

15 -ാം കേരള നിയമസഭ

9 -ാം സമ്മേളനം

നക്ഷത്ര ചിഹ്നം ഇല്ലാത്ത ചോദ്യം നം. 340

08-08-2023 - ൽ മറുപടിയ്ക്ക്

കെട്ടിട നിർമ്മാണ ചട്ടം

ചോദ്യം		ഉത്തരം	
ശ്രീ. കെ.വി.സുമേഷ്		ശ്രീ. എം.ബി. രാജേഷ് (തദ്ദേശ സ്വയംഭരണം, എക്സൈസ് വകുപ്പ് മന്ത്രി)	
(എ)	2022-ന് ശേഷം കെട്ടിട നിർമ്മാണ ചട്ടത്തിൽ മാറ്റം വന്നിട്ടുണ്ടോ; വിശദാംശം ലഭ്യമാക്കാമോ;	(എ)	ഉണ്ട്. 2022-നു ശേഷം G.O(P)No. 9/2023/LSGD dated 17/1/2023 പ്രകാരം കേരള മുനിസിപ്പാലിറ്റി കെട്ടിട നിർമ്മാണ ചട്ടങ്ങളിലും G.O(P) No. 10/2023/LSGD dated 17/1/2023 പ്രകാരം കേരള പഞ്ചായത്ത് കെട്ടിട നിർമ്മാണ ചട്ടങ്ങളിലും ഭേദഗതി വരുത്തിയിട്ടുണ്ട്. ടവർ നിർമ്മാണം സംബന്ധിച്ചുള്ള ഭേദഗതിയാണ് മേൽ ഉത്തരവുകൾ പ്രകാരം നിലവിൽ വന്നിട്ടുള്ളത്. (ഉത്തരവുകളുടെ പകർപ്പ് അനുബന്ധം 1, 2 ആയി ചേർത്തിട്ടുണ്ട്.)
(ബി)	കെട്ടിട നിർമ്മാണ പെർമിറ്റ് ലഭിക്കുന്നതിനുള്ള പുതിയ നടപടിക്രമങ്ങൾ, സമയപരിധി എന്നിവ ഉൾപ്പെടെയുള്ള വിശദാംശം ലഭ്യമാക്കാമോ;	(ബി)	2019-ലെ കേരള പഞ്ചായത്ത്/മുനിസിപ്പാലിറ്റി കെട്ടിടനിർമ്മാണ ചട്ടങ്ങളും വ്യവസ്ഥകളും പാലിച്ചുകൊണ്ട് ആവശ്യമായ രേഖകൾ സഹിതം അപേക്ഷ സമർപ്പിച്ചാൽ 15 ദിവസത്തിനുള്ളിൽ സെക്രട്ടറി അനുമതി നൽകുകയോ നിരസിക്കുകയോ ചെയ്യേണ്ടതാണ്. അനുമതി നൽകാതിരിക്കുകയോ നിരസിക്കാതിരിക്കുകയോ ചെയ്താൽ അപേക്ഷകന്റെ ലിഖിതമായ അപേക്ഷയിന്മേൽ കൗൺസിൽ തീരുമാനമെടുക്കാൻ ബാധ്യസ്ഥരും 15 ദിവസത്തിനുള്ളിൽ കൗൺസിൽ തീരുമാനം ലഭ്യമാകാതെ വരുന്ന പക്ഷം അനുമതി ലഭിച്ചതായി കണക്കാക്കി (Deemed Permit) അപേക്ഷകന് നിർമ്മാണം തുടങ്ങാവുന്നതാണ്. കെട്ടിട നിർമ്മാണാനുമതി കൂടുതൽ സുതാര്യമാക്കുന്നതിന് വേണ്ടി 28/6/2021-ലെ G.O(Ms) No. 121/2021/LSGD ഉത്തരവ് പ്രകാരം നഗരസഭകളിലും 28/6/2021-ലെ G.O(Ms) No. 120/2021/LSGD ഉത്തരവ് പ്രകാരം പഞ്ചായത്തുകളിലും ലോ റിസ്ക് വിഭാഗത്തിലുള്ള നിർമ്മാണങ്ങൾക്ക് (300 ച.മീ. താഴെ ആകെ വിസ്തീർണ്ണമുള്ളതും 7 മീറ്ററിൽ താഴെ ഉയരമുള്ളതും, ഇരുനിലകൾ വരെയുള്ളതുമായ വാസഗൃഹ നിർമ്മാണങ്ങളും, 200 ച.മീറ്ററിൽ താഴെ

		<p>വിസ്തീർണ്ണമുള്ള A2 വാസഗൃഹങ്ങളും, ഗ്രൂപ്പ് ബി വിദ്യാഭ്യാസ കെട്ടിടങ്ങളും, D അസംബ്ലി വിഭാഗത്തിലുള്ള കെട്ടിടങ്ങളും, 100 ച.മീറ്ററിൽ താഴെയുള്ള ഗ്രൂപ്പ് എഫ് കൊമേഴ്ഷ്യൽ നിർമ്മാണങ്ങളും, 100 ച.മീറ്ററിൽ താഴെയുള്ളതും അപകടകരമല്ലാത്തതുമായ G1 വിഭാഗത്തിലുള്ള കെട്ടിടങ്ങളും low risk വിഭാഗത്തിൽ ഉൾപ്പെടുന്നു). അപേക്ഷകനും ലൈസൻസിയും ചേർന്ന് സ്വയം സാക്ഷ്യപ്പെടുത്തിയ കെട്ടിട നിർമ്മാണാനുമതി നൽകാവുന്നതാണെന്ന് ഉത്തരവായിട്ടുള്ളതാണ്. (ഉത്തരവുകളുടെ പകർപ്പ് അനുബന്ധം 3, 4 ആയി ചേർത്തിട്ടുണ്ട്.) കെട്ടിട നിർമ്മാണത്തിനായി Appendix A1 A-യിൽ അപേക്ഷാ ഫീസ്, പെർമിറ്റ് ഫീസ് എന്നിവ സഹിതം അപേക്ഷ സമർപ്പിക്കേണ്ടതും അപേക്ഷ പൂർണ്ണമാണെന്നു കാണുന്ന പക്ഷം 5 ദിവസത്തിനുള്ളിൽ അംഗീകാര സർട്ടിഫിക്കറ്റ് സെക്രട്ടറി നൽകേണ്ടതുമാണ്. അംഗീകാര സർട്ടിഫിക്കറ്റ് ലഭിക്കുന്നതിലൂടെ നിർമ്മാണത്തിന് പെർമിറ്റ് ലഭിച്ചതായി കണക്കാക്കാവുന്നതും തുടർന്നു അപേക്ഷകന് നിർമ്മാണം ആരംഭിക്കാവുന്നതുമാണ്.</p> <p>പെർമിറ്റ് പുതുക്കൽ ഒറ്റത്തവണ ആക്കിയിട്ടുള്ളതും 3 വർഷം എന്ന കാലയളവ് 5 വർഷമാക്കി കൂട്ടി ആകെ പെർമിറ്റിന്റെ കാലാവധി 10 വർഷം ആക്കിയിട്ടുള്ളതുമാണ്.</p>
(സി)	<p>കെട്ടിട നിർമ്മാണ പെർമിറ്റ് തുക കണക്കാക്കുന്ന മാനദണ്ഡങ്ങൾ, സ്ക്വയർ മീറ്റർ തുക ഉൾപ്പെടെയുള്ള വിശദാംശം ലഭ്യമാക്കാമോ ?</p>	<p>(സി) 2019 ലെ കേരള പഞ്ചായത്ത്/മുനിസിപ്പാലിറ്റി കെട്ടിടനിർമ്മാണ ചട്ടങ്ങളിലെ ഷെഡ്യൂൾ I, II & III-ൽ അപേക്ഷാ ഫീസ്, പെർമിറ്റ് ഫീസ്, ലേ ഔട്ട് സ്കൂട്ടിംഗി ഫീസ് എന്നിവ നിഷ്കർഷിച്ചിട്ടുണ്ട്. ഇത് 31/3/2023-ലെ സ.ഉ.(കൈ) നം. 85/2023/തസാഭവ പ്രകാരം പരിഷ്കരിച്ച് ഉത്തരവായിട്ടുണ്ട്. (ഉത്തരവിന്റെ പകർപ്പ് അനുബന്ധം 5 ആയി ചേർത്തിട്ടുണ്ട്.)</p>

സെക്ഷൻ ഓഫീസർ



കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 12
Vol. XII

തിരുവനന്തപുരം,
വ്യാഴം
Thiruvananthapuram,
Thursday

2023 ജനുവരി 19
19th January 2023
1198 മകരം 5
5th Makaram 1198
1944 പൗഷം 29
29th Pousha 1944

നമ്പർ
No. 213

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O.(P)No. 9/2023/LSGD.

S. R. O. No. 100/2023

Dated, Thiruvananthapuram, 17th January, 2023.
3rd Makaram, 1198.

In exercise of the powers conferred under sections 381, 382, 383A, 387, 398 and 406 of the Kerala Municipality Act, 1994 (Act 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,



2019 issued under notification G.O.(P) No.77/2019/LSGD. dated 2nd November, 2019 and published as S.R.O. No. 828/2019 in the Kerala Gazette Extraordinary No. 2691 dated 8th November, 2019 namely:-

RULES

1. *Short title and commencement.*—(1) These Rules may be called the Kerala Municipality Building (Amendment) Rules, 2023.

(2) They shall come into force at once.

2. *Amendment of the Rules.*—In the Kerala Municipality Building Rules, 2019,-

(1) In sub-rule (1), of rule 2,

(a) in the proviso under clause (bf), after the words

“tower structures”, the words “cabin for telecommunication towers or telecommunication pole structures” shall be inserted;

(b) after clause (bh), the following clause shall be inserted, namely:-

“(bha) ‘In-building solution (IBS) means a telecommunication solution in buildings which is used to extend and distribute the cellular signals of telecom operators within a building to provide high quality and seamless connectivity.”

(c) after clause (cha), the following clause shall be inserted, namely:-

“(chb) ‘Pole’ means an installation of a structure below 12m (anything above 12m may be treated as tower).”

(d) after clause (dh) the following clause shall be inserted, namely:-

“(dha) ‘Telecommunication Tower’ means a vertical structure for installation of antenna(e) that provide radio frequency air interface for telecommunication services.”

(2) In rule 6,

(a) in sub-rule (6) after clause (v), the following clause shall be inserted, namely:-



“(vi) any in-building service infrastructure to be provided in connection with Telecommunication/internet, along with required specifications (in consultation with, and certified by a Credible Telecom Networking hardware-consultant)”

(b) in sub-rule (7), after clause (x), the following clause shall be inserted, namely:-

“(xi) include provisions of in-building solutions, with details of properly demarcated sections within buildings and on roof tops for housing broadband/digital connectivity infrastructure/antenna.”

(c) in Table 1, under sub-rule (13) after Sl. No. 10, the following Sl. No. shall be inserted, namely:-

“

11	Telecom Infrastructure Line	Blue
----	-----------------------------	------

”

(3) In rule 8, after item (xiv), the following item shall be inserted, namely:-

“(xv) Telecommunication tower or telecommunication pole structures or accessory rooms whereas an intimation shall be submitted to the Secretary as per Chapter XVIII of these rules.”

(4) in sub-rule (3) of rule 14, the words ‘telecommunication/mobile tower’ shall be deleted.

(5) After rule 41, the following rule shall be inserted, namely:-

“41A. In-building Solutions.- Necessary provision for in-building solutions for the small cell deployment including cable ducts and power connections as stipulated by the Department of Information Technology, Government of Kerala, from time to time, shall be made mandatory for all buildings other than low risk buildings.”

(6) For the existing Chapter XVIII the following chapter shall be substituted



**“CHAPTER XVIII
TELECOMMUNICATION TOWERS**

83. **Essentiality of permit.**-No person shall erect or re-erect any non-Governmental telecommunication tower or telecommunication pole structures or accessory rooms or make alteration or cause the same to be done without first submitting an intimation in Appendix A5 along with the required documents and fees to the Secretary for each such tower or telecommunication pole structures.

