



# കേരള ഗസറ്റ് KERALA GAZETTE

## അസാധാരണം EXTRAORDINARY

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### GOVERNMENT OF KERALA Local Self Government (RD) Department

#### NOTIFICATION

G. O. (P) No. 57/2020/LSGD.

*Dated, Thiruvananthapuram, 24th September, 2020.*

*8th Kanni, 1196*

*2nd Aswina, 1942.*

**S. R. O. No. 639/2020**

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 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, 2020.

(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 item (j), for the word “multiplexes”, the words “multiplex complexes” shall be substituted;

(b) in clause (l), for the figures and words “75 centimetres”, the figures and words “120 centimeters from the highest proposed ground level” shall be substituted;

(c) in clause (n) the words “swimming pools, ponds” shall be omitted;

(d) in item (q), for the words, figures and brackets “under sub-rule (5) of rule 3”, the words, figures and brackets “under sub-rule (6) of rule 3 of the Kerala Panchayat Building Rules, 2019” shall be substituted;

(e) for clause (ar), the following clause shall be substituted namely:—

“(ar) ‘floor space index (F.S.I.)’ means the quotient obtained by dividing the total floor area by the area of the plot (This word is synonymous with FAR).

$$\text{F.S.I} = \frac{\text{Total floor area}}{\text{Plot area}};$$

(f) after clause (aq), the following clause shall be inserted, namely:—

“(aqa) ‘total floor area’ means the built-up area of a building excluding the following, namely:—

- (i) Towers, turrets, domes etc. projecting above the terrace;
- (ii) Fifty per cent of the area in the case of verandahs and balconies with at least one of its sides open (other than parapets) to exterior or interior open spaces;
- (iii) Open platforms and terraces at ground floor and porches;
- (iv) Plinth offsets (if the offset does not exceed 5cm) and projection of columns;



- (v) Vertical sun breakers or box louvers, architectural bands, cornices etc.
- (vi) Area of loft, mandatory area used for parking of vehicles within a building, area of electrical room, pump rooms, gas banks, battery rooms for solar plants, room for air-conditioning plant, generator room, internal sanitary shafts, air conditioning ducts. However, area occupied by lift shall be included in any one floor.
- (g) after clause (br), the following clause shall be inserted, namely:—
- “(bra) ‘notified road’ means any road notified by the Corporation/ Municipality or Government;
- (h) in item (cc), after the words “Persons with disability” the words and symbols “/Differently-abled” shall be added;
- (i) after item (ch), the following shall be added, namely:—
- “(cha) ‘Podium’ means a horizontal projection (platform) extending beyond building on one or more sides up to a limit of sixteen meters from the average ground level.
- (j) in item (cv), the words “central line or” shall be omitted;

(2) In rule 3 (a) after clause (c) of sub-rule (4) the following clauses shall be inserted, namely:—

“(d) the Government shall grant additional FSI or any other incentive by way of relaxation in these rules as deem fit for programs, schemes and projects meant for slum improvement and redevelopment projects, affordable housing for weaker section and poor, market redevelopment and relocation, construction of public infrastructure like road, water supply, sewage and effluent treatment, waste management, open spaces and greening, conservation measures, climate change mitigation, renewable energy, municipal common civic infrastructure, public transport including multilevel parking structures, rainwater harvesting, disaster management etc.”

(e) in case of road widening and/or creation of any facility as prescribed in clause (d) above in accordance with any published / sanctioned District Town Planning Scheme or master plan, or under any programme of Government or local body, the FSI permissible for abutting plots shall be based on the size of the plot without deducting the area required for such road widening or creation of any public facility. The restrictions related to number of floors, coverage and height shall be waived in such case in order to avail the full FSI available on the original plot size.”

*Note:*—The entitlement for full FSI utilization shall be available only for those plots, part of which is acquired or reserved or surrendered for creation of public facilities.



(3) In rule 5,—

(a) in sub-rule (1), in clause (b), for the word “duplicate”, the word “triplicate” shall be substituted;

(b) in sub-rule (4), under the table,—

(i) in Sl.No.12 after the words “and subsequent amendments”, the words and figures “Provisions regarding the height of the building as specified in the National Building Code of India 2016 shall not apply to multiplex complexes” shall be added;

(ii) against Sl.No.13, under the heading Officer/authority after the words “Fire Station”, the words “for information” shall be inserted;

(iii) in the third proviso, after the words “relevant Acts”, the words “Rules” shall be added;

(iv) in the fourth proviso, the words “Provided that the provisions regarding the height of building as specified in the National Building Code of India 2016 shall not apply to multiplexes” shall be omitted;

(c) In sub-rule (5),—

(a) in clause (1), after the word, letter and symbol “Group H : Storage”, the word, letter and symbols “Group J: Multiplex Complex” shall be inserted;

(b) In clause (2), in the proviso, for the words “completion certificate”, the words “occupancy certificate” shall be substituted;

(4) In rule 8, after item (xi), the following items shall be inserted, namely:—

(xii) Livestock building for keeping not more than 20 cows, 50 goats and poultry farms for keeping not more than 1000 birds. For these constructions, 1.5 metre clear open space shall be provided all around the building/structure. Biogas plant or gober gas plant shall be provided for these constructions.

