



കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O. (P) No. 54/2025/LSGD.

Dated, Thiruvananthapuram, 29th October, 2025

S. R. O. No. 1241/2025

12th Thulam, 1201

7th Karthika, 1947.

In exercise of the powers conferred by sections 235A, 235B, 235F, 235P, 235W read with section 254 of the Kerala Panchayat Raj Act, 1994 (13 of 1994) and in supersession of the Kerala Panchayat Building (Amendment) Rules, 2025 issued under G.O. (P) No.15/2025/LSGD dated 19th



March, 2025 and published as S. R. O. No. 298/2025 in Kerala Gazette Extraordinary No. 1071 dated 19th March 2025, the Government of Kerala hereby make the following rules further to amend the Kerala Panchayat Building Rules, 2019 in pursuance of notification issued under 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, 2025.

(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) clause (c) shall be omitted.

(b) for clause (i) the following shall be substituted, namely: -

“ ‘approved plan’ means the set of drawings and statements submitted under these rules for obtaining development permit or building permit and duly approved by the Secretary. It also includes self-certified building permit along with the Acknowledgement Certificate of the Secretary.”

(c) for clause (l), the following shall be substituted, namely:-

“(l) ‘Basement floor’ means any lower storey of a building partially or fully below the lowest contiguous proposed ground level other than the level formed by ramps on grade/ steps on grade, provided that the part of such storey above ground level shall not exceed 120 centimetres from the highest proposed ground level. This word is synonymous with ‘cellar’.”

(d) for clause (p), the following shall be substituted, namely:-

"(p) ‘Built-up area’ means the total area occupied by all covered space (s) at all levels of the building, including mezzanine floors and penthouses at the terrace. It shall also include the area occupied by all covered spaces (s) of recreational areas and vehicular ramps. The overall area of the spaces covered and uncovered under



the occupancy of 'Recreational Constructions' (Occupancy group D1) and galleries shall also be included in the built-up area.

The built-up area shall exclude the areas of voids and cut outs in floors, lift cut outs in floors, ducts, interior open spaces, plinth offsets (if the offset does not exceed 5cm), and projection of columns, vertical sun breakers or box louvers, architectural bands, cornices, etc.

The built-up area shall also exclude the unused area at yard level that is open on at least three sides and situated below any cantilevered projections of the upper floor(s)."

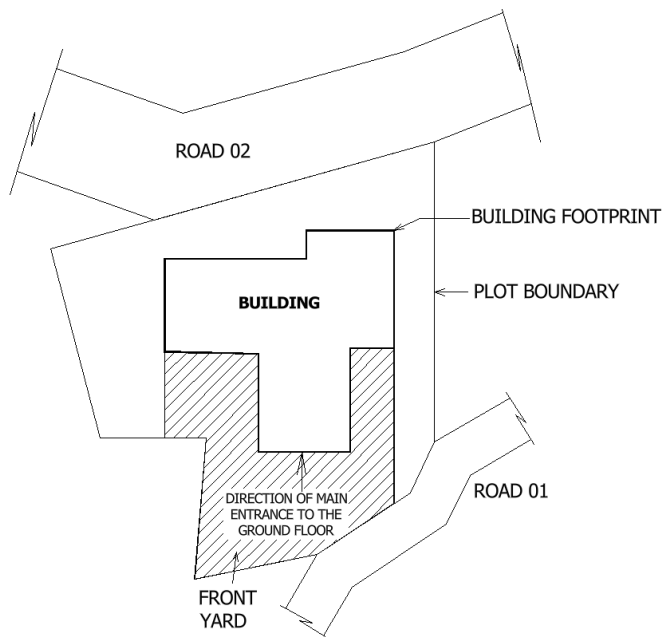
- (e) clause (v) shall be omitted.
- (f) in clause (aa) item (iii), the words "cantilevered car porch" shall be omitted.
- (g) for clause (ac) the following shall be substituted, namely:-
 "(ac) 'Cul-de-sac' means a street with a dead end, giving access to multiple plots".
- (h) after clause (ap), the following shall be inserted, namely:-
 "(apa) 'Flatted factory' means a multi-storeyed industrial building subdivided into smaller, separately occupied units, typically used for manufacturing, assembling, and storage purposes".
- (i) for clause (aq), the following shall be substituted, namely:-
 "(aq) 'total floor area' means the built-up area of a building, excluding the following:
 - (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) Area of loft, area used for parking of vehicles within a building, drive ways and loading cum unloading space within a building, area of electrical room, pump room, gas bank, battery room for solar plant, room for air-conditioning plant, generator room, internal sanitary shafts, air conditioning ducts;



(v) Area used exclusively for water tanks and sewage treatment plants inside the buildings."

(j) for clause (au) the following shall be substituted, namely:-

“ ‘Front yard’ means an open space extending laterally along the front side (main entrance side of the ground floor) of a building and forming part of the plot, between the farthest projection lines parallel to the direction of main entrance to the ground floor, drawn from the building footprint to the plot boundary.



Note: Where more than one entrance to a building are provided at the ground floor, the entrance giving access to the major portion of the ground floor shall be considered as the main entrance.”

(k) after clause (av), the following clause shall be inserted, namely:—

“(ava) ‘Game court’ means a structure having a playing surface on the ground, paved or unpaved, with surrounding fencing designed to be used for outdoor games.”

(l) for clause (bf), the following shall be substituted, namely:-

“ ‘height of building’ means the vertical distance measured from the average proposed ground level contiguous to the building;

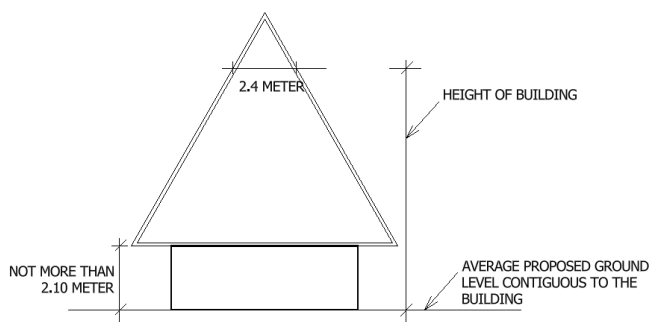


- (i) in the case of flat roofs, to the highest point of the flat roof;
- (ii) in the case of pitched roofs and gabled roofs, to the midpoint between the eaves level and the ridge;
- (iii) in the case of domed roofs, to the highest point of the dome;

provided that architectural features appurtenant roof structures like staircase tower, overhead tanks, air-conditioning plant rooms, lift rooms, cellular telecommunication equipments, tower structures, cabin for telecommunication towers or telecommunication pole structures, chimneys, rooftop helipad, open swimming pools, parapet walls and similar roof structures other than pent houses shall not be included in the height of the building.