84. **Special Provisions.-**

(1) Distance from road and boundaries:-

(i) The base of the tower or poles shall have minimum 3 meters distance from the plot boundary abutting the road, whether it is proposed on land or over a building, even if the building is having less than 3 meters distance:

Provided that the distance from road boundary to the accessory rooms such as equipment rooms, shelters, or generator rooms proposed over a building shall be that of the building.

(ii) In addition to the distance specified under sub-rule(1), set back required for road widening proposed in any Master Plan/Detailed Town Planning Scheme/Interim Development Order in force under the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), shall also be provided.

(iii) Distance from other boundaries of the plot to the base of the telecommunication tower or pole or structure or accessory rooms shall be minimum 1.20 meters:

Provided that if the telecommunication tower or pole structures or accessory rooms are proposed over a building, the distance from the boundaries other than that abutting a road, shall be that of the existing building;

Provided further that if the building abuts any plot boundary and the telecommunication tower or pole structures or accessory rooms are also proposed to abut that boundary then consent of the owner of the plot on the abutting side shall be obtained and produced along with the intimation;

Provided also that no portion of the telecommunication tower, pole structure or accessory room shall project or over hang into the neighboring plots.



(2) Provisions regarding F.S.I. and height:-

The provisions regarding F.S.I., coverage, height restriction with regard to width of road and distance from the boundary abutting road and dimension of parts of building shall not apply to telecommunication towers or pole structures or accessory rooms such as equipment rooms, cabins, shelters or generator rooms.

Provided that the height of the telecommunication towers or pole structures or accessory rooms, including the height of the building if they are proposed over a building, shall be restricted as in sub-rule (2) and (3) of rule 24.

Provided further that additional distance from boundary abutting the road and other boundaries of the plot proportionate to increase in height of the tower shall not be necessary for the telecommunication tower or pole structures or accessory rooms or for the building over which they are proposed.

(3) Accessory rooms: -

- (i) In case of accessory rooms such as equipment rooms, cabins or generator rooms essential for the service that are to be installed along with a telecommunication tower or telecommunication pole structure or separately, plans/drawings of the rooms shall be attached either along with the intimation to Secretary or separately.
- (ii) The accessory room may be made with any material but shall be used only for housing equipment related to the operation of telecommunication tower or telecommunication pole structure. The installation of electricity generator is allowed with insulated sound-proof cabin only.
- (iii) Every construction or installation, ancillary or necessary for the telecommunication system other than telecommunication tower, pole structures, accessory rooms shall conform to the relevant rules applicable to such construction or installation and license or permit required under such rules shall also be obtained.
- (iv) The telecommunication tower or ancillary structures shall not prevent or block the access, exit or entry or reduce the width of such access, exit or entry of building or in no way badly affect the safety measures or amenities provided in the building in which it is erected.

(4) Electrical line clearance: - Every tower or ancillary construction shall satisfy the minimum vertical and horizontal clearance from electrical lines as stipulated in the Indian Electricity

Act, 1910 and Indian Electricity Rules, 1956 as amended from time to time and also any regulation issued by the State Electricity Board.

(5) Protective Wall:-

- (i) Every tower erected on the ground and through which electric power is transmitted or passed shall be provided with protective wall or grill at a distance of minimum one meter from any point of the base.
- (ii) The wall or grill shall have a minimum of 1.20 meters height and shall be kept under lock and key, if provided with door.

(6) Protection from lightning:- Every telecommunication tower shall be provided with sufficient protection against lightning, conforming to I.S. 2303-1969-Code of Practice, as amended from time to time.

(7) Warning lights and colour specifications:- Every telecommunication tower, above 40 meter height, shall be provided with Warning Lights (ANL) and colour specifications as stipulated by the Telecommunication Department or any other applicable statutes.

85. **Damage and liability.-**(1) The applicant/owner/Telecom service provider shall be responsible for the structural stability of the telecommunication tower and the building in which it is erected and for any damage caused due to inadequate safety measures.

(2) Erection of any telecommunication tower or pole structures or accessory rooms shall be done only over authorised buildings which are structurally safe.

86. **Town Planning Scheme provisions.-**Telecommunication towers or pole structures or accessory rooms can be erected in any zone of Master Plan/ Detailed Town Planning Scheme/Interim Development Order in force under the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016) if any, or over any building irrespective of its occupancy.

87. **Submission of intimation.-**(1) Intimation for erection or re-erection or alteration of any non-Governmental telecommunication tower or telecommunication pole structures or accessory rooms shall be submitted to the Secretary in the form in **Appendix A5** along with the following documents:

- (i) Two copies of site plan, location, elevation, sectional elevation for



Telecommunication towers and two copies of site plan and location plan in the case of telecommunication pole structures

- (ii) structural stability certificate if required as per these rules
- (iii) copy of agreement executed with department of Telecommunications or license or permit issued by an authority approved by Government of India from time to time
- (iv) document to prove ownership
- (v) receipt of payment of fee for erection of Telecommunication towers or pole structures or accessory rooms
- (vi) required NOC as per rule 5(4) of these rules and other applicable statutes

The submission of intimation gives the right for the applicant to proceed with commencement of work.

Note:-(1) Ownership document may be a property tax receipt or land tax receipt or mortgage deed or deed of agreement or license or consent document.

(2) No structural stability certificate shall be necessary in the case of telecommunication pole structures and accessory rooms.

(3) In case the telecommunication tower is proposed above any building, structural stability certificate shall be submitted in respect of that building also.

(4) The site plan shall show plot dimensions, access street width, details of existing structures within the plot with their uses, height, number of floors, set back from the plot boundaries and between them; proposed tower and ancillary structures for telecommunication towers. In the case of telecommunication pole structures, the site plan shall show plot dimensions, details of the existing structure and proposed location of the pole structure in the existing site.

(5) The structural stability certificate shall be prepared and issued by a Structural Engineer registered as per these rules. In the case of towers erected by Central or State Government or Quasi-Government Organisation, the structural stability certificate may be prepared and issued by a competent engineer employed in such



firms. The drawings submitted shall also be duly certified for the structural stability. In the case of telecommunication pole structures, structural stability certificate is not necessary.

- (6) Fee for erection or re-erection or alteration of any non-Governmental telecommunication tower or telecommunication pole structures or accessory rooms shall be:-
- (a) For towers of any height, rupees ten thousand;
 - (b) For pole structures rupees two thousand and five hundred; and
 - (c) For the accessory rooms essential for the use of telecommunication tower or pole structures, fee at the rate of Rs.15 per sq. m. of built-up area shall be remitted.

88. **Completion Report.**-(1) After completion of the work of the telecommunication tower or pole structures and accessory rooms the applicant and/or the service provider and the engineer shall submit a completion report in writing to the Secretary along with a copy of the intimation submitted to the Secretary prior to the construction of the telecommunication tower or pole structures and accessory rooms as the case may be.

(2) The Secretary can carry out inspection to check whether the telecommunication tower or pole structures and accessory rooms are erected as per the provisions in these rules at any time.”

(7) After Appendix A4, the following Appendix shall be inserted namely:-



“APPENDIX- A5

(See rules 83, 87)

**APPLICATION FOR INTIMATION FOR THE ERECTION/RE-ERECTION/
ALTERATION OF TELECOMMUNICATION TOWERS/TELECOMMUNICATION POLE
STRUCTURES/ACCESSORY ROOMS**

..... Municipal Corporation/ Municipal
Council/Town Panchayat

1. Name and address of Applicant(s)/Owner(s) :

2. Name and address of the Infrastructure service
provider /Telecom service provider :

3. Nature of development:
 - (i) Erection of Telecommunication towers/
pole structures/accessory rooms :
 - (ii) Re-erection of Telecommunication towers/
pole structures/accessory rooms :
 - (iii) Alteration of Telecommunication towers/
pole structures/accessory rooms :

4. **Details of plot:**
 - (i) Revenue Village :
 - (ii) (a) Survey No :
 - (b) Resurvey No :
 - (iii) Sub Division :
 - (iv) Taluk :
 - (v) District :
 - (vi) Extent in Sq.m :
 - (vii)Ward No. :
 - (viii) Authorised number of the building over
which the telecommunication structure is



proposed (if applicable) :

(ix) Authorised number of the nearest building :

(x) Nearest Electric Post/Telecom Post number :

5. Whether the land, if any, contiguous to this plot
of the owner shown in the site plan (Rule 6(4)(a)(i)) : Yes /No

6. Whether Government or Quasi-Government :

7. Details of the Telecommunication structure :

a. Height of the structure

8. Provisions of Schemes, if any, applicable to the construction

Road Widening

Sl. No.	Name of the TP Scheme	Stage (Sanctioned / Published)	Existing Width of road (in m)	Proposed Width of road (in m)	Building Line (in m)	Set Back Required from Existing road boundary (in m)	Set back provided (in m)

9. Details of fee paid:

(i) Amount :

(ii) No. and date of receipt :

10. Details of documents, plans, certificate, etc. enclosed.

11. Details of NOC obtained.

SL. No	Required	Whether enclosed or not	Details of the NOC / Clearances



12.

DECLARATION

I,.....hereby declare that the measurements, specifications and other details mentioned above are correct, complete and true to the best of my knowledge and belief and that I shall abide by the approved plan and the provisions in the Act and Rules in undertaking the construction.

Signature of the Applicant(s)/Owner(s) with name

Signature of the Infrastructure service provider/
Telecom service provider

Place:

Date:

13.

CERTIFICATE

Certified that the site plan is prepared after verification of ownership document and site and the measurements shown are found to be correct.

Signature:

Name:

Place:

Reg.No.:

Date:

Address:

(Registered Institution/ Architect/Engineer/ Town
Planner/Supervisor)



14.

UNDERTAKING

I,.....hereby undertake that the erection of the telecommunication tower/telecommunication pole structure/accessory rooms and/or land development will be carried on/being carried on/was carried on in accordance with the rules in force.

Place:

Signature:

Date:

Name:

Reg.No.:

Address:

(Registered Institution/ Architect/Engineer/
Town Planner/ Supervisor)”

By order of the Governor,

DR SHARMILA MARY JOSEPH,
Principal Secretary to Government.

Explanatory Note

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

As part of the Government's strategy to promote usage of 5G network, erection of Telecommunication towers, telecommunication pole structures, accessory rooms are essential. It is essential to provide necessary provisions to intimate the erection of Telecommunication towers, telecommunication pole structures, accessory rooms to the Secretary. In accordance with the provisions of the Kerala Municipality Act, 1994 (Act 20 of 1994), Government has decided to amend further the Kerala Municipality Building Rules, 2019 suitably.

The notification is intended to achieve the above object.





കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 12
Vol. XII

തിരുവനന്തപുരം,
വ്യാഴം
Thiruvananthapuram,
Thursday

2023 ജനുവരി 19
19th January 2023
1198 മകരം 5
5th Makaram 1198
1944 പൗഷം 29
29th Pousha 1944

നമ്പർ
No. 214

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O.(P)No. 10/2023/LSGD.

S. R. O. No. 101/2023

*Dated, Thiruvananthapuram, 17th January, 2023.
3rd Makaram, 1198.*

In exercise of the powers conferred by sections 235A, 235B, 235F, 235P, 235W read with section 254 of the Kerala Panchayat Raj Act, 1994 (Act 13 of 1994), the Government of Kerala hereby make the following Rules further to amend the Kerala Panchayat Building Rules, 2019



issued under notification G.O.(P.) No. 78/2019/LSGD. dated 2nd November, 2019 and published as S.R.O. No. 829/2019 in the Kerala Gazette Extraordinary No. 2692 dated 8th November, 2019 namely:-

RULES

1. *Short title and commencement.*—(1) These Rules may be called the Kerala Panchayat Building (Amendment) Rules, 2023.

(2) They shall come into force at once.