(xiii) Mechanical Parking Structures; For height of the structure up to 10 metres, it shall be provided with minimum 1 metre open space all around the structure. For height exceeding 10 metres, it shall be provided with minimum 1.5 metre open space all around the structure;

(xiv) Electric Vehicle battery charging stations”;



(5) In rule 13, Proviso shall be omitted;

(6) in rule 17, after sub-rule (19), the following sub-rule shall be added, namely:—

“(20) The owner shall engage a licensee as per these rules. If the owner wishes to change the licensee before obtaining occupancy certificate, it shall be intimated to the Secretary in writing. Otherwise, the licensee who had certified the plans submitted for obtaining permit shall be deemed as the licensee for the proposed construction.”

(7) in Rule 18, in sub-rule (7), for the words “issuing”, the words “furnishing” shall be substituted;

(8) in Rule 20,—

(a) in sub-rule (2), for the words, “signed by the Secretary”, the words “certified by the Secretary” shall be substituted;

(b) in sub-rule (3),—

(i) after the word, letter and figure “Appendix F2”, the words “along with a copy of the plans duly certified by the Secretary” shall be inserted;

(ii) in the first proviso, for the words, figure and brackets “sub-rule (5)” the words, figure and bracket “sub-rule (6)” shall be substituted;

(iii) after the first proviso the following proviso shall be inserted, namely:—

“Provided further that if any road widening project or public facilities project is taken up by any public agency after the building permit is issued and before the completion of the building as per the provisions of the Detailed Town Planning Scheme/Master plan or otherwise, the deficiency in setback due to the road widening shall not be treated as a violation of these rules and occupancy certificate shall be issued.”

(iv) after the words, deemed occupancy certificate, the following shall be added, namely:—

“such deemed occupancy certificate shall be accepted by all the public authorities as proof of completion of the building in compliance to these rules and the municipality shall accept building tax from such date of having the occupancy certificate deemed.”

(9) in rule 23, for the words, “Prohibition for constructions abutting public roads”, the words and symbols “Prohibition for constructions abutting public roads/streets” shall be substituted;



(10) In rule 25,—

(a) sub-rule (1) shall be substituted with the following, namely:—

“(1) All buildings existing or hereinafter proposed shall be classified, in one of the following occupancies, according to the use or character of occupancy, namely:—

Group A1	Residential
Group A2	Lodging Houses and special residential
Group B	Educational
Group C	Medical/Hospital
Group D	Assembly
Group E	Office
Group F	Mercantile/Commercial
Group G1	Industrial I
Group G2	Industrial II
Group H	Storage
Group I	Hazardous
Group J	Multiplex Complex

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(b) in sub-rule (2),—

(i) in clause (a), the word and symbol “, libraries” shall be omitted;

(ii) in clause (e), the proviso shall be omitted;

(iii) for the note under clause (g), the following note shall be substituted, namely;—

“*Note*:—Any building with not more than 200 sq.metres built up area accommodating the uses under Group C, D and E and with not more than 300 sq. metres built up area accommodating the uses under Group H shall be included in Group F”;

(iv) in the note under clause (h)—

(a) for the word and figures “30 birds”, the word and figures “1000 birds” shall be substituted;

(b) after the word, figure and symbol “6 animals,”, the words, figures and symbols “ 20 cows or 50 goats,” shall be added;



(c) for the words and figures “700 square meters” the words and figures “1000 square meters” shall be substituted.

- (v) in the note (2) under clause (i) for the words and figures “700 square metres” the words and figures “1000 square meters” shall be substituted;
- (vi) in clause (j), after the words “any building or part thereof” the words “exceeding 300 square metres of built up area” shall be added;
- (vii) in clause (l), for the words “habitable areas like hotels and service apartments”, the words “habitable areas like service apartments” shall be substituted;
- (viii) in clause (l), after the words and figures “shall not exceed 50 m” the words and figures “The height restriction of 30 meters for buildings for the same purpose under “Assembly Category” as specified in National Building Code of India, 2016 and subsequent amendments shall not be applicable for buildings under this occupancy group. The fire and Rescue norms/standards as decided by Fire and Rescue Department shall be applicable for the height beyond 30 meters” shall be inserted;

(11) In rule 26,—

(a) in sub-rule 4,—

- (i) after the words “as per the Table 4”, the following shall be added, namely:—

“and if the yards stipulated in Table 4 cannot be maintained laterally throughout due to the peculiar shape of the plot, yards as per Table 4A shall be provided for every building up to 10 metres in height”;