Provided further that, in the case of buildings constructed on columns in sloping terrain, the height of the columns not exceeding 3.0 metres, functioning exclusively as a support structure for the lowermost floor of the building, the height of the column from the lowermost floor to the natural ground, need not be accounted while calculating the height of the building.

Provided also that, in the case of buildings having predominantly triangular front elevation, with a steeply sloping roof where the eave(s) extend either to the ground or to a height not exceeding 2.10 metres above the average proposed ground level contiguous to the structure, the height of the building shall be the vertical distance measured from the average proposed ground level contiguous to the building to the horizontal plain that cuts the roof such that the distance between the sloping surfaces of the roof is 2.40 metres.



Note:- for arriving at the average proposed ground level, the average of the lowest proposed ground level and the highest proposed ground level contiguous to the building shall be taken.”



(m) after clause (bha), the following clause shall be inserted,
namely:—

"(bhb) 'Incidental use' of a building refers to a secondary or minor use of a building that supports or is naturally related to its primary or main use, but is not the main function of the space."

(n) after clause (bk), the following clause shall be inserted, namely:—

"(bka) 'Internal Access' of a plot means the street, lane, road, or passage within the plot, providing access to different buildings in the plot."

(o) clause (bl) shall be omitted

(p) after clause (bl), the following clause shall be inserted, namely:—

"(bla) 'Lane' means a private or a public path, having a maximum width of 1.8 metres, giving access to more than one plot or building."

(q) clause (bma) shall be omitted.

(r) for clause (bna), the following shall be substituted, namely:-

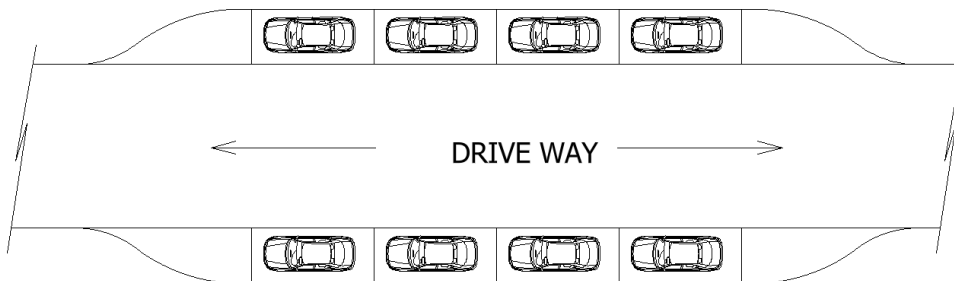
"(bna) 'low risk buildings' include, residential buildings under Group A1 occupancy with built up area of less than 300 square metres and limited to two storeys, excluding basement, hostel, orphanage, dormitory, old age home, seminary all under Group A2 occupancy having built up area less than 200 square metres, educational buildings under Group B occupancy having built up area less than 200 square metres, Group D occupancy buildings where persons congregate for religious and patriotic purposes having built up area less than 200 square metres, Group F occupancy buildings having built up area less than 250 square metres and limited to two stories including basement, Group G1 occupancy buildings which are included under the white category of the prevailing statutes of Kerala State Pollution Control Board, without any nuisance and not dangerous and having built up area less than 200 square metres. Multiple occupancy shall not be allowed in the same building under the low-risk category."

(s) after the clause (bna), the following clause shall be inserted, namely:-

"(bnb) Main street means a street/road, having width not less than the access width required for a building and plot as per these rules, through which the plot or other roads/streets leading to the plot can be accessed."



- (t) for clause (bo) the following shall be substituted, namely:-
 " 'Mechanised parking' includes parking and retrieval of vehicles, facilitating independent ingress and egress of vehicles, by mechanical means, without requiring driving out the other vehicle(s) parked. However, in the case of twin car parking units where one car is parked above the other using mechanical means, both cars parked shall be considered under the mechanised parking category."
- (u) after clause (bo), the following clause shall be inserted, namely:-
 "(boa) 'medium risk industrial buildings' include buildings in G1 category with built up area not more than 200 sq.m., which are included in green category of the prevailing statutes of the Kerala State Pollution Control Board."
- (v) after clause (bt), the following clause shall be inserted, namely:—
 "(bta) 'open to sky ramps/ steps/stairs/ bridges' means any structure such as ramps, steps, stairs, bridges etc., which are not covered by a roof or overhead structure or by other flights of the same ramp/ staircase of any material above".
- (w) in clause (bv), after item (iv), the following shall be inserted, namely:-
 "(v) Trust represented by its managing trustee;
 (vi) LLP firm represented by its designated partner;
 (vii) Registered company represented by its managing director."
- (x) after clause (bv), the following clause shall be inserted, namely:—
 "(bva) 'Parallel parking' is a method of parking a vehicle parallel to the driveway connected, in line with other parked vehicles.



..”.



(y) after clause (bx), the following clause shall be inserted, namely:—

“(bxa) ‘Parking plot’ means a plot intended for parking, that is vacant or may have any existing authorised structure(s), under the ownership of the same owner(s) of a plot intended for construction.”

(z) for clause (by), the following shall be substituted, namely:-

“(by) ‘Parking space’ means an area enclosed or unenclosed, sufficient in size to park vehicles, including the space for ingress and egress of the passengers to the car and building, connected with a driveway leading to a street, and permitting independent ingress and egress of vehicles”.

(aa) for clause (cf), the following shall be substituted, namely:-

“(cf) ‘plot’ means a parcel or piece of land enclosed by definite boundaries as described in the document(s)/ digital record notified under section 13 of the Kerala Survey and Boundaries Act, 1961, registered joint venture agreement if applicable, in support of ownership of the land where in the development of land or construction of building(s) or both is proposed and includes such pieces of land joined together for the purpose of development of land or construction of buildings or both.”

(ab) for clause (cg), the following shall be substituted, namely:-

“(cg) ‘plot area’ means the total area of the land included in the plot as per the records of the revenue authorities as authenticated by a possession certificate, land tax receipt issued by the competent authority of the revenue department, or the actual area of the plot existing, whichever is less”.