2. *Amendment of the Rules.*—In the Kerala Panchayat Building Rules, 2019,-

(1) In sub-rule (1), of rule 2,

(a) in the proviso under clause (bf), after the words

“tower structures”, the words “cabin for telecommunication towers or telecommunication pole structures” shall be inserted;

(b) after clause (bh), the following clause shall be inserted, namely:-

“(bha) ‘In-building solution’ (IBS) means a telecommunication solution in buildings which is used to extend and distribute the cellular signals of telecom operators within a building to provide high quality and seamless connectivity.”

(c) after clause (cha), the following clause shall be inserted, namely:-

“(chb) ‘Pole’ means an installation of a structure below 12m (anything above 12m may be treated as tower).”

(d) after clause (dh) the following clause shall be inserted, namely:-

“(dha) ‘Telecommunication Tower’ means a vertical structure for installation of antenna(e) that provide radio frequency air interface for telecommunication services.”

(2) In rule (6),

(a) in sub-rule (6) after clause (v), the following clause shall be inserted, namely:-



“(vi) any in-building service infrastructure to be provided in connection with Telecommunication/internet, along with required specifications (in consultation with, and certified by a Credible Telecom Networking hardware-consultant).”

(b) in sub-rule (7), after clause (x), the following clause shall be inserted, namely:-

“(xi) include provisions of in-building solutions, with details of properly demarcated sections within buildings and on roof tops for housing broadband/digital connectivity infrastructure/antenna.”

(c) in Table 1, under sub-rule (13), after Sl. No. 10, the following Sl. No. shall be inserted, namely:-

“

11	Telecom Infrastructure Line	Blue
----	-----------------------------	------

”

(3) In rule 8, after item (xvi), the following item shall be inserted, namely:—

“(xvii) Telecommunication tower or telecommunication pole structures or accessory rooms whereas an intimation shall be submitted to the Secretary as per Chapter XVIII of these rules.”

(4) in sub-rule (3) of rule 14, the words ‘telecommunication/mobile tower’ shall be deleted.

(5) After rule 41, the following rule shall be inserted,

“**41A. In-building Solutions.**-Necessary provision for in-building solutions for the small cell deployment including cable ducts and power connections as stipulated by the Department of Information Technology, Government of Kerala, from time to time, shall be made mandatory for all buildings other than low risk buildings.”

(6) For the existing Chapter XVIII the following Chapter, shall be substituted namely:-



**“CHAPTER XVIII
TELECOMMUNICATION TOWERS**

83. **Essentiality of permit.**-No person shall erect or re-erect any non-Governmental telecommunication tower or telecommunication pole structures or accessory rooms or make alteration or cause the same to be done without first submitting an intimation in Appendix A5 along with the required documents and fees to the Secretary for each such tower or telecommunication pole structures.

84. **Special Provisions.-**

(1) Distance from road and boundaries:-

- (i) The base of the tower or poles shall have minimum 3 meters distance from the plot boundary abutting the road, whether it is proposed on land or over a building, even if the building is having less than 3 meters distance:

Provided that the distance from road boundary to the accessory rooms such as equipment rooms, shelters, or generator rooms proposed over a building shall be that of the building.

- (ii) In addition to the distance specified under sub-rule(1), set back required for road widening proposed in any Master Plan/Detailed Town Planning Scheme/Interim Development Order in force under the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), shall also be provided.

- (iii) Distance from other boundaries of the plot to the base of the telecommunication tower or pole or structure or accessory rooms shall be minimum 1.20 meters:

Provided that if the telecommunication tower or pole structures or accessory rooms are proposed over a building, the distance from the boundaries other than that abutting a road, shall be that of the existing building;

Provided further that if the building abuts any plot boundary and the telecommunication tower or pole structures or accessory rooms are also proposed to abut that boundary then consent of the owner of the plot on the abutting side shall be obtained and produced along with the intimation;

Provided also that no portion of the telecommunication tower, pole structure or accessory room shall project or over hang into the neighboring plots.



(2) Provisions regarding F.S.I. and height:-

The provisions regarding F.S.I., coverage, height restriction with regard to width of road and distance from the boundary abutting road and dimension of parts of building shall not apply to telecommunication towers or pole structures or accessory rooms such as equipment rooms, cabins, shelters or generator rooms.

Provided that the height of the telecommunication towers or pole structures or accessory rooms, including the height of the building if they are proposed over a building, shall be restricted as in sub-rule(2) and (3) of rule 24.

Provided further that additional distance from boundary abutting the road and other boundaries of the plot proportionate to increase in height of the tower shall not be necessary for the telecommunication tower or pole structures or accessory rooms or for the building over which they are proposed.

(3) Accessory rooms: -

- (i) In case of accessory rooms such as equipment rooms, cabins or generator rooms essential for the service that are to be installed along with a telecommunication tower or telecommunication pole structure or separately, plans/drawings of the rooms shall be attached either along with the intimation to Secretary or separately.
- (ii) The accessory room may be made with any material but shall be used only for housing equipment related to the operation of telecommunication tower or telecommunication pole structure. The installation of electricity generator is allowed with insulated sound-proof cabin only.
- (iii) Every construction or installation, ancillary or necessary for the telecommunication system other than telecommunication tower, pole structures, and accessory rooms shall conform to the relevant rules applicable to such construction or installation and license or permit required under such rules shall also be obtained.
- (iv) The telecommunication tower or ancillary structures shall not prevent or block the access, exit or entry or reduce the width of such access, exit or entry of building or in no way badly affect the safety measures or amenities provided in the building in which it is erected.

(4) Electrical line clearance:- Every tower or ancillary construction shall satisfy the minimum vertical and horizontal clearance from electrical lines as stipulated in the Indian

Electricity Act, 1910 and Indian Electricity Rules, 1956 as amended from time to time and also any regulation issued by the State Electricity Board.

(5) Protective Wall:-

- (i) Every tower erected on the ground and through which electric power is transmitted or passed shall be provided with protective wall or grill at a distance of minimum one meter from any point of the base.
- (ii) The wall or grill shall have a minimum of 1.20 meters height and shall be kept under lock and key, if provided with door.

(6) Protection from lightning:- Every telecommunication tower shall be provided with sufficient protection against lightning, conforming to I.S. 2303-1969-Code of Practice, as amended from time to time.

(7) Warning lights and colour specifications:- Every telecommunication tower, above 40 meters height, shall be provided with Warning Lights (ANL) and colour specifications as stipulated by the Telecommunication Department or any other applicable statutes.

85. **Damage and liability.-**(1) The applicant/owner/Telecom service provider shall be responsible for the structural stability of the telecommunication tower and the building in which it is erected and for any damage caused due to inadequate safety measures.

(2) Erection of any telecommunication tower or pole structures or accessory rooms shall be done only over authorised buildings which are structurally safe.

86. **Town Planning Scheme provisions.-** Telecommunication towers or pole structures or accessory rooms can be erected in any zone of Master Plan/Detailed Town Planning Scheme/Interim Development Order in force under the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016) if any, or over any building irrespective of its occupancy.

87. **Submission of intimation.-**(1) Intimation for erection or re-erection or alteration of any non-Governmental telecommunication tower or telecommunication pole structures or accessory rooms shall be submitted to the Secretary in the form in **Appendix A5** along with the following documents:-

- (i) Two copies of site plan, location, elevation, sectional elevation for Telecommunication towers and two copies of site plan and location plan in the case of telecommunication pole structures



- (ii) structural stability certificate if required as per these rules
- (iii) copy of agreement executed with department of Telecommunications or license or permit issued by an authority approved by Government of India from time to time
- (iv) document to prove ownership
- (v) receipt of payment of fee for erection Telecommunication towers or pole structures or accessory rooms
- (vi) required NOC as per rule 5(4) of these rules and other applicable statutes

The submission of intimation gives the right for the applicant to proceed with commencement of work.

Note:- (1) Ownership document may be property tax receipt or land tax receipt or mortgage deed or deed of agreement or license or consent document.

(2) No structural stability certificate shall be necessary in the case of telecommunication pole structures and accessory rooms.

(3) In case the telecommunication tower is proposed above any building, structural stability certificate shall be submitted in respect of that building also.

(4) The site plan shall show plot dimensions, access street width, details of existing structures within the plot with their uses, height, number of floors, set back from the plot boundaries and between them; proposed tower and ancillary structures for telecommunication towers. In the case of telecommunication pole structures, the site plan shall show plot dimensions, details of the existing structure and proposed location of the pole structure in the existing site.

(5) The structural stability certificate shall be prepared and issued by a Structural Engineer registered as per these rules. In the case of towers erected by Central or State Government or Quasi-Government Organisation, the structural stability certificate may be prepared and issued by a competent engineer employed in such firms. The drawings submitted shall also be duly certified for the structural stability. In the case of telecommunication pole structures, structural stability certificate is not



necessary.

(6) Fee for erection or re-erection or alteration of any non-Governmental telecommunication tower or telecommunication pole structures or accessory rooms shall be:-

- (a) For towers of any height, rupees ten thousand;
- (b) For pole structures rupees two thousand and five hundred; and
- (c) For the accessory rooms essential for the use of telecommunication tower or pole structures, fee, at the rate of Rs.15 per sq. m. of built-up area shall be remitted.

88. **Completion Report.**-(1) After completion of the work of the telecommunication tower or pole structures and accessory rooms the applicant and /or the service provider and the engineer shall submit a completion report in writing to the Secretary along with a copy of the intimation submitted to the Secretary prior to the construction of the telecommunication tower or pole structures and accessory rooms as the case may be.

(2) The Secretary can carry out inspection to check whether the telecommunication tower or pole structures and accessory rooms are erected as per the provisions in these rules at any time.”

(7) After Appendix A4, the following Appendix shall be inserted namely:-



“APPENDIX- A5

(See rules 83, 87)

**APPLICATION FOR INTIMATION FOR THE ERECTION/RE-ERECTION/
ALTERATION OF TELECOMMUNICATION TOWERS/TELECOMMUNICATION POLE
STRUCTURES/ACCESSORY ROOMS**

..... Panchayat

1. Name and address of Applicant(s)/Owner(s) :

2. Name and address of the Infrastructure service
provider /Telecom service provider :

3. Nature of development:
 - (i) Erection of Telecommunication towers/
pole structures/accessory rooms :
 - (ii) Re-erection of Telecommunication towers/
pole structures/accessory rooms :
 - (iii) Alteration of Telecommunication towers/
pole structures/accessory rooms :

4. **Details of plot:**
 - (i) Revenue Village :
 - (ii) (a) Survey No :
 - (b) Re-survey No :
 - (iii) Sub Division :
 - (iv) Taluk :
 - (v) District :
 - (vi) Extent in Sq.m :
 - (vii) Ward No. :
 - (viii) Authorised number of the building over which the
telecommunication structure is proposed (if applicable):
 - (ix) Authorised number of the nearest building :



(x) Nearest Electric Post/Telecom Post number :

5. Whether the land, if any, contiguous to this plot
of the owner shown in the site plan (Rule 6(4)(a)(i)) : Yes /No

6 . Whether Government or Quasi-Government :

7. Details of the Telecommunication structure :
a. Height of the structure :

8. Provisions of Schemes, if any, applicable to the construction

Road Widening

Sl. No.	Name of the TP Scheme	Stage (Sanctioned /Published)	Existing Width of road (in m)	Proposed Width of road (in m)	Building Line (in m)	Set Back Required from Existing road boundary (in m)	Set back provided (in m)

9. Details of fee paid:

(i) Amount :

(ii) No. and date of receipt :

10. Details of documents, plans, certificate, etc. enclosed.

11. Details of NOC obtained.

SL. No	Required	Whether enclosed or not	Details of the NOC / Clearances



12.

DECLARATION

I,.....hereby declare that the measurements, specifications and other details mentioned above are correct, complete and true to the best of my knowledge and belief and that I shall abide by the approved plan and the provisions in the Act and Rules in undertaking the construction.