- (ii) for Table 4, the following table shall be substituted, namely:—



“TABLE 4

**YARDS FOR BUILDINGS UNDER DIFFERENT OCCUPANCIES**

Yards	Buildings in Group A1 & A2 of any built up area and Buildings in Group F with built up area not exceeding 200 sq. metres	Building in small plots under Group A1 and F (built up area not exceeding 200 sq. metres and plot area not exceeding 125 sq. metres)	Buildings in Group B, C & E of built up area exceeding 200 sq. metres		Group D			Group F built up area exceeding 200 sq. metres	Group G1		Group G2	Buildings in Group H of built up area exceeding 300 sq. metres	Group I	Group J
			200-500 sq metres	Above 500 sq.metres	200 – 500 sq.metres	500 – 800 sq.metres	Above800 sq.metres		built up area upto200 sq. metres	built up area exceeding 200 sq. metres				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
<b>Front (in metre)</b>	3	1.8	5	6	6	7.5	10.5	3	3	3	5	6	7.5	10.5
<b>Rear (in metre)</b>	1.5	1	2	2	2	3	3	1.5	2	3	5	3	7.5	5
<b>Sides (in metre)</b>	1	0.6	2	2	2	4	5	1	2	3	3	2	7.5	5



**TABLE 4A**  
**MINIMUM AND AVERAGE YARDS FOR BUILDINGS UNDER DIFFERENT OCCUPANCIES**

Yards	Buildings in Group A1 & A2 of any built up area and Buildings in Group F with built up area not exceeding 200 sq. metres	Building in small plots under Group A1 and F (built up area not exceeding 200 sq. metres and plot area not exceeding 125 sq. metres)	Buildings in Group B, C & E of built up area exceeding 200 sq. metres			Group D			Group F built up area exceeding 200 sq. metres	Group G1		Group G2	Buildings in Group H of built up area exceeding 300 sq. metres	Group I	Group J
			200-500 sq metres	Above 500 sq. metres	200 – 500 sq. metres	500 – 800 sq. metres	Above 800 sq. metres	built up area upto 200 sq. metres		built up area exceeding 200 sq. metres					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	
<b>Front Average (in metre)</b>	3	1.8	5	6	6	7.5	10.5	-	-	-	-	6	-	-	
<b>Front Minimum (in metre)</b>	1.8	1.2	3	4.5	4.5	5	6	-	-	-	-	4.5	-	-	
<b>Rear Average (in metre)</b>	1.5	1	2	3	2	3	3	-	-	-	-	3	-	-	



(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
<b>Rear Minimum (in metre)</b>	1	0.5	1.5	1.5	1.5	1.5	1.5	-	-	-	-	1.5	-	-
<b>Side Average (in metre)</b>	NA	NA	2	2	2	4	5	-	-	-	-	2	-	-
<b>Side Minimum (in metre)</b>	1	0.6	1.5	1.5	1.5	1.5	1.5	-	-	-	-	1.5	-	-



(iii) the first proviso the following proviso shall be substituted, namely:—

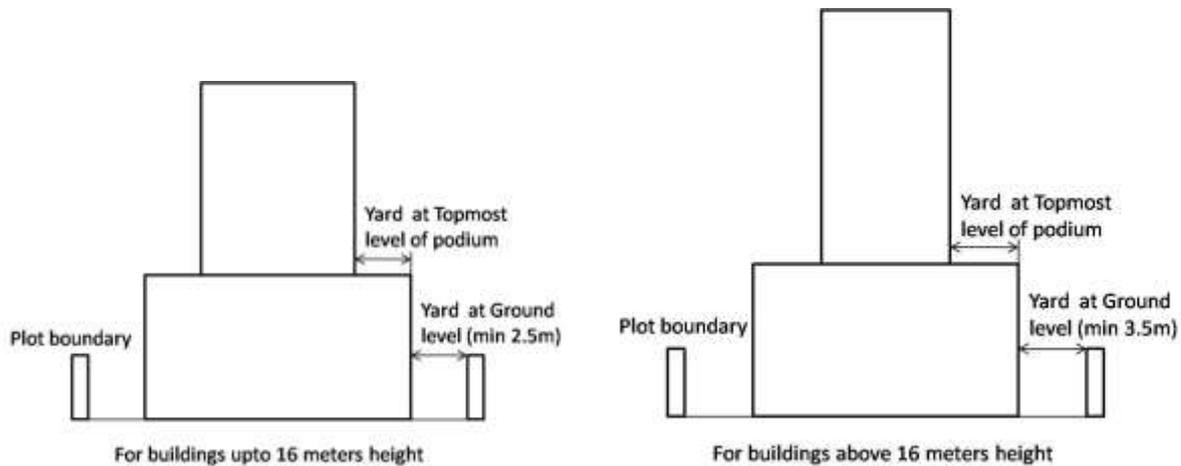
“Provided that for single family residential buildings in plots abutting un-notified road with width less than 6 metres, the front yard shall not be less than 2 meters.”;

“*Note*:—Average yard shall be calculated based on the area of the yard between the building and plot boundary.”;

(iv) in the second proviso after the word “in Table 4”, the words “ and 4A shall be added

(v) after the second proviso, the following proviso shall be inserted namely:—

“ Provided further that for buildings on podium, the minimum yards corresponding to the height of the building including podium can be given at two levels, i.e. one at the ground level and the other at the topmost level of the podium. For buildings upto 16 metres height, the height of podium shall be limited to 10 metres from ground level and in such cases, the minimum yards as per these rules for the height of podium shall be given at the ground level subject to a minimum of 2.5 metres. For buildings having more than 16 metres height, the height of podium shall be limited to 16 metres from ground level and in such cases, the minimum yards as per these rules for the height of podium shall be given at the ground level subject to a minimum of 3.5 metres.”