(ac) for clause (cha), the following shall be substituted , namely:-

“(cha) ‘Podium’ means a horizontal projection (platform) extending beyond the building on one or more sides up to a maximum height of 16 metres from the average proposed ground level contiguous to the building. The total height of the building shall not be less than 16 metres.”

(ad) after clause (ci), the following clauses shall be inserted, namely:—

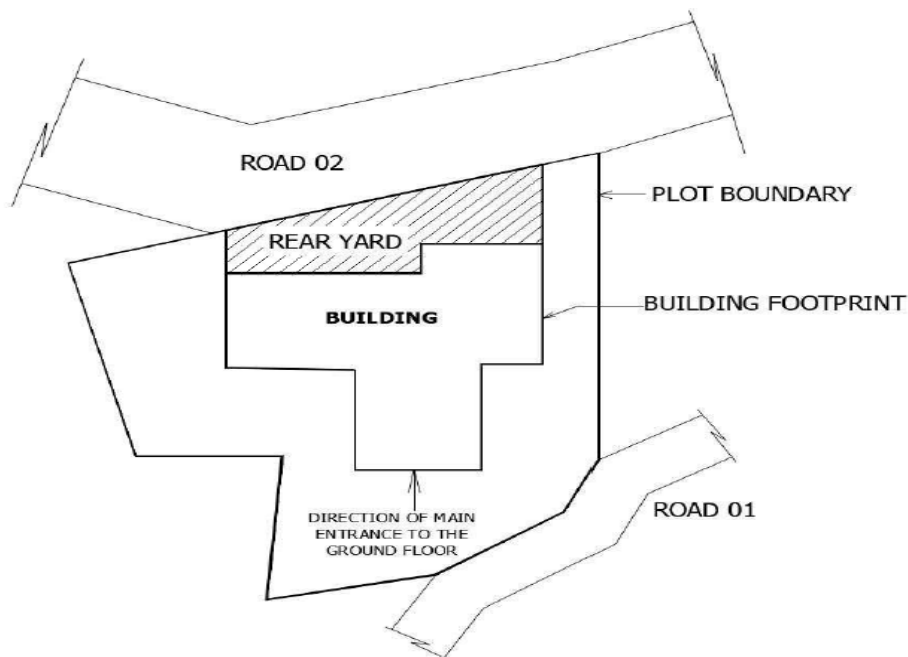


“(cia) ‘Ramps on grade, Steps on grade’ means ramps, steps that are constructed directly on the natural ground level or on the prepared ground surface (referred to as the "grade"). This type of construction shall not involve elevated supports, such as piers or stilts.” ;

"(cib) ‘Real Estate Project’ means ‘real estate project’ as defined in the Real Estate (Regulation and Development) Act,2016 as modified from time to time.”

(ae) for clause (cj), the following shall be substituted, namely:-

"(cj) ‘Rear yard’ means an open space extending laterally along the rear side of a building and forming part of the plot between the farthest projection lines drawn from the building footprint to the plot boundary on the rear side; any side yard can be interchanged with rear yard.” ;



(af) after clause (cj) so inserted, the following clause shall be inserted, namely:—



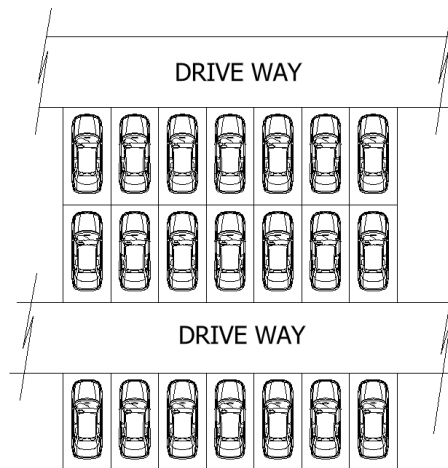
“(cja) ‘Recreational bridges’ means bridges designed primarily for leisure and recreational purposes, without any vehicular movements, serving as functional and aesthetic elements, often used as viewing platforms.”;

(ag) for clause (co), the following shall be substituted, namely:—

“(co) ‘road width’ shall be the minimum width of the road at any point and includes carriageway, footpath, service roads, flyovers, medians, roadside drains, street furniture, wayside plants/trees and the like. The minimum existing width of the road at any point, or the width of the road as specified in the respective asset register of the custodian of the road, whichever is higher, shall be considered for the purpose of this rule. ”;

(ah) after clause (cp), the following clause shall be inserted, namely:—

“(cpa) ‘row of parking’ is a series of parking spaces that are parallel to each other and provide access to a parking aisle or street. Parking rows can be single rows or can be back-to-back to provide access to different parking aisles.



”.



(ai) for clause (cq), the following shall be substituted, namely:-

“(cq) ‘Secretary’ means the Secretary of a Panchayat or an officer duly delegated by the Secretary under the section 184 of the Act, to discharge such functions based on this rule as delegated by an order in writing.”

(aj) in clause (csa),

- (i) the word “empanelled” shall be omitted;
- (ii) after the words “low risk buildings”, the words “and medium risk industrial buildings” shall be inserted.

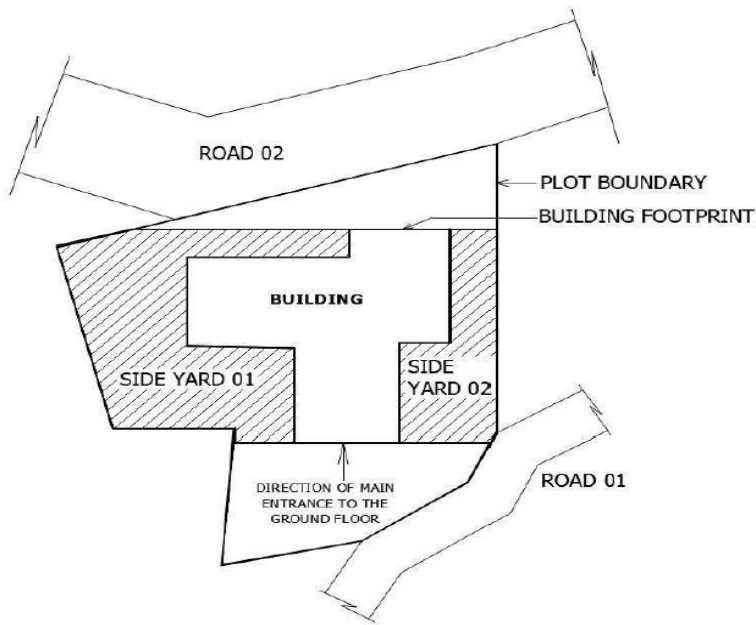
(ak) after clause (cx), the following clause shall be inserted, namely:—

“(cxa) ‘shed’ is a non-permanent structure made of materials such as metal sheets, fabric, wood, thatched, or plastic, designed for short-term use, typically easy to dismantle and relocate.”;

(al) for clause (cy) the following shall be substituted, namely:-

“(cy) ‘side yard’ means an open space extending laterally along the sides other than front and rear, of a building and forming part of the plot between the farthest projection lines drawn from the building footprint to the plot boundary on the sides; any side yard can be interchanged with rear yard.