Signature of the Applicant(s)/Owner(s) with name

Signature of the Infrastructure service provider
/Telecom service provider

Place:

Date:

13.

CERTIFICATE

Certified that the site plan is prepared after verification of ownership document and site and the measurements shown are found to be correct.

Signature:

Name:

Place:

Reg.No.:

Date:

Address:

(Registered Institution/ Architect/Engineer/
Town Planner/ Supervisor)



14.

UNDERTAKING

I,.....hereby undertake that the erection of the telecommunication tower/telecommunication pole structure/accessory rooms and/or land development will be carried on/being carried on/was carried on in accordance with the rules in force.

Place:

Signature:

Date:

Name:

Reg.No.:

Address:

(Registered Institution/Architect/Engineer/
Town Planner/ Supervisor)"

By order of the Governor,
DR SHARMILA MARY JOSEPH,
Principal Secretary to Government.

Explanatory Note

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

As part of the Government's strategy to promote usage of 5G network, erection of Telecommunication towers, telecommunication pole structures, accessory rooms are essential. It is essential to provide necessary provisions to intimate the erection of Telecommunication towers, telecommunication pole structures, accessory rooms to the Secretary. In accordance with the provisions of the Kerala Panchayat Raj Act, 1994 (Act 13 of 1994), Government has decided to amend further the Kerala Panchayat Building Rules, 2019 suitably.

The notification is intended to achieve the above object.





കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 10
Vol. X

തിരുവനന്തപുരം,
ചൊവ്വ
Thiruvananthapuram,
Tuesday

2021 ജൂൺ 29
29th June 2021
1196 മിഥുനം 15
15th Mithunam 1196
1943 ആഷാഢം 8
8th Ashadha 1943

നമ്പർ
No. 1898

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O.(Ms.) No.121/2021/LSGD.

*Dated, Thiruvananthapuram, 28th June, 2021
14th Mithunam, 1196.*

S. R. O. No. 483/2021

In exercise of the powers conferred under sections 381, 382, 387, 392 A, 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, 2019 issued under notification G.O.(P)No.77/2019/LSGD. dated 2nd November, 2019 and published as S.R.O. No. 828/2019 in the Kerala Gazette Extraordinary No. 2691 dated 8th November, 2019, namely:—



RULES

1. *Short title and commencement.*—(1) These Rules may be called the Kerala Municipality Building (Amendment) Rules, 2021.

(2) They shall come into force at once.

2. *Amendment of the Rules.*— In the Kerala Municipality Building Rules, 2019,

(1) In rule 2, in sub-rule (1),—

(a) In clause (i), the following sentence shall be added after the words “duly approved by the Secretary” namely:—

“It also includes self certified building permit along with the acknowledgment by the Secretary”

(b) the following clause shall be inserted after clause (bn) namely:—

“(bna) 'low risk buildings' include residential buildings under Group A1 occupancy, with built up area of less than three hundred square meters and height less than seven meters and limited to two storeys, hostel, orphanage, dormetry, old age home, seminary under Group A2 occupancy having built up area less than two hundred square meters, educational buildings under Group B occupancy having built up area less than two hundred square meters, Group D occupancy buildings where persons congregate for religious and patriotic purposes having built up area less than two hundred square meters, Group F occupancy buildings having built up area less than one hundred square meters, Group G1 occupancy buildings without any nuisance and not dangerous and having built up area less than one hundred square meters”

(c) the following clause shall be inserted after clause (ce) namely:—

“(cea) ‘Plinth level inspection’ is defined as the inspection at site as prescribed when the construction reaches at the plinth level. In the case of pile foundation this inspection is done at the stage where pile cap is completed. Plinth level inspection shall be carried out for low risk buildings.”;

(d) the following clause shall be inserted after clause (cs) namely:—

“(csa) 'Self Certification' means self certification issued jointly by the owner of the building and the empanelled licensee to the effect that, the building plan and site plan for the construction or reconstruction of the low risk buildings, are in accordance with the



provisions of the Act and rules, for the time being in force, and any lawful direction issued, any stipulation as to the standard of specifications laws, rules and directions.”;

(2) In rule 3, in clause (e) of sub-rule (4) for the words “District Town Planning Scheme”, the words, “Detailed Town Planning Scheme” shall be substituted

(3) In rule 4, for sub-rule (2) the following sub-rule shall be substituted, namely:-

“(2) No person shall construct or reconstruct or make addition or extension or alteration to any building or cause the same to be done without first obtaining a building permit from the Secretary and in the case of low risk building without obtaining an Acknowledgment Receipt which shall be deemed to be a permit from the Secretary;”

(4) In rule 5,

(i) in sub-rule (1), after clause (b) the following shall be inserted, namely:-

“(c) to construct or reconstruct a building or make alteration or addition or extension or change in occupancy may file an application to the Secretary for approval of building site and for permission to execute the work with self certification in Form in Appendix A1A along with documents as specified in rule 19A:”

(ii) In the Table under sub-rule (4), against Sl.No.5 in column (1), in column

(3) under the heading Officer/authority, for the words “District Collector”, the word “Municipality” shall be substituted.

(5) In rule 10, in sub-rule (5), after the words “issue of permit”, the words “or self certified building permit” shall be inserted;

(6) In Rule 12, for the words “thirty days”, the words “fifteen days” shall be substituted.

(7) In Rule 13, for the words “thirty days”, the words “fifteen days” shall be substituted.

(8) In Rule 14,-

(a) in sub-rule (1) for the words “thirty days”, the words “fifteen days” shall be substituted.



(b) in sub-rule (3) for the words “sixty days”, the words “forty five days” shall be substituted;

(9) In rule 15,-

(a) in sub-rule (1), after the words “building permit” the words “acknowledgment receipt which shall be deemed to be permit” shall be inserted;

(b) in sub-rule (2), after the words “five years”, the following sentence shall be added, namely:-

“In the case of acknowledgment certificate which shall be deemed to be a permit for another five years is to be intimated by a letter signed by the owner and empanelled licensee to the Secretary.”;

(c) in sub-rule (4), after the words “ten years”, the following sentence shall be added namely:-

“In the case of acknowledgment certificate which shall be deemed to be permit the intention to renew the same for another five years is to be intimated by a letter signed by the owner and empanelled licensee to the Secretary.”;

(10) After the rule 19, the following rules shall be inserted namely

“19A Procedure for grant of acknowledgment certificate.-(1)In the case of low risk buildings application shall be submitted to the Secretary with the application fee and permit fee, along with Self certification in Appendix A1A, self certified building permit in Appendix O along with the documents specified in sub-rule (1) of rule 5 of these rules.

(2) On receipt of the application in Appendix A1A under sub-rule (1) complete in all respects the Secretary shall within five working days issue an Acknowledgment Certificate in Appendix A1B.

(3) The applicant may commence construction from the date of commencement of construction mentioned in the self certified building permit in Appendix O. All plans submitted shall be certified by the empanelled licensee as given in Appendix J1.



(4) Clearances and NOCs from any authorities concerned required under these rules or any other relevant Act or Rules and their amendments shall be submitted along with the application.

(5) Constructions which involve excavations to a depth of more than 1.5 metres are not eligible for acknowledgment receipt.

“19B. Other conditions pertaining to self certification.

(1) At any stage of construction of low risk buildings, if the empanelled licensee who issued self certified building permit, notices that such building is being constructed in violation of such building plan, empanelled licensee as intimate to the authority of such violations and stop further supervision. The empanelled licensee shall submit complete details along with photographs of the building being constructed to the concerned authority;

(2) The Secretary shall immediately issue a notice to the owner on the basis of the intimation received from the empanelled licensee to suspend further work and rectify violations. In such cases the owner shall not make further additions in violation of the conditions. The owner may, after removal of violations, engage an empanelled licensee for preparing the revised drawings for obtaining revised self certified building permit. In such cases occupancy certificate shall be given only after scrutiny of revised self certified building permit and inspection of site;

(3) After submission of application or during the construction of building if there is change in the owner or the empanelled licensee, the person concerned shall intimate the Secretary in writing or through online building plan approval system that he is no longer responsible for the construction project from the date of receipt of the intimation. The information must be sent within seven days of occurrence of the change to the Secretary by the respective owner/ empanelled licensee. The construction work shall have to be suspended until the new owner / empanelled licensee, as the case may be, undertake the full responsibility of the project by submitting in writing to the Secretary intimating the same.



(4) Secretary or any other person authorized reserves the right to check the building plans and construction at any stage and violations, if found shall have to be rectified by the owner. In case the owner fail to rectify violations, the Secretary shall take necessary steps to rectify the violations.

19C. Issue of occupancy certificate.—After the completion of the construction of the building as per the self certified building permit, the occupancy certificate be issued in form Appendix F2A.

19D. Procedure for plinth level inspection for low risk buildings.— In the case of Low risk buildings the empanelled licensee shall conduct plinth level inspection and shall submit the Inspection Report, in Appendix P to the Secretary. The Secretary or the officer authorized by him may offer remarks on Appendix P submitted by the empanelled licensee and inform the same along with the observed deviation or objection, if any, to the owner within five days from the date of receipt of such intimation. The following documents shall be submitted along with Appendix P:

- (i) Building plans indicating the plinth constructed at site in relation to the plot dimensions, area and setbacks, duly signed by the owner and empanelled licensee.
- (ii) Signed photograph(s) with date showing construction up to plinth level at site.

19E. Procedure for plinth level inspection for all other buildings.—(1) In case of all other buildings, on completion of work up to plinth level, the owner, through his registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor, shall submit an intimation of such completion in Appendix P to the Secretary to enable the Secretary or the person authorized by him to verify that the work conforms to the approved plans and building bye-laws and relevant Acts and Rules. After plinth level inspection the Secretary or the person authorized by him shall offer remarks on Appendix P submitted by the registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor and inform the same along with the observed deviation or objection, if any, to



the owner within 5 days from the receipt of such intimation. The following documents shall be submitted along with the intimation, namely:—

- i) Building plans indicating the plinth constructed at site in relation to the plot dimensions, area and setbacks, duly signed by the owner and registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor.
- ii) Signed photograph(s) with date showing construction up to plinth level at site.

(2) No further construction shall be continued without the submission of plinth level inspection report.

19F. Deemed completion of plinth level inspection.—In case the owner who submitted the intimation on plinth level inspection receives no communication from the Secretary within 7 days of such intimation, plinth level inspection shall be deemed to have been completed without any deviation having been noticed. It shall be the responsibility of the owner / Empanelled licensee / registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor to ensure that the building is constructed in accordance with the approved plan.

(11) In rule 25, in sub-rule 2,

in clause (1), for the words “Fire and Rescue Department”, the words “Department of Fire and Rescue Services” shall be substituted;

(12) In rule 28, in sub-rule (1),—

(1) In the twelfth proviso and thirteenth proviso, for the words “total built up area” the words “total floor area” shall be substituted;

(2) In sub-rule (2) and sub-rule (3), for the words “total built up area” the words “total floor area” shall be substituted;

(3) after the fourteenth proviso, the following proviso shall be inserted, namely:—



“Provided also that in the case of buildings intended for the storage of LPG cylinders designated as white category as per the norms of the Pollution Control Board, the access width shall not be less than 6 metres.”;

(13) In rule 43, after sub-rule (2) the following sub-rules shall be inserted, namely:—

“(3) Provision for LPG piped gas system/ LPG articulate system shall be provided in all apartments with adequate safety measures.

“(4) In the case of existing apartments, provision for LPG piped gas system/ LPG articulate system shall be provided within 3 years of the date of commencement of the Kerala Municipality Building (Amendment) Rules, 2021.”;

(14) In rule 52, for the words “Social Welfare Department”, the words “Social Justice Department” shall be substituted;

(15) In rule 99, the following sub-rule shall be inserted, namely:—

“(7) For providing self certified building permit, a registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor shall empanel with the registering authority and shall submit an application in Appendix Q for empanelment. All empanelled licensees shall undergo training as prescribed by Government from time to time.