(ii) after the fourth proviso, the following note shall be added “*Note* – Average yard shall be calculated based on the area of the yard between the building and plot boundary”;

(iii) in fifth proviso, for the words “upto two floors” the words and figures “with height of building up to 7 metres above ground level” shall be substituted

(12) In rule 27,--

(a) in sub-rule (1), for the words and symbols



“ $F.S.I = \frac{\text{Total builtup area on all floors}}{\text{Plot area}}$ ” the words and symbols

“ $F.S.I = \frac{\text{Total floor area on all floors}}{\text{Plot area}}$ ” shall be substituted;

(b) in sub-rule (2),—

- (i) in Table 6, in Sl. No. 9 for the maximum permissible coverage of Industrial-II G2 occupancy, for the figure “40”, the figure “60” shall be substituted;
- (ii) in clause (vii), for the words “built-up area”, the words “floor area” shall be substituted;

(13) in rule 28,—

(a) in sub-rule (1),—

(i) for the words and figures “Table 7 and 8” the words, figures and symbols “Table 7, 8 and 8A” shall be substituted;

(ii) for Table 7 and 8, the following tables shall be substituted, namely:—

(iii) “**TABLE 7**

**ACCESS FOR GROUP A1 OCCUPANCY**

<i>Sl.No</i>	<i>Occupancy</i>	<i>Total floor area of buildings in sq. meters</i>	<i>Minimum width of access required in meters</i>
(1)	(2)	(3)	(4)
1(a)	Group A1 Occupancy with total floor area	Single unit upto 300:	No minimum
		Multiple unit upto 300:	1.20
		Above 300 upto 600	2.00
		Above 600 upto 1000	3.00
		Above 1000 upto 4000	3.60
		Above 4000 upto 8000	5.00
		Above 8000 upto 18000	6.00
		Above 18000 upto 24000	7.00
		Above 24000	10.00



**TABLE 8**  
**ACCESS FOR OCCUPANCY GROUPS A2,B,C,D,E,F**

<i>Sl. No.</i>	<i>Occupancy</i>	<i>Total floor area of buildings in sq. meters</i>	<i>Minimum width of access required in meters</i>
(1)	(2)	(3)	(4)
1	A2,B,C,D,E,F	Upto 300	1.20
		Above 300 - 1000	3.00
		Above 1000 - 1500	3.60
		Above 1500 – 6000	5.00
		Above 6000 - 12000	6.00
		Above 12000 - 18000	7.00
		Above 18000	8.00

**TABLE 8A**  
**ACCESS FOR OCCUPANCY GROUPS G1,G2,H,I,J**

<i>Sl.No</i>	<i>Occupancy</i>	<i>Total floor area of buildings in sq. meters</i>	<i>Minimum width of access required in meters</i>
(1)	(2)	(3)	(4)
1	G1,G2	Upto 300	3.00
		Above 300 - 1500	3.60
		Above 1500 - 6000	5.00
		Above 6000	6.00
2	H	Above 300	7.00
3	I		7.00
4	J		12.00

(iii) sixth proviso shall be omitted;

(iv) in the tenth proviso, for the words and figures “Table 7 and 8” the words, figures and symbols “Table 7, 8 and 8A” shall be substituted;



(14) In rule 29,—

(a) For the sub-rule (1) the following sub rule shall be substituted namely:—

“Dimension of each off-street parking space provided for parking motor cars shall not be less than 5.5 metres x 2.7 metres. The area requirements for each off-street parking space for parking two-wheelers shall be 3 sq.metres and 1.5 sq. metres respectively ”;

(b) for Sub-rule (3) , the following sub-rule shall be substituted, namely:—

“(3) Parking requirement is calculated based on total floor area”

(c) for Table 9 and 10 the following tables shall be substituted , namely:—

**“TABLE 9  
OFF-STREET PARKING SPACE FOR APARTMENTS/FLATS UNDER GROUP-A1**

Total floor area per Dwelling Unit	Off-street Parking Spaces at the rate of
Upto 75 sq. metres	1 for every 3 dwelling units
Above 75 sq. metres upto 185 sq. metres	1 for every dwelling unit
Above 185 sq. metres upto 300 sq. metres	1.5 for every dwelling unit
Above 300 sq. metres	2 for every dwelling unit

**TABLE10  
OFF-STREET PARKING SPACE FOR OCCUPANCIES OTHER THAN GROUP-A1**

Sl. No	Occupancy	One parking space for every or fraction of
(1)	(2)	(3)
1	Group A2-Lodging houses & special residential	90 sq. metres of floor area for total floor area upto 1200 sq. metres and at the rate of 60 sq. metres for the additional floor area in excess of 1200 sq. metres.
2	Group B-Educational (i) High Schools, Higher Secondary Schools, Junior Technical Schools, Industrial Training Institute etc. (ii) Higher educational institutions	(i) 300 sq.metres of total floor area. (ii) 120 sq.metres of total floor area
3	Group C- Medical/Hospital	90 sq.metres of total floor area



