



കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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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 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 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:

- (i) Amount

Application fee

Layout scrutiny fee

- (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:
Date:

Signature of the owner with name

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.

Place:
Date:

Signature:
Name:

Reg. No. of Empanelled licensee:
Address:

19.

CERTIFICATE

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

Place:
Date:

Signature:
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:

Date:

Signature:

Name:

Reg. No. of Empanelled licensee:

Address:



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

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

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.