The fee for empanelment shall be the rates shown below:

Architect	: Rs 12000
Building Designer A	: Rs 12000
Building Designer B	: Rs 10000
Engineer A	: Rs 12000
Engineer B	: Rs 10000
Town Planner A	: Rs 12000
Town Planner B	: Rs 10000
Supervisor Senior	: Rs 8000
Supervisor A	: Rs 6000
Supervisor B	: Rs 4000”



(16) Amendment of Appendix A,-In Appendix A1, in the table under Sl. No. 10, the following item shall be added as Sl. No. 13 namely:-

“connected load in kW for buildings coming under rule 2.1 and 2.2 of Kerala State Energy Conservation Building Code Rules 2017”



(17) After Appendix A1, the following appendices shall be inserted, namely:–

APPENDIX- A1A
(See rules 5(1)(c), 19A(2))
**APPLICATION FOR APPROVAL OF THE BUILDING SITE AND FOR THE
PERMISSION TO EXECUTE THE WORK.**

..... Municipal Corporation/Municipal
Council/Town Panchayat

1. Name in capital letters :

Applicant(s)	Owner(s)

2. Address:

- (i) Permanent address of the owner :
- (ii) To which communications are to be sent :

3. Nature of development/construction:

- (i) New construction
- (ii) Reconstruction
- (iii) Alteration /Addition/Extension
- (iv) Change in occupancy

4. Details of plot

- (i) Revenue Village :
- (ii) (a) Survey No.
- (b) Resurvey No
- (iii) Sub Division
- (iv) Taluk :
- (v) District :
- (vi) Extent in Sq.m :
- (vii) Nature of ownership :
- (viii) Number and date of deed/ Document :
- (ix) Registrar's Office :
- (x) Ward No. :
- (xi) Authorised number of the nearest building :
- (xii) Nearest Electric Post/Telecom Post number :

5. Whether the land, if any, contiguous to this plot
of the owner shown in the site plan (Rule 6(4)(a)(i)) : Yes /No



- 6. Usage of surrounding plots in general
 - North :
 - East :
 - South :
 - West :
- 7. Whether Government or Quasi Government :
- 8. Details of the Construction

(i) Details of Proposed Building(s)

Floors	Building no. 1				Building no. 2			
	Occupancy:				Occupancy :			
	Height of the building -m				Height of the building - m			
	Use	Built-up area (Sq.m.)	Area provided for parking inside the building (Sq.m.)	Floor area (Sq.m.)	Use	Built-up area (Sq.m.)	Area provided for parking inside the building (Sq.m.)	Floor area (Sq.m.)
Basement floor								
Ground floor								
Total								

Add separate sheet if required, duly signed by both the empaneled licensee and the Owner

(ii) Details of Existing Building(s)

Floors	Building no. 1				Building no. 2			
	Occupancy:				Occupancy :			
	Height of the building -m				Height of the building - m			
	Use	Built-up area (Sq.m.)	Area provided for parking inside the building (Sq.m.)	Floor area (Sq.m.)	Use	Built-up area (Sq.m.)	Area provided for parking inside the building (Sq.m.)	Floor area (Sq.m.)
Basement floor								



Ground floor								
Total								

Add separate sheet if required, duly signed by both the empaneled licensee and the Owner

- (iii) Total Built-up Area :
 (iv) Total Covered Area :
 (v) Total parking area provided inside the building(s):
 (vi) Total Floor Area :
 (vii) Estimated cost of construction :

9. Basic KPBR Verification with respect to proposed plot

Sl. No.	Rule No.	Description	Required/permissible	Provided
1		Access width to the plot		
2		Coverage		
3		Floor Space Index		

10. Basic Kerala Municipality Building Rule Verification w.r.t. proposed building(s)

(a) Building no. 1

Sl. No.	Rule No.	Description	Required/permissible	Provided
1		Access width to the building (in m)		
2		Minimum distance from the abutting road/access to other building(s) (in metre)		
3		No. of Four-wheeler parking		
4		Area of Two-wheeler parking		
5		No. of Parking for Differently abled		
6		No. of Parking for Visitors		
7		Loading/unloading space (in sq. metre)		
8		Set Backs (in metre)		
		Front		
		Side 1		
		Side 2		
		Rear		
9		Exit Width (in metre)		
10		No. of Stair case(s)		
11		No. of Fire Escape Stair case(s)		
12		Rainwater storage capacity (in litre)		



13		connected load in kW for buildings coming under rule 2.1 and 2.2 of KSECBC rules 2017		

Add separate sheet if required, duly signed by both the licensee and the Owner

11. Provisions of Town Planning Schemes, if any, applicable to the construction

(i) Zoning

Sl. No.	Name of the TP Scheme	Stage (Sanctioned/ Published)	Zone	Permissibility of proposed construction as per the scheme

(ii) Road Widening

Sl. No.	Name of the TP Scheme	Stage (Sanctioned/ Published)	Existing Width of road (in m)	Proposed Width of road (in m)	Building Line (in m)	Set Back Required from Existing road boundary (in m)	Set back provided (in m)

12. Permissibility with respect to Kerala Conservation of Paddy Land and Wet land Act 2008 / KLU order 1967:

- (i) Type of land as per BTR :
a) Type of land as per Data Bank :

13. Details of permit/approved plan already obtained.

14. Details of fee paid: Application fee Layout scrutiny fee

- (i) Amount
(ii) No. and date of receipt

15. Details of documents, plans, certificate, etc. enclosed.



16. Details of NOC obtained.

Sl. No.	Required	Whether enclosed or not	Details of the NOC / Clearances

17. DECLARATION

I,.....hereby declare that the measurements, specifications and other details mentioned above are correct, complete and true to the best of my knowledge and belief and that I shall abide by the approved plan and the provisions in the Kerala Municipality Act ,1994 and Kerala Municipality Building Rules ,2019 in undertaking the construction.

Place: Signature of the owner with name
Date:

18. CERTIFICATE

Certified that the site plan is prepared after verification of ownership document and site and the measurements shown are found to be correct.

Signature:

Name:

Place: Reg.No of Empanelled licensee.:

Date: Address:

19. CERTIFICATE

Certified that the building plan is prepared in accordance with the provisions in the Kerala Panchayth Building Rules 2019, Kerala Panchayath Raj Act, 1994 and the provisions contained in the sanctioned Town Planning Schemes, if any.

Place: Signature:

Date: Name:

Reg.No of Empanelled licensee.:

Address:



20.

UNDERTAKING

I,.....hereby undertake that the building construction and/or land development will be carried on/ being carried on/ was carried on as per the approved plan and permit in accordance with the rules in force.

Place:

Signature:

Date:

Name:

Reg.No of Empanelled licensee.:

Address:



APPENDIX- A1B
(See rules 19A(2))
ACKNOWLEDGMENT RECEIPT

..... Municipal Corporation/Municipal
 Council/Town Panchayat
 No..... Dated.....

Details of application

1. Application No. :
2. Name of owner :
3. Reg no. of Empanelled licensee:
4. Occupancy of the proposed construction:
5. Floor area of the proposed construction:
6. Date of receipt of application:

It is hereby acknowledged that the application for self certified building permit submitted by Sri/Smt.....has been received in this office on

Office seal

Name and Signature
 Official Designation”



(18) After Appendix F2, the following appendix shall be inserted, namely:–

“APPENDIX F2A

[See rules 19C]

**OCCUPANCY CERTIFICATE OR USE CERTIFICATE FOR LOW RISK BUILDINGS
CONSTRUCTED BY OBTAINING SELF CERTIFIED BUILDING PERMIT**

..... Municipal Corporation /
Municipal Council / Town Panchayat

Reference: Completion report / Partial Completion report submitted by the owner (Name)
..... dated and the empanelled licensee (Name & Reg. No.)
..... dated

Certified that the construction or reconstruction or addition or alteration of building or
erection of work under the self certified building permit No.
dated.....issued to.....and
supervised by.....has been inspected by
me and that the work executed is in accordance with the permit and the building is now fit for
occupation/ use.

Place:
Date:

Signature of the Secretary

Enclosure: Completion Plan

(Seal)”



(19) After Appendix N, the following appendices shall be inserted namely:—

“ APPENDIX O

[See rule 19A(1), 19A(3)]

SELF-CERTIFIED BUILDING PERMIT

..... Municipal Corporation/Municipal
Council/Town Panchayat

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

Ref:— Application dated.....from Sri./Smt.

This is the site approval and self-certified building permit for the
construction/reconstruction/erection/re-erection/addition/alteration of
building..... (specify the construction) in building No.....or
near the building No.....in Survey/Resurvey No.
VillageTaluk.....
District..... for.....

(specify the occupancy) purpose subject to the conditions stated below:

(1) Adequate safety measures will be ensured for protection against damage to health, life,
buildings and property of the workers and inhabitants around, during and after building
construction. The owner and the developer shall be solely responsible for any such damages.

(2)

(3)

(4)

(a) Setbacks (m) (minimum & average)

Building 1 Front	Rear Side	Side - 1	Side 2
Building 2 Front	Rear Side	Side - 1	Side 2
Building 3 Front	Rear Side	Side - 1	Side 2

(b) Plot Area (sq m) :

(c) FSI :

Coverage :



(d) Details of proposed building(s):

Floors	Building no. 1				Building no. 2			
	Occupancy of the building -				Occupancy of the building -			
	Height of the building - m				Height of the building - m			
	Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	Carpet area (Sq.m.)	Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	Carpet area (Sq.m.)
Basement floor								
Ground floor								
Total								

Add separate sheet if required, duly signed by both the licensee and the Owner

(e) *Date of commencement of Construction –*

(f) *Whether the proposed construction falls in any town planning Scheme/ plan*

(g) *Name and registration number of the empanelled licensee:*

1. The measurements, specifications and other details mentioned above are correct, complete and true to the best of my knowledge and belief and I shall abide by the approved plan and the provisions in the Act and Rules in undertaking the construction.
2. The site plan is prepared after verification of ownership document and site and the measurements shown are found to be correct.
3. The plot and the proposed building conforms to the provisions of Coastal Zone Regulation notification and Kerala Conservation of Paddy and Wetland Act 2008 and its subsequent amendments.
4. The building plan is prepared in accordance with the provisions in the Kerala Municipality Building Rules 2019, the Kerala Municipality Act 1994, the provisions contained in the sanctioned Town Planning Schemes, if any, and permission/NOC/concurrence, if any, required as per Rule 5(4) of the Kerala Municipality Building Rules 2019.

Signature of the owner

Name :

Address:

Date:

Signature of the empanelled licensee

Name:

Reg. No.:

Address:

(Empanelled Architect, Building Designer, Engineer, Town Planner, Supervisor)

Date:



Encl:

1. Building plans, documents and other details as per Rule 6.
2. NOCs/Clearances (specify if any):
3. Others (specify):

The Self certified building permit is valid only along with the duly signed acknowledgment receipt in Appendix A1B



Appendix P
(See rule 19D & 19E)

Plinth level Inspection Report

..... Municipal Corporation/Municipal
Council/Town Panchayat

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

A. General Details

1. Application No
2. Name and address of owner
3. Type/occupancy
4. Sy no..... village.....local
body.....
5. Name of the officer conducting the site inspection
6. Date of inspection
7. Stage of construction at site

B. Plinth level inspection Details

Sl no	Item	Provided as per approved plan	Provided actually at site
1	Distance from road R23(2)		
2	Front set back		
3	Rear set back		
4	Side set back		
5	Plinth area		

8. Any other remarks

9. Number of photos enclosed -

Inspection is done in the presence of



I also assure and undertake that, I have signed in the plan and the construction made up to plinth level is structurally safe and is in accordance to the building rules and other relevant Act/Rules in force and is fit for continuing construction.