”

(am) after clause (dk), the following clause shall be inserted, namely:—

“(dka) ‘turf’ means a plain surface on ground, with grass/artificial grass, with surrounding fencing designed to be used for outdoor games.”

(an) for clause (ds) the following shall be substituted, namely:—

“(ds) ‘width of street’ means the right of way of the street and includes carriageway, footpath, service roads, flyovers, medians, roadside drains, street furniture, wayside plants/trees, and the like. The minimum existing width of the street at any point of the street or the width of the street as specified in the respective asset register of the custodian of the street, whichever is higher, shall be considered for the purpose of this rule.”;

(ao) for clause (dt), the following shall be substituted, namely:—



“(dt) 'yard' means an open space at ground level between a building and the adjoining boundary lines of the plot, unoccupied and unobstructed except by structures such as compound walls, retaining walls and other structures specially permitted by these rules on the same plot with a building. All yard measurements shall be the minimum distance between the front, rear and side yard plot boundaries, as the case may be, and the nearest point of the building including enclosed porches.”;

(2) in rule 3, in sub-rule (1),-

(a) clause (d), the following shall be substituted, namely:—

“(d) where addition or extension is made to a building, these rules shall apply to the addition or extension only:

Provided that, for calculation of Floor Space Index, coverage, required off street parking area to be provided, width of access to the plot as well as minimum width of the street giving access to the plot from the main street, lift(s) and facilities for differently abled persons, the whole building existing to be retained and proposed shall be taken into account.

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

“(e) Where a group of buildings is to be put up within any plot belonging to the same owner or by different owners of adjoining lands jointly; for calculation of Floor Space Index, coverage, required off-street parking area to be provided, width of access to the plot as well as minimum width of the street giving access to the plot from the main street, all the buildings existing to be retained in the plot and proposed in the plot shall be taken into account.”

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

“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 and medium risk industrial building without obtaining an



Acknowledgement Certificate from the Secretary which shall be deemed to be a permit.”

(4) in rule 5, -

(a) in sub-rule (1), in clause (c),

(i) after the words “title deed” the words “or the registered lease agreement with validity of minimum 10 years or until the operation of the building ceases, whichever is higher” shall be inserted;

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

“Provided that, application for permit may be submitted by an authorised signatory of a registered company.”

(b) for sub- rule (2), the following shall be substituted, namely:-

“Applications shall be submitted through the online application processing e-filing system, if such system is in force in the Local Self Government Institution, in the manner prescribed therein by such system. The Secretary shall receive, process, and issue necessary orders on the application in the manner prescribed therein by such e-filing system.”

(c) for sub-rule (3), the following shall be substituted, namely:-

“In the case of any development or redevelopment of land and/or construction or reconstruction of a building or alteration or addition or extension or change in occupancy to a building, in plots owned by Central or State Government Department or by any Local Self Government Institution, the officer authorized shall, before commencement of the work, submit to the Secretary, through the online permit approval system applicable, a set of layout plan or plans of the proposed plot subdivisions and/or, a set of plans and other details as described in rule 6 of these rules, of the building(s) where construction or reconstruction or alteration or addition or extension or change in occupancy is proposed, as the case may be. The application shall be submitted in Appendix A6 along with ‘Self-certified building permit for Government Buildings’ in Appendix O1, and with the necessary required NOCs together with all other details duly verified and signed by the officer authorised and the Chief Architect/the Engineer-in-charge of the works. It shall be the responsibility of the officer authorised and the Chief Architect/the Engineer-in-charge to ensure that the application is in conformity with the provisions of these rules in all respects including



conformity to any Master Plan/Detailed Town Planning Scheme/Interim Development Order in force under the Kerala Town and Country Planning Act, 2016 (9 of 2016) prepared for the area. An ‘Acknowledgement certificate for Government Buildings’ in Appendix A1C shall be issued, which, along with the ‘self-certified permit for Government Buildings’ in Appendix O1, shall act as the permit for carrying out the works. In such cases, the application fee and permit fee, approvals from the Chief Town Planner or District Town Planner, as the case may be, as per these rules are not required. The officer authorised and the Chief Architect or the Engineer-in-charge for the works as per this clause shall ensure that no works are commenced or carried out or completed without obtaining the ‘Self-certified building permit for Government Buildings’ in Appendix O1 along with ‘Acknowledgement certificate for Government Buildings’ in Appendix A1C.”.

- (d) in sub- rule (4),
- (i) after the words, “submit along with the application for permit”, the words “as stipulated in TABLE A” shall be added;
- (ii) for the existing Table, the following Table shall be substituted, namely:-

“TABLE A
NOC/PERMISSION TO BE OBTAINED

Sl.no.	Location/ Use of the site and or building	Officer/ authority
1	As per prevailing notification of Defence establishment from time to time	Officer in charge of the Defence establishment
2	Proposed buildings within 30 m from Railway track boundary or Telecommunication towers within 100 m from the Railway track boundary	Railway Authority concerned
3	Proposed site/buildings in areas declared, identified or advised by the Art and Heritage Commission as possessing heritage value.	The Art and Heritage Commission
4	Proposed buildings within any Security Zone	District Collector
5	Proposed buildings/places for religious	Panchayat