4	Group D- Assembly	20 sq.metres of total floor area Note:- (i) In the case of wedding halls and community halls, for calculating the floor area for the purpose of parking, the floor area of either the auditorium or the dining hall, whichever is higher, alone need be taken. (ii) In the case of library, for calculating the floor area for the purpose of parking, the area of the stacking space for books shall be excluded.
5	Group E- Office Building	90 sq. metres of floor area for total floor area upto 1200 sq. metres and at the rate of 60 sq. metres for the additional floor area in excess of 1200 sq. metres.
6	Group F- Mercantile/ Commercial building exceeding 90 sq. metres floor area	90 sq. metres of floor area for total floor area upto 1200 sq. metres and at the rate of 60 sq. metres for the additional floor area in excess of 1200 sq. metres.
7	Group G1- Industrial-I Building	240 sq. metres of total floor area
8	Group G2- Industrial– II Building	240 sq. metres of total floor area
9	Group H-Storage	240 sq. metres of total floor area
10	Group J Multiplex complex	50 sq. metres of total floor area.”

(iv) in second proviso, for the words, figures and symbols “120 sq. metres of built-up area” the words “100 sq. metres of total floor area” shall be substituted;

(c) in sub-rule (4),—

(i) in clause (ii), the following sentence shall be added at the end, namely:—

“ But in case of A1 occupancy, if the number of parking is not more than 75 and in other occupancy the parking is not more than 25 the width of ramp for driveway for two-way direction may not be provided.”;

(ii) (in clause (iii) for the words and figures “4.5 metres” the words and figure “4.0 metres” shall be substituted.

(iii) clause (vi) shall be omitted;



- (d) in sub-rule (7), for the words and symbols “built-up area”, the words “total floor area” shall be substituted;
- (e) after sub-rule (11) the following sub rule shall be inserted, namely:—

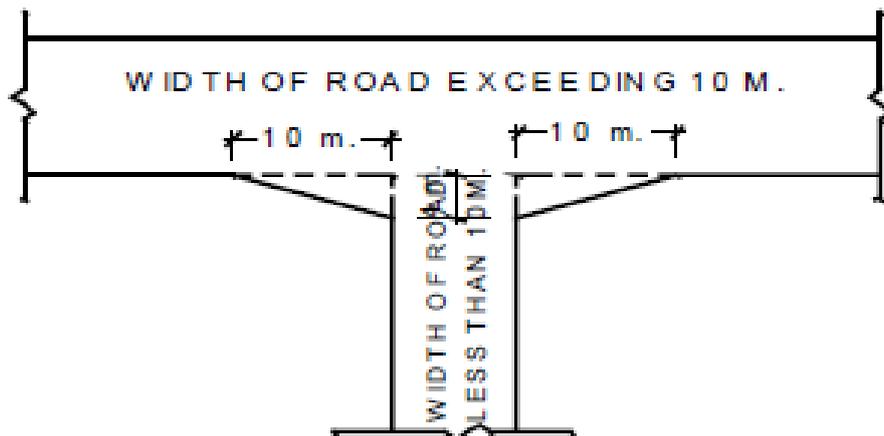
“(12) all buildings requiring parking shall have facility for charging electrical vehicles. The government shall notify the number of charging points to be provided in accordance with the size and occupancy of the building as required from time to time.”

- (15) In rule 31, in sub-rule (1),—

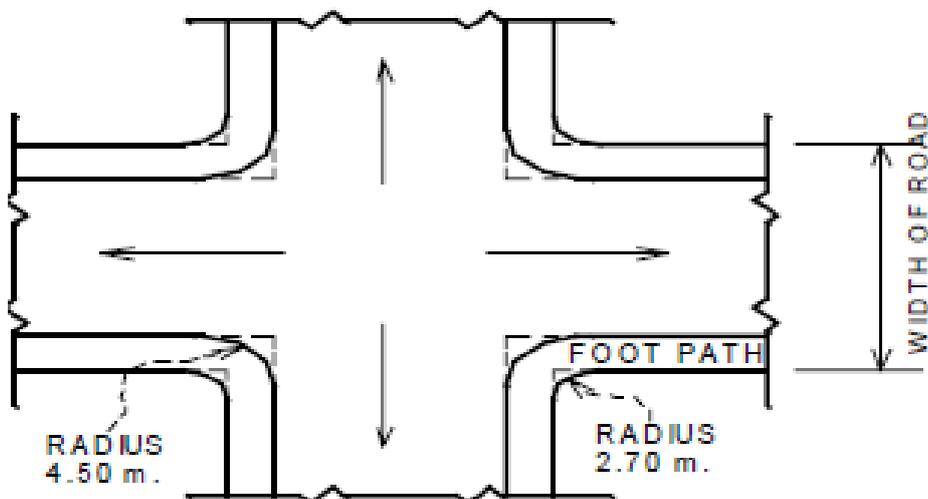
- (a) in clause (iii), in the first proviso, the following shall be added at the end, namely:—

“and in the case of cul-de-sacs not exceeding 75 metres, it is sufficient if the street (cul-de-sac) has not less than 3 metres width”;

- (b) in clause (viii) for the figure, the following figure shall be substituted, namely:—



**S P L A Y I N G   O F   R O A D   A T   J U N C T I O N S**



**R O U N D I N G   O F   C O R N E R S   A T   I N T E R S E C T I O N S**



(c) in clause (x), the following shall be added at the end, namely:—

“ In case of layout for subdivision of land, where the number of residential plots is less than 10 and plot area less than 0.5 hectare, approval from the Secretary is not required.