Encl: Building plans as specified in Rule 21 B

Signature

Name:

Reg no./Empanelled no.:

Address:

Date:

Verification Report

(This form has to be completed and submitted to the Secretary by the officer inspecting the site after his site inspection and verification regarding compliance of the structure up to plinth level with the approved plan)

I. Work of (Title of the project)..... at [Site address].....

II. Name of the present owner:

III. Description of the structure:

IV. Whether the construction up to plinth level is as per the approved plan Yes/no

V. Remarks

VI. Recommendation

Name and Signature

Official Designation

.....Municipal Corporation/Municipal Council/Town



APPENDIX –Q**[See rule 99(7)]****Application for empanelment under the Kerala Municipality Building Rules, 2019**

1. Name of registered Architect/ Building Designer/ Town Planner/Engineer/ Supervisor :
2. Permanent Address :
3. Address to which communications are to be sent :
4. Registration details
(Attested copies of document showing valid registration/recognition of Bachelor's degree course in Architecture from Council of Architecture or that in Civil Engineering from AICTE, COA registration as the case may be, should be enclosed)
6. References of previous licenses, if any :
7. Details of show cause notices received/ cancellation of licenses, etc if any :

DECLARATION

I,.....hereby declare that the details furnished above are correct, complete and true to the best of my knowledge and belief.

Signature:

Name:.....

Designation:.....

(Office seal)

Place:

Date:

By order of the Governor,

BISHWANATH SINHA,
Principal Secretary to Government.



Explanatory Note

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

As per Kerala Municipality (Second Amendment) Ordinance, 2021 (Ordinance No. 34 of 2021) Government have introduced provision for issuing Acknowledgement certificate which shall be deemed to be permission to execute the work of the construction/ reconstruction of low risk buildings. In accordance with the provisions of Kerala Municipality Act, 1994 (20 of 1994) as amended by the said ordinance, Government have decided to amend the Kerala Panchayat Building Rules, 2019. It is also decided to bring certain other amendment also in the Rules.

The notification is intended to achieve the above object.





കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 10
Vol. X

തിരുവനന്തപുരം,
ചൊവ്വ
Thiruvananthapuram,
Tuesday

2021 ജൂൺ 29
29th June 2021
1196 മിഥുനം 15
15th Mithunam 1196
1943 ആഷാഢം 8
8th Ashadha 1943

നമ്പർ
No. 1897

GOVERNMENT OF KERALA Local Self Government (RD) Department

NOTIFICATION

G.O.(Ms.) No.120/2021/LSGD.

Dated, Thiruvananthapuram, 28th June, 2021
14th Mithunam, 1196.

S. R. O. No. 482/2021

In exercise of the powers conferred under sections 235A, 235B, 235F, 235P, 235W, 235KA read with section 254 of the Kerala Panchayat Raj Act, 1994 (Act 13 of 1994), the Government of Kerala hereby make the following Rules further to amend the Kerala Panchayat Building Rules, 2019 issued under notification G.O. (P) No. 78/2019/LSGD. dated 2nd November, 2019 and published as S.R.O. No. 829/2019 in the Kerala Gazette Extraordinary No. 2692 dated 8th November, 2019 namely:—



RULES

1. *Short title and commencement.*—(1) These Rules may be called the Kerala Panchayat Building (Amendment) Rules, 2021.

(2) They shall come into force at once.

2. *Amendment of the Rules.*— In the Kerala Panchayat Building Rules, 2019,

(1) In rule 2, in sub-rule (1),—

(a) In clause (i), the following sentence shall be added after the words “duly approved by the Secretary” namely:—

“It also includes self certified building permit along with the acknowledgment by the Secretary”

(b) the following clause shall be inserted after clause (bn) namely:—

“(bna) 'low risk buildings' include residential buildings under Group A1 occupancy, with built up area of less than three hundred square meters and height less than seven meters and limited to two storeys, hostel, orphanage, dormetry, old age home, seminary under Group A2 occupancy having built up area less than two hundred square meters, educational buildings under Group B occupancy having built up area less than two hundred square meters, Group D occupancy buildings where persons congregate for religious and patriotic purposes having built up area less than two hundred square meters, Group F occupancy buildings having built up area less than one hundred square meters, Group G1 occupancy buildings without any nuisance and not dangerous and having built up area less than one hundred square meters" ”

(c) the following clause shall be inserted after clause (ce) namely:—

“(cea) ‘Plinth level inspection’ is defined as the inspection at site as prescribed when the construction reaches at the plinth level. In the case of pile foundation this inspection is done at the stage where pile cap is completed. Plinth level inspection shall be carried out for low risk buildings.”;



(d) the following clause shall be inserted after clause (cs) namely:–

“(csa) 'Self Certification' means self certification issued jointly by the owner of the building and the empanelled licensee to the effect that, the building plan and site plan for the construction or reconstruction of the low risk buildings, are in accordance with the provisions of the Act and rules, for the time being in force, and any lawful direction issued, any stipulation as to the standard of specifications, laws, rules and directions.”;

(2) In rule 3, in clause (e) of sub-rule (4) for the words “DTP Scheme”, the words, “Detailed Town Planning Scheme” shall be substituted

(3) In rule 4, for sub-rule (2) the following sub-rule shall be substituted namely:–

“(2) No person shall construct or reconstruct or make addition or extension or alteration to any building or cause the same to be done without first obtaining a building permit from the Secretary and in the case of low risk building without obtaining an Acknowledgment Receipt which shall be deemed to be a permit from the Secretary;”

(4) In rule 5,

(i) in sub-rule (1), after clause (b) the following shall be inserted, namely:–

“(c) to construct or reconstruct a low risk building or make alteration or addition or extension or change in occupancy may file an application to the Secretary for approval of building site and for permission to execute the work with self certification in Form in Appendix A1A along with documents as specified in rule 19A:”

(ii) In the Table under sub-rule (4), against Sl.No.5 in column (1), in column (3) under the heading Officer/authority, for the words “District Collector”, the word “Panchayat” shall be substituted.

(5) In rule 10, in sub-rule (5), after the words “issue of permit”, the words “or self certified building permit” shall be inserted;



(6) In Rule 12, for the words “thirty days”, the words “fifteen days” shall be substituted.

(7) In Rule 13, for the words “thirty days”, the words “fifteen days” shall be substituted.

(8) In Rule 14,—

(a) in sub-rule (1) for the words “thirty days”, the words “fifteen days” shall be substituted.

(b) in sub-rule (3) for the words “sixty clear days”, the words “forty five days” shall be substituted;

(9) In rule 15,—

a) in sub-rule (1), after the words “building permit” the words “acknowledgment receipt which shall be deemed to be permit” shall be inserted;

b) in sub-rule (2), after the words “five years”, the following sentence shall be added, namely:-

“In the case of acknowledgment certificate which shall be deemed to be permit the intention to extend the permit for another five years is to be intimated by a letter signed by the owner and empanelled licensee to the Secretary.”;

(c) in sub-rule (4), after the words “ten years”, the following sentence shall be added namely:-

“In the case of acknowledgment certificate which shall be deemed to be permit the intention to renew the same for another five years is to be intimated by a letter signed by the owner and empanelled licensee to the Secretary.”;

(10) After the rule 19, the following rules shall be inserted namely

“19A Procedure for grant of acknowledgment certificate.-(1)In the case of low risk buildings application shall be submitted to the Secretary with the application fee and permit fee, along with Self certification in Appendix A1A, self certified building permit in Appendix O along with the documents specified in sub-rule (1) of rule 5 of these rules.



(2) On receipt of the application in Appendix A1A under sub-rule (1) complete in all respects the Secretary shall within five working days issue an Acknowledgment Certificate in Appendix A1B.

(3) The applicant may commence construction from the date of commencement of construction mentioned in the self certified building permit in Appendix O. All plans submitted shall be certified by the empanelled licensee as given in Appendix J1.

(4) Clearances and NOCs from any authorities concerned required under these rules or any other relevant Act or Rules shall be submitted along with the application.

(5) Constructions which involve excavations to a depth of more than 1.5 metres are not eligible for acknowledgment receipt.

“19B. Other conditions pertaining to self certification.

(1) At any stage of construction of low risk buildings, if the empanelled licensee who issued self certified building permit, notices that such building is being constructed in violation of such building plan, empanelled licensee shall intimate to the authority concerned regarding such violations and stop further supervision. The empanelled licensee shall submit complete details along with photographs of the building being constructed to the concerned authority;

(2) The Secretary shall immediately issue a notice to the owner on the basis of the intimation received from the empanelled licensee to suspend further work and rectify violations. In such cases the owner shall not make further additions in violation of the conditions. The owner may, after removal of violations, engage an empanelled licensee for preparing the revised drawings for obtaining revised self certified building permit. In such cases occupancy certificate shall be given only after scrutiny of revised self certified building permit and inspection of site;



(3) After submission of application or during the construction of building if there is change in the owner or the empanelled licensee, the person concerned shall intimate the Secretary in writing or through online building plan approval system that he is no longer responsible for the construction project from the date of receipt of the intimation. The information must be sent within seven days of occurrence of the change to the Secretary by the respective owner/ empanelled licensee. The construction work shall have to be suspended until the new owner / empanelled licensee, as the case may be, undertake the full responsibility of the project by submitting in writing to the Secretary intimating the same.

(4) Secretary or any other person authorized reserves the right to check the building plans and construction at any stage and violations, if found shall have to be rectified by the owner. In case the owner fail to rectify violations, the Secretary shall take necessary steps to rectify the violations.

19C. Issue of occupancy certificate. After the completion of the construction of the building as per the self certified building permit, the occupancy certificate shall be issued in form Appendix F2A.

19D. Procedure for plinth level inspection for low risk buildings.—In the case of Low risk buildings the empanelled licensee shall conduct plinth level inspection and shall submit the Inspection Report, in Appendix P to the Secretary. The Secretary or the officer authorized by him may offer remarks on Appendix P submitted by the empanelled licensee and inform the same along with the observed deviation or objection, if any, to the owner within five days from the date of receipt of such intimation. The following documents shall be submitted along with Appendix P:

- (i) Building plans indicating the plinth constructed at site in relation to the plot dimensions, area and setbacks, duly signed by the owner and empanelled licensee.
- (ii) Signed photograph (s) with date showing construction up to plinth level at site.



19E. Procedure for plinth level inspection for all other buildings. (1) In case of all other buildings, on completion of work up to plinth level, the owner, through his registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor, shall submit an intimation of such completion in Appendix P to the Secretary to enable the Secretary or the person authorized by him to verify that the work conforms to the approved plans and building bye-laws and relevant Acts and Rules. After plinth level inspection the Secretary or the person authorized by him shall offer remarks on Appendix P submitted by the registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor and inform the same along with the observed deviation or objection, if any, to the owner within 5 days from the receipt of such intimation. The following documents shall be submitted along with the intimation, namely:-

- i) Building plans indicating the plinth constructed at site in relation to the plot dimensions, area and setbacks, duly signed by the owner and registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor.
- ii) Signed photograph(s) with date showing construction up to plinth level at site.

(2) No further construction shall be continued without the submission of plinth level inspection report.

19F. Deemed completion of plinth level inspection.— In case the owner who submitted the intimation on plinth level inspection receives no communication from the Secretary within 7 days of such intimation, plinth level inspection shall be deemed to have been completed without any deviation having been noticed. It shall be the responsibility of the owner / Empanelled licensee / registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor to ensure that the building is constructed in accordance with the approved plan.

(11) In rule 25, in sub-rule 2,

in clause (1), for the words “Fire and Rescue Department”, the words “Department of Fire and Rescue Services” shall be substituted;

(12) In rule 28, in sub-rule (1),—



- a) In the twelfth proviso and thirteenth proviso, for the words “total built up area” the words “total floor area” shall be substituted;
- b) In sub-rule (2) and sub-rule (3), for the words “total built up area” the words “total floor area” shall be substituted;
- c) after the fourteenth proviso, the following proviso shall be inserted, namely:–

“Provided also that in the case of buildings intended for the storage of LPG cylinders designated as white category as per the norms of the Pollution Control Board, the access width shall not be less than 6 metres.”;

- (13) In rule 43, after sub-rule (2) the following sub-rules shall be inserted, namely:–

“(3) Provision for LPG piped gas system/ LPG articulate system shall be provided in all apartments with adequate safety measures.