	purpose or worship	
6	Proposed fuel filling stations	District Collector
7	Proposed crematoria or burning and burial grounds including cemetery and vaults	District Collector
8	Proposed site/buildings in any area notified by the Government of India as a coastal regulation zone under the Environment Protection Act, 1986 (Central Act 29 of 1986) and rules and notifications made there under.	Kerala Coastal Zone Management Authority (KCZMA)
9	Any activity as specified in the schedule to the Notification No. S.O. 1533(E) dated the 14 th September, 2006 and as amended from time to time, issued by the Ministry of Environment and Forests, Government of India	State Level Environment Impact Assessment Authority (SEIAA) / Ministry of Environment and Forests
10	As per prevailing statutes of the Kerala State Pollution Control Board.	Kerala State Pollution Control Board
11	Proposed traffic terminal stations like mobility hubs, bus stands or inter-state bus terminals	Chief Town Planner
12	<p>a. Any proposed building under Group A1,A2,B,C,E,F,G1, G2 and H occupancy exceeding 1000 square metres of built-up area or exceeding 15 m of height</p> <p>b. Any proposed building under Group D, I and J occupancy irrespective of the number of storeys.</p>	Director of Department of Fire and Rescue Services or an officer authorized by him in this regard to the effect that the construction of the building conforms to the fire and safety norms specified in part 4 Fire and Life Safety of National Building Code of India, 2016 and subsequent amendments.”[Provisions regarding the height of the



		building as specified in the National Building code of India 2016 shall not apply to multiplex complexes]”
13	Any proposed building under Group A1, A2, B, C, E, F, G1, G2 and H occupancy exceeding 300 sqm and below 1000 sqm of built-up area, as also in the case of buildings not exceeding 15 m height.	A self-declaration in the form in Appendix- L from the applicant along with a certificate from the architect/engineer, who had prepared the plan, to the effect that the construction of the building conforms to the fire and safety norms specified in part 4 Fire and Life Safety of National Building Code of India, 2016 and subsequent amendments. Also, a copy of the self-declaration form and certificate of the architect/ engineer shall be submitted to the nearest Fire Station for information.
14	Proposed buildings within 20km vicinity from Airport Reference Point (ARP) and/or as per the colour coded zoning map approved for each airport and/or all buildings having elevation more than 150m from ground level	Airport Authority of India (AAI)



15	Proposed single storeyed buildings below the Electrical line and if clearance not available as per rule 22 (5) Table 2 and for installation of transformers	Chief Electrical Inspector/ an Officer authorized by him in this regard.
16	Any activity within 300 metre distance from any protected monument/area notified by the Archaeological Survey of India	Archaeological Survey of India
17	As per prevailing statutes of Kerala State Archaeology Department	Kerala State Archaeology Department
18	Buildings of various occupancies as mentioned in Table 11 of these rules excluding buildings in plots owned by Central or State Government Department or by any Local Self Government Institution	District Town Planner/ Chief Town Planner concerned, if required
19	Proposed site/ building forms part of any Town Planning Scheme for the area, excluding buildings in plots owned by Central or State Government Department or by any Local Self Government Institution	District Town Planner/ Chief Town Planner concerned, if required
20	As per prevailing statutes of National Highway Authority	National Highway Authority
21	As per prevailing statutes of the Kerala Energy Conservation and Sustainable Building Code Rules (KECSBCR)	Building Energy Efficiency Experts firms/Building Energy Efficiency Experts / Empanelled Energy Auditors (Building)/ Certified Energy Auditor (Building)
22	Required permission/No Objection Certificate of any other departments/agencies	Department/agency concerned



- (iii) First proviso shall be omitted,
- (iv) Second proviso shall be omitted,
- (v) in Note (i), the words “all livestock and poultry farms under Group G1 or G2 occupancies, and” shall be omitted.
- (vi) Note (ii) shall be omitted.
- (e) sub-rule (5) shall be omitted;
- (f) in sub-rule (6),
 - (a) in clause (1), item(v) in sub-clause (b), the word “FAR”, shall be substituted with the word “FSI”;
 - (b) clause (4) shall be substituted with the following, namely:-

“(4) In case of the layout of building(s) and usage of plot approved by the District Town Planner or Chief Town Planner, a revised layout approval is not necessary for deviations having no change in occupancy of the building(s) and for an increase in occupancy-wise built-up area not exceeding 10% of the occupancy-wise built-up area as per the approved layout.”
- (5) in rule 6,
 - (a) in sub-rule (4), item (i) in clause (a) shall be substituted with the following, namely:-

“(i) boundaries of the plot intended for the proposed construction, and any contiguous plot belonging to the same owner and boundaries of the parking plot (if any), including the revenue details like survey/ Re Survey number with subdivision, block, village, taluk, extent, dimensions etc.”
 - (b) in sub-rule (7), after item (xi), the following shall be inserted, namely:-

“(xii) include floor plans of all floors, elevations and sections together with a statement on the area and floor-wise and use-wise built-up area, of all buildings existing in the plot and parking plot if any, including that of accessory buildings, if any”
- (6) in rule 8,
 - (a) item (x) shall be substituted with the following, namely:-



“(x) Changing the location of the proposed construction (s) or building(s) within the plot.”

(b) item (xiii) shall be omitted.

(c) for item (xiv), the following shall be substituted, namely:-

"(xiv) Livestock buildings/ farms having a total built-up area not more than 250 square metres for raising domesticated animals and not more than 100 square meters for raising domesticated birds. For these constructions, a 1.5metre clear open space shall be provided all around the building/structure. Waste management system in accordance with the methods specified in the Kerala Panchayat Raj (License to Livestock Farm)Rules,2012 shall be provided for these constructions."

(d) for item (xv), the following shall be substituted, namely:-

“(xv) Mechanical Parking Structures.”

(e) after item (xvii), the following item shall be inserted, namely:-

(xviii) “Pump houses, not more than 10 square metres of built-up area exclusively meant for agricultural activities.”

(7) in rule 9, sub-rule (2), the following proviso shall be inserted, namely:-

“Provided that for a permit application, if the bonafides of the ownership of the site, the site plan, drawings and specifications are electronically verified and accepted for compliance with these rules or bylaws made under the Act or any other law/ notifications applicable, physical site verification by the Secretary or the officer duly authorised by the Secretary is not mandatory before issuing the permit and shall be conducted during the plinth level inspection. The licensee and the owner(s) shall ensure and be responsible for the correctness of the details and compliance of the site with these rules or bylaws made under the Act or any other law/ notifications applicable.”

(8) for rule 15, the following shall be substituted,namely:-

“15. Extension and renewal of periods of permits.”-(1) A development permit or a building permit or an acknowledgement certificate/ Acknowledgement certificate for Government Buildings, which shall be



deemed to be a permit, issued under these rules, shall be valid for five years from the date of issue.