(16) in rule 34, in sub-rule (3), in clause (1), the following shall be added at the end, namely:—

“Area of parking given inside the building can be deducted from the built-up area for calculating sanitation facilities.”;

(17) in rule 35,—

(a) in sub-rule (1), in clause (2) for the words “less than”, the words “greater than” shall be substituted;

(b) in sub-rule (2), in clause (6) for the word “balustrades”, the word “balusters” shall be substituted;

(18) In rule 43, in sub-rule (2),—

(a) for the words, figures and symbols “6% of the total built-up area”, the words, figures and symbols “6% of the total floor area” shall be substituted;

(b) for the words “shall be given in ground level”, the words “shall be given in ground level and may be provided” shall be substituted;

(19) In rule 44, in sub-rule (3), the words and symbol “toilets,” shall be omitted;

(20) In rule 45, in sub-rule (6), the words “and toilets” shall be omitted;

(21) In rule 54, in sub-rule (1), —

(a) for the letter and figure “5m”, the letter and figure “6m” shall be substituted;

(b) the words and symbol “, PWD roads” shall be omitted;

(22) In rule 61,—

(a) in sub-rule(1),—

(i) for the words and symbols “F.S.I permissible” wherever it occurs, the words and symbols “maximum F.S.I permissible” shall be substituted;

(ii) for the word, figures and brackets “rule 27(2)” , the words, figures and brackets “27(2) of the respective occupancy” shall be substituted ;

(23) in rule 67, the words and symbols “or cattle shed for keeping not more than six cattle and their calves or cage/aviary for keeping not more than twenty hens or ducks” shall be omitted;



(24) in rule 74, in sub-rule (1), for the letter and figures “1.8m”, the letter and figures “2.4m” shall be substituted;

(25) in rule 76,—in sub-rule(2), in clause (1) after the words “hazardous occupancy buildings”, the words figures and symbols, “storage occupancy buildings and single family residential buildings constructed in plots having area less than 5cents and/or having built-up area upto 300sq.metres” shall be inserted;

(26) in rule 77,—for the words “so as to generate 5% of the connected load” the words “covering a minimum of 50 % of the roof area” shall be substituted;

(27) in rule 78,—

in sub-rule (6), the words and symbols “for at least 1/5 of the design capacity” shall be omitted;

(28) In rule 79,—

(a) in sub-rule (4) the following shall be added at the end namely “for single family residential buildings, this distance shall be reduced to 30 centimeters”

(b) for sub-rule (6), the following sub-rule shall be substituted, namely:—

“Water Reuse for gardening etc.: All buildings under Group A1 (Residential apartments only) and A2 occupancy having total built-up area more than 2000 sq. metres and all buildings under B, C, D, E, F and J occupancies having total built-up area more than 5000 sq. meters and all buildings under G1, G2 and I occupancy where there is industrial effluent discharge shall incorporate in-situ liquid waste treatment plant and special provision for reusing treated waste water generated out of the use of water.”;

(c) sub-rule (7) shall be omitted;

(29) after rule 79, the following rule shall be inserted namely:—

“79A *Management of Construction and Demolition Waste*—(1) Every permit holder for construction of a building, and for demolition of an existing building or concrete structure shall be responsible for safe disposal of waste generated during the process of such construction and demolition in accordance with the Construction and Demolition Waste Management Rules, 2016.

(2) The Government shall from time to time fix the Waste disposal charges for municipalities or a group of municipalities payable by applicants at the time of submitting applications seeking permits. It shall be competent for Government to fix differential charges depending on load and distance factor.

(3) The Government shall in consideration of the provisions of the said Rules by notification provide for mechanisms for transportation, utilization, processing and



downstream uses of the finished and intermediary products for construction and other purposes including their mandatory usage in specific types of infrastructure.

(4) Municipalities shall establish or cause to establish waste processing facilities for such wastes on Public Private Partnership mode or outsourced model or lease franchise model or on any structure utilizing the funds accrued from the charges and other receipts with them including plan fund.

(5) The Government shall provide technical and financial support to Municipalities for the above purposes”.