(4) In the case of existing apartments, provision for LPG piped gas system/ LPG articulate system shall be provided within 3 years of the date of commencement of the Kerala Panchayat Building (Amendment) Rules, 2021.”;

(14) In rule 49, in sub-rule (1), in clause (i) for the words and figures “item (xi)”, the words and figures “item (xii)” shall be substituted;

(15) In rule 52, for the words “Social Welfare Department”, the words “Social Justice Department” shall be substituted;

- (16) In Rule 99, the following sub-rule shall be inserted, namely:–

“(7) For providing self certified building permit, a registered Architect/ Institution/ Building Designer/ Town Planner/ Engineer/ Supervisor shall empanel with the registering authority and shall submit an application in Appendix Q for empanelment. All empanelled licensees shall undergo training as specified by Government from time to time.



The fee for empanelment shall be the rates shown below:

Architect	: Rs 12000
Building Designer A	: Rs 12000
Building Designer B	: Rs 10000
Engineer A	: Rs 12000
Engineer B	: Rs 10000
Town Planner A	: Rs 12000
Town Planner B	: Rs 10000
Supervisor Senior	: Rs 8000
Supervisor A	: Rs 6000
Supervisor B	: Rs 4000"

Amendment of Appendixes.

(17) In Appendix A1,

- (1) In Sl. No. 9, for the letters, "KMBR" the letters and figures "KPBR 2019" shall be substituted;
- (2) in the table under Sl. No. 10, the following item shall be added as Sl. No. 13 namely:–

“connected load in kW for buildings coming under rule 2.1 and 2.2 of Kerala State Energy Conservation Building Code Rules 2017”



(18) After Appendix A1, the following appendices shall be inserted, namely:–

**“APPENDIX- A1A
(See rules 5(1)(c), 19A(2))
APPLICATION FOR APPROVAL OF THE BUILDING SITE AND FOR THE
PERMISSION TO EXECUTE THE WORK.**

..... Panchayat

1. Name in capital letters :
- | Applicant(s) | Owner(s) |
|--------------|----------|
| | |
2. Address:
- (i) Permanent address of the owner :
- (ii) To which communications are to be sent :
3. Nature of development/construction:
- (i) New construction
- (ii) Reconstruction
- (iii) Alteration /Addition/Extension
- (iv) Change in occupancy
4. Details of plot
- (i) Revenue Village :
- (ii) (a) Survey No.
- (b) Resurvey No
- (iii) Sub Division
- (iv) Taluk :
- (v) District :
- (vi) Extent in Sq.m :
- (vii) Nature of ownership :
- (viii) Number and date of deed/ Document :
- (ix) Registrar's Office :
- (x) Ward No. :
- (xi) Authorised number of the nearest building :
- (xii) Nearest Electric Post/Telecom Post number :
5. Whether the land, if any, contiguous to this plot of the owner shown in the site plan (Rule 6(4)(a)(i)) : Yes /No



- 6. Usage of surrounding plots in general
 - North :
 - East :
 - South :
 - West :
- 7 . Whether Government or Quasi Government :
- 8. Details of the Construction

(i) Details of Proposed Building(s)

Floors	Building no. 1				Building no. 2			
	Occupancy:				Occupancy :			
	Height of the building -m				Height of the building - m			
	Use	Built-up area (Sq.m.)	Area provided for parking inside the building (Sq.m.)	Floor area (Sq.m.)	Use	Built-up area (Sq.m.)	Area provided for parking inside the building (Sq.m.)	Floor area (Sq.m.)
Basement floor								
Ground floor								
Total								

Add separate sheet if required, duly signed by both the empaneled licensee and the Owner

(ii) Details of Existing Building(s)

Floors	Building no. 1				Building no. 2			
	Occupancy:				Occupancy :			
	Height of the building -m				Height of the building - m			
	Use	Built-up area (Sq.m.)	Area provided for parking inside the building (Sq.m.)	Floor area (Sq.m.)	Use	Built-up area (Sq.m.)	Area provided for parking inside the building (Sq.m.)	Floor area (Sq.m.)
Basement floor								



Ground floor								
Total								

Add separate sheet if required, duly signed by both the empaneled licensee and the Owner

(iii) Total Built-up Area :

(iv) Total Covered Area :

(v) Total parking area provided inside the building(s):

(vi) Total Floor Area :

(vii) Estimated cost of construction :

9. Basic KPBR Verification with respect to proposed plot

Sl. No.	Rule No.	Description	Required/permissible	Provided
1		Access width to the plot		
2		Coverage		
3		Floor Space Index		

10. Basic Kerala Panchayat Building Rule Verification w.r.t. proposed building(s)

(a) Building no. 1

Sl. No.	Rule No.	Description	Required/permissible	Provided
1		Access width to the building (in m)		
2		Minimum distance from the abutting road/access to other building(s) (in metre)		
3		No. of Four-wheeler parking		
4		Area of Two-wheeler parking		
5		No. of Parking for Differently abled		
6		No. of Parking for Visitors		
7		Loading/unloading space (in sq. metre)		
8		Set Backs (in metre)		
		Front		
		Side 1		
		Side 2		
		Rear		
9		Exit Width (in metre)		
10		No. of Stair case(s)		
11		No. of Fire Escape Stair case(s)		
12		Rainwater storage capacity (in litre)		



13		connected load in kW for buildings coming under rule 2.1 and 2.2 of KSECB rules 2017		

Add separate sheet if required, duly signed by both the licensee and the Owner

11. Provisions of Town Planning Schemes, if any, applicable to the construction

(i) Zoning

Sl. No.	Name of the TP Scheme	Stage (Sanctioned/ Published)	Zone	Permissibility of proposed construction as per the scheme

(ii) Road Widening

Sl. No.	Name of the TP Scheme	Stage (Sanctioned/ Published)	Existing Width of road (in m)	Proposed Width of road (in m)	Building Line (in m)	Set Back Required from Existing road boundary (in m)	Set back provided (in m)

12. Permissibility with respect to Kerala Conservation of Paddy Land and Wet and Act 2008 / KLU order 1967 :

- (i) Type of land as per BTR :
a) Type of land as per Data Bank :

13. Details of permit/approved plan already obtained.

14. Details of fee paid: Application fee Layout scrutiny fee

(i) Amount

(ii) No. and date of receipt

15. Details of documents, plans, certificate, etc. enclosed.



16. Details of NOC obtained.

Sl. No.	Required	Whether enclosed or not	Details of the NOC / Clearances

17. DECLARATION

I,.....hereby declare that the measurements, specifications and other details mentioned above are correct, complete and true to the best of my knowledge and belief and that I shall abide by the approved plan and the provisions in the Kerala Panchayat Raj Act ,1994 and Kerala Panchayat Building Rules ,2019 Rules in undertaking the construction.

Place: Signature of the owner with name
Date:

18. CERTIFICATE

Certified that the site plan is prepared after verification of ownership document and site and the measurements shown are found to be correct.

Signature:

Name:

Place: Reg. No. of Empanelled licensee:
Date: Address:

19. CERTIFICATE

Certified that the building plan is prepared in accordance with the provisions in the Kerala Panchayth Building Rules 2019, Kerala Panchayath Raj Act, 1994 and the provisions contained in the sanctioned Town Planning Schemes, if any.

Place: Signature:
Date: Name:
Reg. No. of Empanelled licensee:
Address:



20.

UNDERTAKING

I,.....hereby undertake that the building construction and/or land development will be carried on/ being carried on/ was carried on as per the approved plan and permit in accordance with the rules in force.

Place:

Signature:

Date:

Name:

Reg. No. of Empanelled licensee:

Address:



APPENDIX- A1B
(See rules 19A(2))
ACKNOWLEDGMENT RECEIPT

..... Panchayat
No..... Dated.....

Details of application

1. Application No. :
2. Name of owner :
3. Reg no. of Empanelled licensee:
4. Occupancy of the proposed construction:
5. Floor area of the proposed construction:
6. Date of receipt of application:

It is hereby acknowledged that the application for self certified building permit submitted by Sri/Smt.....has been received in this office on

Office seal

Name and Signature
Official Designation”



(19) After Appendix F2, the following appendix shall be inserted, namely:-

“APPENDIX F2A

[See rules 19C]

**OCCUPANCY CERTIFICATE OR USE CERTIFICATE FOR LOW RISK BUILDINGS
CONSTRUCTED BY OBTAINING SELF CERTIFIED BUILDING PERMIT**

..... Municipal Corporation /
Municipal Council / Town Panchayat

Reference: Completion report / Partial Completion report submitted by the owner (Name)
..... dated and the empanelled licensee (Name & Reg. No.)
..... dated

Certified that the construction or reconstruction or addition or alteration of building or
erection of work under the self certified building permit No.....
.....dated.....issued
to.....and supervised
by.....has been inspected by me and that
the work executed is in accordance with the permit and the building is now fit for occupation/ use.

Place:
Date:

Signature of the Secretary

Enclosure: Completion Plan (Seal)”



(20) After Appendix N, the following appendices shall be inserted namely:—

“ APPENDIX O

[See rule 19A(1), 19A(3)]

SELF-CERTIFIED BUILDING PERMIT

..... Panchayat

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

Ref:— Application dated.....from Sri./Smt.

This is the site approval and self-certified building permit for the construction/reconstruction/erection/re-erection/addition/alteration of building..... (specify the construction) in building No. or near the building No.....in Survey/Resurvey No..... Village.....Taluk.....District..... for..... (specify the occupancy) purpose subject to the conditions stated below:

(1) Adequate safety measures will be ensured for protection against damage to health, life, buildings and property of the workers and inhabitants around, during and after building construction. The owner and the developer shall be solely responsible for any such damages.

(2)

(3)

(4)

(a) Setbacks (m) (minimum & average)

Building 1 Front	Rear Side	Side - 1	Side 2
Building 2 Front	Rear Side	Side - 1	Side 2
Building 3 Front	Rear Side	Side - 1	Side 2

(b) Plot Area (sq m) :

(c) FSI :

Coverage :

(d) Details of proposed building(s):



Floors	Building no. 1				Building no. 2			
	Occupancy of the building -				Occupancy of the building -			
	Height of the building - m				Height of the building - m			
	Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	Carpet area (Sq.m.)	Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	Carpet area (Sq.m.)
Basement floor								
Ground floor								
Total								

Add separate sheet if required, duly signed by both the licensee and the Owner

(e) Date of commencement of Construction –

(f) Whether the proposed construction falls in any town planning Scheme/ plan

(g) Name and registration number of the empanelled licensee:

1. The measurements, specifications and other details mentioned above are correct, complete and true to the best of my knowledge and belief and I shall abide by the approved plan and the provisions in the Act and Rules in undertaking the construction.
2. The site plan is prepared after verification of ownership document and site and the measurements shown are found to be correct.
3. The plot and the proposed building conforms to the provisions of Coastal Zone Regulation notification and Kerala Conservation of Paddy and Wetland Act 2008 and its subsequent amendments.
4. The building plan is prepared in accordance with the provisions in the Kerala Panchayat Building Rules 2019, the Kerala Panchayat Raj Act 1994, the provisions contained in the sanctioned Town Planning Schemes, if any, and permission/NOC/concurrence, if any, required as per Rule 5(4) of the Kerala Panchayat Building Rules 2019.

Signature of the owner

Name :

Address:

Signature of the empanelled licensee

Name:

Reg. No.:



Date:

Address:

(Empanelled Architect, Building Designer,
Engineer, Town Planner, Supervisor)

Date:

Encl:

1. Building plans, documents and other details as per Rule 6.
2. NOCs/Clearances (specify if any):
3. Others (specify):

The Self certified building permit is valid only along with the duly signed acknowledgment receipt in Appendix A1B



Appendix P
(See rule 19D & 19E)

Plinth level Inspection Report

..... Panchayat

No. Dated.....