(2) The Secretary shall, on application submitted within the valid period of the permit, grant an extension once, for a further period of five years. In the case of an acknowledgement certificate, which shall be deemed to be permit the intention to extend the permit for another five years is to be intimated to the Secretary by a letter signed by the owner and the licensee or through the online application processing e-filing system, if such system is in force:

Provided that, in case the permit/ acknowledgement certificate/ acknowledgement certificate for Government buildings needs to be extended beyond the period of ten years, the applicant shall submit an application in writing to the District Level Committee and the committee may, after having satisfied with the genuineness of the application, recommend for extension of period of the permit once, with or without condition(s) as it deems fit for further period of five years. However, the total period of validity of the permit shall not exceed 15 years from the date of issue of the original permit.

(3) The fee for extension of the period of permits shall be 10% of the permit fee in force at the time of granting extension, excluding the fee for additional Floor Space Index:

Provided that, in case the period of permit is extended beyond a period of ten years from the date of issue of the original permit, the fee for extension of period of permit shall be the permit fee in force at the time of granting extension, excluding the fee for additional Floor Space Index.

(4) The Secretary shall grant renewal for a period of five years on application submitted after the expiry of the permit, subject to the condition that the total period of validity of the permit from the date of issue of the original permit shall not exceed ten years. In the case of acknowledgement certificate/ acknowledgement certificate for Government buildings, which shall be deemed to be a permit the intention to renew the same for another five years is to be intimated to the Secretary by a letter signed by the owner and the licensee or through the online application processing e-filing system, if such system is in force:



Provided that, in case the permit needs to be renewed beyond the period of ten years, the applicant shall submit an application in writing to the District Level Committee as specified in proviso to sub-rule 2 of 15, within three years from the date of expiry of the permit, and the Committee may, after having satisfied with the genuineness of the application, recommend for renewal of the permit once, with or without condition(s) as it deems fit, for further period of five years. However, the total period of validity of the permit shall not exceed 15 years from the date of issue of the original permit.

(5) The fee for renewal of period of permit shall be 50% of the permit fee in force at the time of granting renewal, excluding the fee for additional Floor Space Index:

Provided that, in case the period of permit is renewed beyond a period of ten years from the date of issue of original permit, the fee for renewal shall be twice the permit fee in force at the time of granting renewal, excluding the fee for additional Floor Space Index.

(6) The application for extension or renewal of a permit shall be submitted in white paper, either typed or written in ink, or through the online application processing e-filing system if such system is in force specifying the name and address of the applicant, the number and date of issue of the permit, the stage of development or construction, if already commenced, together with application fee as provided in Schedule I or through the online application processing e-filing system, if such system is in force.

(7) The applications submitted in white paper, either typed or written in ink, shall be affixed with necessary court fee stamp and shall contain the original of the permit and approved plan sought to be extended or renewed.

(8) The development work or construction work shall be commenced and completed within the valid period of the permit.

Note: - Non-commencement of any work within the period specified, if any, in a permit issued before the commencement of these rules shall not be considered as a ban for extension or renewal of permit.

(9) A development permit or a building permit issued under the Kerala Panchayat Building Rules, 2011 including that under the orders of Government granting



exemption from rule provisions, shall be extended or renewed, on proper application, on like terms and for like periods as a permit issued under these rules.

(10) In case the period of validity stipulated in the permit issued before the commencement of these rules is different from that stipulated in sub-rule (1), then the extension or renewal of the permit shall be granted in such a way that the total valid period of the permit shall not exceed ten years.

(11) The application for extension or renewal of a development permit or a building permit shall be signed and submitted by the owner of the permit or his legal heir to whom the site devolves or a legally authorized representative or submitted through the online application processing e-filing system, if such system is in force:

Provided that if the plot or a part of the plot concerned has been transferred, the application for extension or renewal of permit shall not be accepted and acted upon until the provisions of rule 19 has been fully complied with.

(12) The Government shall by notification, constitute the District Level Committee consisting of the following members ,namely:-

- (i) The District Town Planner - Convenor
- (ii) The Executive Engineer, Jilla Panchayat - Member
- (iii) The Secretary of the Local Self Government Institution concerned– Member
- (iv) Panchayat Engineer of the Local Self Government Institution concerned– Member.”

(9) for rule 16, the following shall be substituted, namely:-

“16. Suspension and Revocation of permit.-(1) The Secretary shall suspend or revoke any permit issued under these rules if it is satisfied that the applicant has violated any provisions of the Act or rules or any conditions stipulated in the permit or that the construction is carried out in deviation of the approved plan or Town Planning Scheme or that the permit was happened to be issued on misrepresentation of fact or law or that the construction, if carried on, will be a threat to life or property:

Provided that before revoking permit, the owner of the permit shall be given an opportunity to be heard and the same shall be duly considered by the Secretary:

Provided further that if the permit issued under these rules is revoked before the commencement of the building construction, then the additional fee for FSI remitted



by the applicant, if any, shall be refunded to the applicant on request and the permit issued shall be cancelled henceforth.

(2) If the applicant is not availing additional FSI and on submission of a valid declaration in writing that, additional FSI will not be further availed, the additional fee for FSI remitted by the applicant, if any, shall be refunded to the applicant after the expiry of the building permit/on issuance of Occupancy Certificate, and shall be recorded accordingly in the building permit and building permit register.”.

(10) in rule 17, sub-rule (19) shall be omitted.

(11) for rule 19, the following shall be substituted, namely:-

19. Transfer of plots to be intimated.-(1) Whenever a person holding development permit or building permit transfers the ownership of the property involved in the permit either fully or partly, such person or the transferee shall, give notice of such transfer to the Secretary within 60 days of the date of such transfer. In the case where the application for transfer of permit is submitted after 60 days of the date of transfer of ownership, a fine of Rs. 250 shall be paid along with the application.

Note: In the case of death of any person holding development permit or building permit, or in the case of transfer of ownership of a property involved in a permit by authority of a competent court order, the person who receives the ownership right over the property involved in the permit shall also be considered as transferee of the property.

(2) The transferee or the person who acquires ownership by inheritance or otherwise, as the case may be, shall be bound to produce documents proving the transfer of ownership before the Secretary.

