be obtained for usage of plot and

lay-out of buildings with total floor area exceeding 500 sq.metres, but upto 2000 sq.metres under each such occupancy and approval of the Chief Town Planner shall be obtained for the usage of plot and lay-out of buildings with total floor area exceeding 2000 sq.metres under each such occupancy.”

- (1a) In the case of Group B occupancy other than Professional Educational Institutions and Group E occupancy, approval of the District Town Planner shall be obtained for usage of plot and lay-out of buildings with total floor area exceeding 3000 sq.metres, but upto 6000 sq.metres under each such occupancy and approval of the Chief Town Planner shall be obtained for the usage of plot and lay-out of buildings with total floor area exceeding 6000 square metres.”

- (18) In rule 55, for sub rule (1) the following sub rule shall be substituted namely:-

- “(1) In the case of Group D occupancy, approval of the District Town Planner shall be obtained for usage of plot and lay-out of buildings with total floor area exceeding 500 sq.metres, but upto 1000 sq.metres and approval of the Chief Town Planner shall be obtained for the usage of plot and lay-out of buildings with total floor area exceeding 1000 sq.metres.

Provided that, if the area is covered under any Town Planning Scheme, the usage of plot shall conform to the provisions contained in that scheme.”

- (19) In rule 57, after sub rule (2) the following proviso shall be inserted, namely:-

Provided that layout approval is not necessary for buildings for small industries coir, weaving, black smithy, carpentry etc. up to 50 square metres. of total floor area.

- (20) In rule 57, for sub rule (5) the following sub rule and table shall be substituted namely:-

- “(5) The minimum clear width of access to a building and plot as well as the width of the street giving access to the plot from the main street shall be as given in Table 10 and shall be motorable:-

Table 10
Access for Group G1 and G2 Occupancies

Sl. No.	Total Floor area	Width of access to the plot as well as the width of the street giving access to the plot in metres
(1)	(2)	(3)
1	Up to 300 square metres	3
2	Above 300 upto 700 square metres	3.6

(21) In rule 59,-

(1) After sub rule (1) the following proviso shall be inserted, namely:-

“Provided that, in the case of all livestock and poultry farms under Group I(1) occupancy, irrespective of the plot area such approval is not required for buildings having total floor area up to 500 square metres, approval of District Town Planner shall be obtained if the total floor area is above 500 square metres and up to 1000sq.metres, and approval of Chief Town Planner shall be obtained if the total floor area is above 1000sq.metres.”

(ii) in sub rule (4)

(a) In the proviso -

- (i) for the figure '200' the figure '300' shall be substituted;
- (ii) for the figure "3.6" the figure '3' shall be substituted.

(b) After the proviso, the following proviso shall be added, namely:-

“Provided further that, in the case of all livestock and poultry farms under Group I(1) occupancy, the above width shall be 1.2 metres if the total floor area is upto 500 square metres, 3 metres if the total floor area is above 500 sq. metres but upto 1000 sq. metres and 5 metres if the total floor area is above 1000 sq. metres.”

(22) Sub rule (1) of rule 74 shall be substituted, namely:

“(1) The floor area of each dwelling unit shall not exceed 60 square metres.”

(23) Rule 77 shall be omitted.

(24) In sub rule (3) of rule 109 A, for the word “researching” the word “recharging” shall be substituted.

(25) In Chapter XVI-B,-

- (i) in the title for the words “SOLAR ASSISTED WATER HEATING SYSTEM” the words “SOLAR ASSISTED WATER HEATING/ LIGHTING SYSTEM” shall be substituted;
- (ii) for the marginal heading “109 B *Solar Assisted Water Heating System in Buildings*”.- the words “**109 C** *Solar assisted water heating/lighting system in buildings*”.- shall be substituted;
- (iii) in sub rule (1), the words “Solar Assisted Water Heating System” occurring before the words “shall be provided for buildings” shall be substituted with the words “Either solar assisted water heating system or solar assisted lighting system”.
- (iv) In sub rule (2), the word "space" occurring after the words “Such buildings shall have open”, shall be substituted with the word “area”;

- (v) In sub rule (4), for the words “solar water heating system” the words “solar assisted water heating system / solar assisted lighting system”, shall be substituted.