(30) In rule 80, for the figure “4”, the figure “5” shall be substituted;

(31) In rule 81, in sub-rule (2), in clause (i), for the words, figures and symbols “1.50 metres”, the words, figures and symbols “1.20 metres” shall be substituted;

(32) In rule 90, in sub-rule (3), the following shall be inserted at the beginning, namely:—

“Where the owner or the person for whom the work is done fails to show cause to the satisfaction of the Secretary, the Secretary may confirm the order or modify the same to such extent as he may think fit to make, and such order shall then be binding on the owner or the person for whom the work is done and on the failure to comply with the order, the Secretary may himself cause the building or part thereof demolished or the well dismantled, as the case may be, and the expenses thereof shall be recoverable from the owner or such person.”;

(33) In Appendix E1, E2, E3, E4 for the word “certificate” the word “report” shall be substituted;

(34) In these rules, for the words “completion certificate”, wherever it occurs the words “completion report” shall be substituted;

(35) In these rules, for the word, “The Kerala Urban Arts Commission” the words, “The Art and Heritage Commission” shall be substituted;

(36) In the Appendices—

(i) For ‘Appendix A1’, the following Appendix shall be substituted, namely:—



**APPENDIX- A1**

[See rules 5(1)(b), 75(1), 87(1) and 93(1)]

**APPLICATION FOR PERMIT/REGULARISATION**

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

1. Name in capital letters :
  
2. Address:
  - (i) Permanent address of the owner :
  - (ii) To which communications are to be sent :
  
3. Nature of development/construction:
  - (i) Division of plot :
  - (ii) New construction :
  - (iii) Reconstruction :
  - (iv) Alteration/Addition/Extension
  - (v) Digging of well
  - (vi) Change in occupancy
  - (vii) Demolition
  - (viii) Roof changing
  
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 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 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 KMBR Verification w.r.t. proposed plot

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





## (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:

(k) Type of land as per BTR :

(iv) Type of land as per Data Bank :

13. If the application is for regularisation,

(i) Whether construction completed or not :

(ii) If not completed, the stage of construction :

14. Details of permit/approved plan already obtained.

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

(i) Amount

(ii) No. and date of receipt

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

17. Details of NOC obtained.

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



18. 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.

Place: Signature of the applicant with name

Date:

19. 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)



20.

## CERTIFICATE

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

Place:

Signature:

Date:

Name:

Reg.No.:

Address:

(Registered Institution/Architect/ Engineer/

Town Planner/Supervisor)

21.

## 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.:

Address:

(Registered Institution/

Architect/Engineer/Town Planner/

Supervisor)



- i. For “Appendix A4”, the following “APPENDIX” shall be substituted namely:-

**Appendix-A4**

[See rule 5(6)(2)]

**APPLICATION FOR LAYOUT APPROVAL AND USAGE OF PLOT/CONCURRENCE**

.....District

1. Name in capital letters :

2. Address:

(i) Permanent address of the owner :

(ii) To which communications are to be sent :

3. Nature of development/construction:

(i) Division of plot :

(ii) New construction :

(iii) Reconstruction :

(iv) Alteration /Addition/Extension :

(v) Change in occupancy :

4. Details of plot

(i) Name of Local Self Government Institution :

(ii) Revenue Village :

(iii) (a) Survey No. :

(b) Resurvey No. :

(iv) Sub Division :

(v) Taluk :

(vi) District :

(vii) Extent is Sq.m :

(viii) Nature of ownership :

(ix) Ward No. :



(x) Authorised number of the nearest building :

(xi) 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 proposed 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 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 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 KMBR Verification w.r.t. proposed plot

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



## 10. Basic KMBR Verification w.r.t. proposed building(s)

## (a) Building no. 1

Sl. No.	Rule No.	Description	Required/Permissible	Provided
1		Access to the building (in metre)		
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. m)		
8		Set Backs (in m)		
		Front		
		Side 1		
		Side 2		
		Rear		
9		Exit Width (in m)		
10		No. of Stair case(s)		
11		No. of Fire Escape Stair case(s)		
12		Rainwater storage capacity (in litre)		

*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 metre)	Proposed Width of road(in metre)	Building Line(in metre)	Set Back Required from Existing road boundary(in metre)	Set back provided (in metre)

12. If the application is for regularisation,

(i) Whether construction completed or not :

(ii) If not completed, the stage of construction :

13. Details of permit/layout approval 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 / Clearances obtained.

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

17. Whether application for permit /regularisation is submitted to the Local Self Government Institution: Yes/No

If Yes, file no. of the application in the Local Self Government Institution :

18. 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.

Place: Signature of the applicant with name

Date:



## 19. 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)

## 20. CERTIFICATE

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

Place: Signature:  
 Date: Name:  
 Reg.No.:  
 Address:  
 (Registered Institution/Architect/ Engineer/  
 Town Planner/Supervisor)

## 21. 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.:  
 Address:  
 (Registered Institution/ Architect/Engineer/Town  
 Planner/Supervisor)



(iii) For “APPENDIX B2”, the following “APPENDIX” shall be substituted, namely:—

**APPENDIX B2**

[See rule 6(17)&9(4)]

**SITE APPROVAL AND BUILDING PERMIT**

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

No. ....

Dated.....