(3) Every person who remains or becomes the owner of the property involved in the permit shall obtain permission from the Secretary in writing before commencing or continuing the work. The request for permission to commence or continue work shall be submitted in a white paper or through the online application processing e-filing system, if such system, is in force, along with documents regarding the ownership and possession certificate, and a fee of Rs 100.

(4) In the case where the plot is transferred as a whole and there is no change in the area of the plot involved in the approved permit, the Secretary shall, after verification of the ownership documents, issue permission in writing transferring the permit and allowing the



commencement or continuation of work, within 15 days from the date of receipt of the request.

(5) In the case where the transfer of a plot leads to a change in area of the plot based on the approved permit, where the transferred portion of the plot does not contain any proposed construction, a revised site plan, service plan, and parking plan incorporating the changes in the plot shall be submitted by the original owner along with the application. The Secretary shall approve the revised site plan, service plan and parking plan after ensuring that such change in plot area does not result in violation of any of the regulatory provisions of the rules or the Act or Master Plan, or Town Planning Scheme, or any applicable statute based on which the permit was originally issued.

(6) The permit is liable to be revoked as per the provisions of the rule 16, if the transferred portion of the plot contains any proposed constructions or if such transfer of plot violates any of the regulatory provisions of these rules or the Act or Master Plan or Town Planning Scheme or any applicable statute.

(12) in rule 19A,-

- (a) in sub-rule (1), after the words “low risk buildings”, the words “and medium risk industrial buildings” shall be inserted.
- (b) in sub-rule (2) for the word “Acknowledgment” the word “Acknowledgement” shall be substituted.
- (c) in sub-rule (3), the word “empanelled” shall be omitted
- (d) in sub-rule (5), for the word “receipt”, the word “certificate” shall be substituted.

(13) in rule 19B,-

- (a) the word “empanelled” wherever they occur shall be omitted.
- (b) in sub-rule (1), after the words “low risk buildings”, the words “and medium risk industrial buildings” shall be inserted.

(14) in rule 19D, the word “empanelled” wherever they occur shall be omitted.

(15) in rule 19F, the word “empanelled” shall be omitted.

(16) in rule 20,



(i) in sub-rule (1), after the first proviso, the following note shall be inserted, namely:-

“Note: In the case of Single/ Dual unit residential occupancy buildings under group A1 with built up area not exceeding 500 square metre, the occupancy certificate may be granted upon completion of the structural works of the building, external doors, minimum sanitation facilities and handrails for stairs if any.”

(ii) in sub-rule (3), for the first proviso, the following shall be substituted, namely:-

“Provided that, in case there is deficiency as per provisions of these Rules, in minimum width of mandatory open space/yard stipulated as per rule 26 of these rules, after completion of the construction, other than the distance stipulated as per rule 23 (section 220 (b) of the Kerala Panchayat Raj Act, 1994 (20 of 1994)) and sub-rule (6) of rule 81 of these rules, the Secretary may allow a tolerance up to 5% of the minimum mandatory open space/yard to be provided as per rule 26 of these rules or twenty five centimetres, whichever is less, for the building constructed.”

(iii) after sub-rule (5), the following shall be inserted, namely:-

“(6) After the completion of any construction or reconstruction or alteration or addition or extension or change in occupancy to a building in plots owned by the Central or State Government Department or by any Local Self Government Institutions occupancy certificate shall be issued by the Secretary in Form F2B.”

(17) for rule 21, the following shall be substituted, namely:-

21. Post Occupancy Audit.-(1) The Secretary or an officer authorised by the Secretary may carry out Post Occupancy Audit except for residential buildings upto two storey, commercial buildings upto 100 square metres, religious buildings and buildings under group G1, G2 and I occupancies, within two years after the issue of Occupancy Certificate and shall submit the report to the Government on violations observed if any.



(2) Post-Occupancy Audit(s) may be conducted at any time after two years from the issuance of the Occupancy Certificate and may be carried out multiple times if required by the authority.

(18) in rule 22,

(i) for sub-rule (3), the following shall be substituted, namely:-

“No land development or redevelopment shall be made or no building shall be constructed on a plot which is liable to be flooded or on a slope forming an angle of more than 45 degrees with horizontal or on soil unsuitable for percolation or on area shown as floodable area in any Master Plan/Detailed Town Planning Scheme/ Interim Development Order in force under the Kerala Town and Country Planning Act, 2016 (9 of 2016) and on any plot declared unsuitable for constructions, by any regulations specified by the concerned Disaster Management Authority.”

(ii) for sub-rule (5), the following shall be substituted, namely:-

“(5) No building or part of a building shall be constructed or reconstructed or no addition or alteration shall be made to any existing building in the intervening spaces between the building and any overhead electric supply line as described in the TABLE 2 below and as specified in the Indian Electricity Rules as amended from time to time:

Provided that single-storied buildings shall be allowed even if the above-mentioned clearance is not available, if the applicant produces a no-objection certificate from the Chief Electrical Inspector or an officer authorized by him, before the issue of the permit.



TABLE 2
CLEARANCE FROM OVERHEAD ELECTRIC LINES

Sl. No.	Type of Electric Supply Line	Minimum Horizontal Clearance in meters
(1)	(2)	(3)
1	Low and medium voltage lines up to and including 11,000 volts	1.20
2	High voltage lines exceeding 11,000 volts up to and including 33,000 volts	2.00
3	Extra high voltage lines above 33,000 volts	2.00 plus 0.30 meter per every additional 33,000 volts or part thereof

(19) in rule 23,

(i) for sub-rule (1), the following shall be substituted, namely:-

“(1) No person shall construct any building other than compound wall or fence or outdoor display structure or ramps on grade without roof or steps on grade without roof, within 3 metres from the boundaries of national highways, state highways, district roads, other roads notified by Panchayat, other un-notified roads with width 6 m and above:

Provided that ramps or bridges or steps or similar structures, all open to sky, with or without parapets or railings, having a maximum width of 5.0 meters or the required access width to the building, whichever is higher shall be permitted as access from the street to the building only in such cases where the level difference between the street and the plot does not permit natural access to the building. Cornice roof or weather shade, not exceeding 75 cms, and steps/ramps all open to sky and having a maximum projection of 1.20 metres, also shall be permitted to project from the building into such 3 metres. In no case, access to more than one floor other than through a ramp on grade/step on grade can be provided within this 3 metres:



Provided further that the underneath of such flight of steps or ramp shall not be enclosed or made usable; however, pillars may be permitted for its support.”.