A. General Details

1. Application No.
2. Name and address of owner
3. Type/occupancy
4. Sy. No. village.....local body.....
5. Name of the officer conducting the site inspection
6. Date of inspection
7. Stage of construction at site

B. Plinth level inspection Details

Sl. No.	Item	Provided as per approved plan	Provided actually at site
1	Distance from road R23(2)		
2	Front set back		
3	Rear set back		
4	Side set back		
5	Plinth area		

8. Any other remarks

9. Number of photos enclosed -

Inspection is done in the presence of

I also assure and undertake that, I have signed in the plan and the construction made up to plinth level is structurally safe and is in accordance to the building rules and other relevant Act/Rules in force and is fit for continuing construction.



Encl: Building plans as specified in Rule 21 B

Signature

Name:

Reg No./Empanelled No.:

Address:

Date:

Verification Report

(This form has to be completed and submitted to the Secretary by the officer inspecting the site after his site inspection and verification regarding compliance of the structure up to plinth level with the approved plan)

I. Work of (Title of the project)..... at [Site address].....

II. Name of the present owner:

III. Description of the structure:

IV. Whether the construction up to plinth level is as per the approved plan Yes/no

V. Remarks

VI. Recommendation

Name and Signature

Official Designation

.....Panchayat



APPENDIX –Q**[See rule 99(7)]****Application for empanelment under the Kerala Panchayat Building Rules, 2019**

1. Name of registered Architect/ Building Designer/ Town Planner/Engineer/ Supervisor :
2. Permanent Address :
3. Address to which communications are to be sent :
4. Registration details
(Attested copies of document showing valid registration/recognition of Bachelor's degree course in Architecture from Council of Architecture or that in Civil Engineering from AICTE, COA registration as the case may be, should be enclosed)
6. References of previous licenses, if any :
7. Details of show cause notices received/ cancellation of licenses, etc if any :

DECLARATION

I,.....hereby declare that the details furnished above are correct, complete and true to the best of my knowledge and belief.

Signature:

Name:.....

Designation:.....

(Office seal)

Place:

Date:

By order of the Governor,

BISHWANATH SINHA,*Principal Secretary to Government.*

Explanatory Note

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

As per Kerala Panchayat Raj (Second Amendment) Ordinance, 2021 (Ordinance No. 33 of 2021) Government have introduced provision for issuing Acknowledgement certificate which shall be deemed to be permission to execute the work of the construction/reconstruction of low risk buildings. In accordance with the provisions of Kerala Panchayat Raj Act, 1994 (13 of 1994) as amended by the said ordinance, Government have decided to amend the Kerala Panchayat Building Rules, 2019. It is also decided to bring certain other amendment also in the Rules.

The notification is intended to achieve the above object.



"ഭരണഭാഷ- മാതൃഭാഷ"



കേരള സർക്കാർ

സംഗ്രഹം

തദ്ദേശ സ്വയം ഭരണ വകുപ്പ് - തദ്ദേശസ്വയംഭരണ സ്ഥാപനങ്ങളിൽ ഈടാക്കുന്ന കെട്ടിട നിർമ്മാണ പെർമിറ്റ് ഫീസ്/അപേക്ഷാ ഫീസ്/സ്കൂട്ടനി ഫീസ് എന്നിവയുടെ നിരക്ക് പരിഷ്കരിച്ച് ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

തദ്ദേശ സ്വയം ഭരണ (ആർഎ) വകുപ്പ്

ഡ.ഉ.(കൈ) നം.85/2023/LSGD തീയതി,തിരുവനന്തപുരം, 31-03-2023

ഉത്തരവ്

2019 ലെ കേരള പഞ്ചായത്ത്/ മുൻസിപ്പാലിറ്റി കെട്ടിട നിർമ്മാണ ചട്ടങ്ങളിൽ യഥാക്രമം ഷെഡ്യൂൾ-I, ഷെഡ്യൂൾ-II ഷെഡ്യൂൾ-III പ്രകാരം നിശ്ചയിച്ചിട്ടുള്ള അപേക്ഷാ ഫീസ് {Application Fee - ചട്ടം 5(1),15(6),70(4), 74(3),75(4),94 }, നിർമ്മാണ പെർമിറ്റ് ഫീസ് (Permit Fee - 9(4), 56(3), 70(7), 74(3), 75(4)}, ലേഔട്ട് അപ്രൂവലിനുള്ള സ്കൂട്ടനി ഫീസ് -ചട്ടം 5(6)(2) എന്നിവയുടെ നിരക്ക് കാലോചിതമായി പരിഷ്കരിക്കുന്നതിന് സർക്കാർ തീരുമാനിച്ചു.

2. മേൽ സാഹചര്യത്തിൽ, 2019 ലെ കേരള പഞ്ചായത്ത് /മുൻസിപ്പാലിറ്റി കെട്ടിട നിർമ്മാണ ചട്ടങ്ങൾ പ്രകാരം തദ്ദേശ സ്വയം ഭരണ സ്ഥാപനങ്ങളിൽ നിലവിൽ ഈടാക്കുന്ന അപേക്ഷാ ഫീസ്, പെർമിറ്റ് ഫീസ്, ലേഔട്ട് അപ്രൂവലിനുള്ള സ്കൂട്ടനി ഫീസ് എന്നിവയുടെ നിരക്ക് ചുവടെപ്പറയുന്ന പട്ടിക പ്രകാരം 10/04/2023 തീയതി പ്രാബല്യത്തിൽ പരിഷ്കരിച്ച് ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

അപേക്ഷാ ഫീസ് (KPBR/KMBR, 2019 SCHEDULE-I)

തദ്ദേശസ്ഥാപനം	100 SQ mt	101-300 SQ mt	300 SQ mt ന്
	വരെയുള്ള കെട്ടിടങ്ങൾ	വരെയുള്ള കെട്ടിടങ്ങൾ	മുകളിൽ ഉള്ള കെട്ടിടങ്ങൾ
ഗ്രാമ പഞ്ചായത്ത്	300 രൂപ	1000 രൂപ	3000 രൂപ
മുൻസിപ്പാലിറ്റി	300 രൂപ	1000 രൂപ	4000 രൂപ
കോർപ്പറേഷൻ	300 രൂപ	1000 രൂപ	5000 രൂപ

പെർമിറ്റ് ഫീസ് (KPBR/KMBR ,2019 SCHEDULE-II)

പഞ്ചായത്ത്	81-150/ m ²	151-300/ m ²	300 sq.mt നു മുകളിൽ

താമസം	50 രൂപ / m ²	100 രൂപ / m ²	150 രൂപ / m ²
വ്യവസായം (ഉല്പാദന മേഖല)	50 രൂപ / m ²	100 രൂപ / m ²	150 രൂപ / m ²
വാണിജ്യം	70 രൂപ / m ²	150 രൂപ / m ²	200 രൂപ / m ²
മറ്റുള്ളവ	50 രൂപ / m ²	100 രൂപ / m ²	150 രൂപ / m ²
മുൻസിപ്പാലിറ്റി	81-150/ m²	151-300/ m²	300sq.mt മുകളിൽ
താമസം	70 രൂപ /m ²	120 രൂപ /m ²	200 രൂപ /m ²
വ്യവസായം (ഉല്പാദന മേഖല)	70 രൂപ /m ²	120 രൂപ /m ²	200 രൂപ /m ²
വാണിജ്യം	90 രൂപ /m ²	150 രൂപ /m ²	250 രൂപ /m ²
മറ്റുള്ളവ	70 രൂപ /m ²	120 രൂപ /m ²	200 രൂപ /m ²
കോർപ്പറേഷൻ	81-150 / m²	151-300 / m²	300sq.mt മുകളിൽ
താമസം	100 രൂപ /m ²	150 രൂപ /m ²	200 രൂപ /m ²
വ്യവസായം (ഉല്പാദന മേഖല)	120 രൂപ /m ²	150 രൂപ /m ²	200 രൂപ /m ²
വാണിജ്യം	100 രൂപ /m ²	170 രൂപ /m ²	300 രൂപ /m ²
മറ്റുള്ളവ	100 രൂപ /m ²	150 രൂപ /m ²	200 രൂപ /m ²

ലേൔട്ട് അപ്രൂവലിനുള്ള സൂട്ടനി ഫീസ് (KPBR/KMBR,2019 SCHEDULE-III)

ക്രമനമ്പർ	കെട്ടിടത്തിന്റെ തരം	വർദ്ധിപ്പിക്കുന്ന നിരക്ക്
1	താമസ ആവശ്യത്തിനുള്ളവ	Rs. 3/sq mt
2	വ്യവസായം	Rs. 4/sq mt

3	വാണിജ്യം	Rs. 4/sq mt
4	മറ്റുള്ളവ	Rs. 3/sq mt

3. മേൽ വിവരിച്ച പ്രകാരം പരിഷ്കരിച്ച ഫീസ് നിരക്ക് ഉൾക്കൊള്ളിച്ച് കേരള പഞ്ചായത്ത്/മുനിസിപ്പാലിറ്റി കെട്ടിട നിർമ്മാണ ചട്ടങ്ങളിൽ ആവശ്യമായ ഭേദഗതി വരുത്തുന്നതാണ്.

(ഗവർണ്ണറുടെ ഉത്തരവിൻ പ്രകാരം)
ഡോ. ഷർമിള മേരി ജോസഫ്
പ്രിൻസിപ്പൽ സെക്രട്ടറി

- 1) പ്രിൻസിപ്പൽ ഡയറക്ടർ, തദ്ദേശ സ്വയം ഭരണ വകുപ്പ്, തിരുവനന്തപുരം.
- 2) ഡയറക്ടർ, തദ്ദേശ സ്വയം ഭരണ (റൂറൽ) വകുപ്പ്, തിരുവനന്തപുരം.
- 3) ഡയറക്ടർ, തദ്ദേശ സ്വയം ഭരണ (അർബൻ) വകുപ്പ്, തിരുവനന്തപുരം.
- 4) മുഖ്യ നഗരസൂത്രകൻ, തിരുവനന്തപുരം.
- 5) ചീഫ് ടൗൺ പ്ലാനർ (വിജിലൻസ്) , തിരുവനന്തപുരം.
- 6) എല്ലാ തദ്ദേശ സ്വയംഭരണ സ്ഥാപന സെക്രട്ടറിമാർക്കും (ബന്ധപ്പെട്ട ഡയറക്ടർ മുഖേന)
- 6) എല്ലാ ജില്ലാ (റൂറൽ / അർബൻ) ജോയിന്റ് ഡയറക്ടർമാർക്കും (ബന്ധപ്പെട്ട ഡയറക്ടർ മുഖേന)
- 7) എല്ലാ ജില്ലാ ടൗൺ പ്ലാനർക്കും (ചീഫ് ടൗൺ പ്ലാനർ മുഖേന)
- 8) എക്സിക്യൂട്ടീവ് ഡയറക്ടർ, ഇൻഫർമേഷൻ കേരള മിഷൻ , തിരുവനന്തപുരം.
- 9) ഇൻഫർമേഷൻ & പബ്ലിക് റിലേഷൻസ് വകുപ്പ് /വെബ് & ന്യൂ മീഡിയ (ഗവൺമെന്റ് വെബ്സൈറ്റിൽ പ്രസിദ്ധീകരിക്കുന്നതിനായി)
- 10) പ്രിൻസിപ്പൽ അക്കൗണ്ടന്റ് ജനറൽ (ഓഡിറ്റ്/ഓഡിറ്റ്1), കേരള ,
തിരുവനന്തപുരം.
- 11) ധനകാര്യ വകുപ്പ്
- 12) നിയമ വകുപ്പ്
- 13) എല്ലാ തദ്ദേശ സ്വയം ഭരണ വകുപ്പുകൾക്ക്
- 14) സ്റ്റോക്ക് ഫയൽ/ ഓഫീസ് കോപ്പി

ഉത്തരവിൻ പ്രകാരം
Signed by
Priya S A
Date: 31-03-2023 19:58:02

പകർപ്പ്