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

Site approval and permission is granted for the erection/re-erection/addition/alteration of building/ hut/ digging of well/.....(specify the construction) in building No. ....or near the building No. ....in Survey/ Re-survey No. .... Village..... Taluk.....District..... for.....(specify the occupancy) purpose subject to the conditions stated below:

(1) Adequate safety measures shall 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) Set backs (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

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								

*Signature and name of Secretary.*

(Seal)



(iv) For “APPENDIX C”, the following APPENNDIX shall be substituted, namely—

**APPENDIX C**

[See rule 10 (7)]

**Concurrence/Usage of Plot**

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

Name of the Local Self Government Institution:

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

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

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

- (i) .....
- (ii) .....
- (iii) .....
- (iv) .....

(1) Built-up area and Floor area of the building are as follows:—

<b>Floor</b>	<b>Built-up area (sq.m.)</b>	<b>Floor area (sq.m.)</b>
Basement Floor		
Ground Floor		
First Floor		
.....		
.....		
<b>Total</b>		

(2) FSI Coverage

(3) Access width (m)

Place:

*Signature and name of Secretary.*

Date:

(Seal)



(v) For “APPENDIX G1”, the following “APPENDIX” shall be substituted, namely :—

**APPENDIX G1**

**[See rule 95 (3)]**

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

**Abstract**

**BUILDING CONSTRUCTION/LAND DEVELOPMENT WITHOUT PERMISSION OR  
DEVIATION FROM APPROVED PLAN-REGULARISATION GRANTED—ORDERS  
ISSUED**

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

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

**ORDER**

WHEREAS the application submitted by Sri/Smt. ....  
for regularisation of a construction or reconstruction or alteration or addition of  
..... (specify the use)building/hut/shed/wall/erection of telecommunication  
tower or pole structure/ digging of well/ conversion of roof/conversion or erection of shutter or  
door/ land development/ any other work (.....specify) commenced/being  
carried on / completed in the land comprised in Sy. No/Resurvey No. ....  
Village..... Taluk..... District  
.....in the building bearing No.....  
/near the building bearing No..... has been duly considered by me and decision  
to regularise the same has been communicated in letter No. ....  
dated.....

AND WHEREAS the said Sri/Smt.....has remitted  
Rs. ....as compounding fee .....vide  
receipt No. .... dated.....and has  
complied with the directions/conditions stipulated in the letter  
dated.....



NOW, THEREFORE, in exercise of the powers conferred by Section 406 of the Kerala Municipality Act 1994, I ..... (name), Secretary of the .....Municipal Corporation/Municipal Council/Town Panchayat hereby order that the said person has been absolved from the liabilities in respect of the construction or reconstruction or alteration or addition of ..... (specify the use) building/hut/ shed/wall/erection of telecommunication tower or pole structure/ digging of well/ conversion of roof/conversion or erection of shutter or door/land development / any other work (.....specify)and that the construction or reconstruction or alteration or addition of ..... (specify the use) building/hut/shed/wall/erection of telecommunication tower or pole structure/digging of well / conversion of roof / conversion or erection of shutter or door/ land development/any other work (.....specify)has been regularised.

Built-up area and Floor area of the regularized part of the building are as follows:—

<b>Floor</b>	<b>Built-up area (sq.m.)</b>	<b>Floor area (sq.m.)</b>
Basement Floor		
Ground Floor		
First Floor		
.....		
.....		
<b>Total</b>		

(Continuation of the work, if any, as per the drawings submitted shall be subject to permit No. .... dated ..... being issued herewith.) *(strike off if not applicable)*

Plans and details of the construction regularised are appended with this order.

*Signature of Secretary.*

(Seal)



(vi) For “APPENDIX G2” the following “APPENDIX” shall be substituted namely:—

**APPENDIX G2**

[See rule 95 (3)]

**REGISTER FOR REGULARISED CONSTRUCTIONS**

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

Sl. No.	Name and address of applicant/ owner	Date of application with date of receipt	Details of amount etc. of application fee paid	Details of total built-up area of building existing/ regularised	Details of total floor area of building existing/ regularised	Area of land survey No./ Re-survey No. Village, Taluk, etc.	Date and No. of intimation permitting regularization with date of despatch	Amount, date etc, of regularization fee paid	Details of regularization order issued	Remarks
1	2	3	4	5	6	7	8	9	10	11

(vii) In Appendix E3, E4, F1 and F2 , the words and symbols “Enclosure: Completion Plan” shall be added at the end;

(viii) In Appendix H2,—

(i) In Appendix-H2, in the qualifications for Engineer B the following shall be added at the end, namely.—

“(ii) Any person having 3 years of experience as Supervisor Senior”;

(ii) in the functions for the category Supervisor Senior, the words and symbols “(iii) To prepare and sign layout plans upto one hectare” shall be added;

(iii) in the functions for the category Supervisor A, the words and symbols “(iii) To prepare and sign layout plans up to one hectare” shall be added;

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 notification issued under 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, the Government have framed the Kerala Municipality Building Rules, 2019, for carrying out the purposes of the Kerala Municipality Act, 1994 (20 of 1994) by superseding the notification issued under G.O. (Ms.) No.188/99/LSGD dated, 1st October 1999 and published as S.R.O No. 777/99 in the Kerala Gazette Extraordinary No.1786 dated 1st October, 1999. Now the Government have decided to make suitable amendments to the said rules.

The notification is intended to achieve the above object.