- (26) In sub rule (1) of rule 117, the word “continuous” shall be omitted
- (27) In Appendix A after item, “10. Details of permit/approved plan already obtained”, the following item shall be inserted namely:-
- “10A. Name and address of the Developer if any.”
- (28) In schedule II, under the heading “PERMIT FEE”, for the existing table, the following table shall be substituted, namely:-

“

Sl. No.	Local Self Government Institution	Plot sub division including land developments therein if any as per rule 27, 28 and 29. (Rs. Per Ares of the land proposed for sub-division)	Other land developments (Rs. Per Hectares of the land proposed for sub-division)	Pucca Building (Rupees per sq.metres of floor area)		Thatched or tiled buildings -Other than pucca (Rupees per sq.metres)	Huts or sheds (Rupees per unit including their accessory units if any)	Residential units for Economically Weaker Sections funded by Government or Local Self Government Institutions (Rupees per dwelling unit)	Wells (Rupees per unit)	Compound wall (Rupees per metre length)	Shutter or door conversion or erection under rule 100 or 101 (Rupees per unit)	roof conversion under rule 100 or 101 (Rupees per sq.metre)
(1)	(2)	(3A)	(3B)	(4)		(5)	(6)	(7)	(8)	(9)	(10)	(11)
				(i)	(ii)							
				In group A1 Occupancy	In occupancies other than Group A1							
1	Town Panchayat & Village Panchayat	500	500	5	7	1	25	NIL	15	2	200	2
2	Municipal Council	750	750	7	10	2	50	NIL	20	3	300	3
3	Municipal Corporation	1,000	1,000	10	15	3	75	NIL	25	4	500	4

”

(29) After Appendix-C, the following new Appendix shall be inserted namely:-

“APPENDIX C – 1
[See Rule 11A (6)and (7)]

Concurrence

.....Corporation/Municipality

No..... Dated.....

Ref:-(1) Application dated.....from Sri./Smt

(2) Permit No..... Dated.....

Concurrence is granted for proceeding with the construction above the ground level as per the permit cited in ref (2) for..... (specify the construction) in building No..... or near the building No.....in Survey No. in.....Village in..... Taluk in..... District for(specify the occupancy) purpose subject to the conditions stated below:

- (1)
- (2)
- (3)
- (4)

Plinth area of the building is as follows:-

Basement

Ground Floor

First Floor

.....
.....

Signature and name of Secretary

Place:

Date:

(Seal)

(30) After Appendix- M, the following Appendix shall be inserted, namely:-

“APPENDIX - N

[See Rule 5(6B) and 7(6B)]

_____ Panchayat/ Municipality/Corporation
 DETAILS REGARDING APPLICATIONS FOR RENOVATION
 WITHOUT INVOLVING ADDITIONAL BUILT-UP AREA
 OR STRUCTURAL ALTERATIONS OF EXISTING BUILDINGS
 FOR RELIGIOUS PURPOSE OR PLACES OF WORSHIP

(To be submitted by the applicant to the secretary in triplicate)

1. Name of Applicant :
2. Address :

3. Village & Survey Number :
4. Extent of land :
5. Details of Renovation works :
6. Nature of ownership :
7. Built-up Area of existing building(s)

Sl. No.	Floor level (Basement/First/Second... etc.)	Built-up area in sq.m

8. Certificate

Certified that the works for the above specified building(s) involve only renovation works without any structural alterations or addition in the existing built-up area.

(Signature)
 Name and address of the owner

Place:
 Date:

For Office Purpose:

9. Forwarded to District Collector along with verified drawings and other relevant details if any.

File/Application No:

Date of receipt of application:

(Signature of Secretary)

(office seal)

- 10 Acknowledgement of the receipt from District Collector:

(Signature)

Name and designation of the authorized signatory

Place:

Date:

11. Action taken by the Secretary:

”

By order of the Governor,

S.M. VIJAYANAND
Principal Secretary to Government.

Explanatory Note

(This does not form part of the Notification, but is intended to indicate its general purport.)

The government vide GO(Ms) No: 249/2009/LSGD dt. 16-12-2009 made certain amendments to the Kerala Municipality Building Rules, 1999. Subsequently, the government have examined the grievances of different stakeholders on these amendments. Certain errors have also crept in the said amendment rules. The government also feels that some more changes are required in these rules considering the new trends in building construction and rising security threats to vital or strategic installations, offices, residences, institutions, landmarks, jail compounds, monuments, ports, shipyards, scientific and advanced research centres and the like, the government feels that there is a need for incorporating provisions to regulate and restrict constructions and land developments around such compounds / sites from the security angle. In this context, the Government consider it is necessary to make certain further amendments to Kerala Municipality Building Rules 1999.

This notification is intended to achieve the above purpose.