(j) for sub-rule (2), the following shall be substituted, namely:-

“(2) The minimum distance between the boundaries of the street and building other than ramps on grade, steps on grade - both without roof, or a compound wall or fence or outdoor display structure shall be provided as in TABLE 3.

TABLE 3
DISTANCE BETWEEN PLOT BOUNDARY ABUTTING THE STREET AND BUILDING

National Highway, State Highway, District Roads, other roads notified under Section 220(b) of the Kerala Panchayat Raj Act 1994, other un- notified roads with width 6m and above	Other un-notified roads with width less than 6m
3 m	2 m

Provided that in the case of Cul –de –sac of whatever width but not exceeding 250 m total length or pedestrian lanes and streets up to average 3 m width or internal roads with streets of whatever width within or leading to any residential colony it shall be sufficient if the distance between the plot boundary abutting the street and building is 2 m for buildings up to 8 m height:

Provided further that in the case of lanes or streets not exceeding 75 m total length, leading to more than five individual plots after the applicant's plot, it shall be sufficient if the distance between the plot boundary abutting the lane and the building is 1.5 m for buildings up to 8 m height:

Provided also that in the case of lanes or streets not exceeding 75 m total length leading to not more than five individual plots after the applicant’s plot, it shall be sufficient if the distance between the plot boundary abutting the lane and the building is 1.0 m, with the written consent of the land owners of the plots after the applicant’s plot on either side of the lane, for buildings up to 8 m height:

Provided also that for residential buildings up to 8 m height and upto a total



built up area of 100 sq.m. in plot having an area not more than 81 sq meter abutting an unnotified road of width up to 3m, the distance between the plot boundary abutting the road and the building shall not be less than 1.0 m, provided that the land owner has no other land under his ownership.

Provided also that, in plots having an area of less than 5 cents, the construction of septic tank, leach pit, well, sump, and rainwater harvesting structures—entirely located below ground level—as part of any single / dual unit residential building may be permitted, subject to a minimum setback of 1.2 metre from any of the road boundary, and upon ensuring adequate protective measures:

Provided also that, in the case of addition/extension/alteration to any authorised building for which the occupancy certificate was granted before 8th November 2019, it shall be sufficient that, the minimum distances between the plot boundary abutting the street and the building stipulated as per this rule, be made available from the plot boundary abutting the road to the portion of the building proposed to be added/extended/ altered.”.

(20) in rule 24,-

(a) for the marginal heading, the following shall be substituted, namely:-

“24.Maximum height of buildings”

(i) for sub-rule (1), the following shall be substituted, namely:-

“(1) The maximum height of any building or part thereof the building other than for single/dual unit residential buildings having a height not more than 8.0 metres, shall be limited according to the width of the street as follows.

(ii) in sub-rule (1), for clause (a), the following shall be substituted, namely:-

“(a) The maximum height of the building or part thereof shall not exceed twice the width of the street abutting the plot plus twice the width of the yard from the building to the abutting street:

Provided that, in the case of building(s) with a podium, the yard value corresponding to the top level of the podium needs to be considered for the purpose of this rule.”



(iii) in sub-rule (1), in clause (b), for the proviso, the following shall be substituted, namely:-

“Provided that the height restriction as per this rule shall be compulsory only for buildings or part of building coming within 9 metres of the building line.”

(21) in rule 25,

(a) in sub-rule (1),

(iii) for Note (ii), the following shall be substituted, namely:-

“(ii) Any building other than Multiplex Complex (group J occupancy) building which accommodates more than one use under sub-rule (1) shall satisfy the most restrictive rule(s) applicable on a rule-to-rule basis, wherever not specifically mentioned otherwise.”

(a) for Note (v), the following shall be substituted, namely:-

“Notwithstanding anything contained in Note (ii), use(s) incidental to operations in another type of occupancy in a building shall be considered as part of the main occupancy and shall be classified under the main occupancy. The total floor area of such incidental occupancy(ies) shall not be more than 20% of the total floor area of the building.”

(b) in sub-rule (2),

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

“(a) Group A1 – Residential Building shall include any building in which sleeping accommodation is provided for normal residential purposes, with or without cooking and/or dining facilities. They shall include one or multifamily dwellings, apartment buildings, or residential flats.

Small professional offices, spaces for advocates, doctors, engineers, architects, chartered accountants, beauticians, tailors, photographers, videographers, telephone booth operators, computer professionals, typists, electrical or electronic equipment service professionals – all not exceeding 50 sq. metres built-up area and used as part of principal residential occupancy are also included in this group. Creches, daycare centres, children’s nurseries, reading rooms, and educational buildings not exceeding 200 sq. metres are also included in this group.

Small household businesses such as flour mill, food processing unit, and bakery units- having built-up area not exceeding 100 sq. meters or 50% of the total built-



up area of the building, whichever is less, used as part of principal residential occupancy are also included under this group.

Note: Buildings for pain and palliative activities, excluding clinical facilities and not exceeding 300 sq. meters of built-up area, but having special provisions for the differently abled, elderly, and children as stipulated in rule 42, and stand-alone water tank structures without any habitable area may also be included under this group.

(b) in clause (b), after the words “old age homes”, the words “retirement homes, community living for senior citizens,” shall be inserted.

(c) clause (e), the following shall be substituted, namely:-

“ Group D - Assembly building shall include any building or part of a building exceeding 200 sq. metres of built-up area where people congregate or gather for amusement, recreation, social, religious, patriotic, political, civil, travel and similar purposes such as theatres, motion picture houses or cinemas, assembly halls for educational, dramatic or theatrical presentations, auditoriums, convention centres, wedding halls, community halls, exhibition halls, art galleries, museums, skating rings, gymnasiums, congregation, dance halls, club rooms, passenger stations or transport terminals, recreation piers, amusement park structures, stadia and circus tents. Recreational facilities with or without covered roofs having galleries to accommodate spectators also shall be included under this occupancy”.

(d) after clause (e), the following clause shall be added, namely:-

“(ea) Occupancy D1 – ‘Recreational Constructions’, shall include space(s), with or without roofs, which are used for recreational activities and similar purposes on a commercial basis, having no gallery facilities and do not accommodate spectators- such as turfs, game courts, swimming pools etc. that are not incidental to any buildings under other occupancy group, recreational bridges, viewing platforms, platforms for adventure sports activities/ rides such as zip lines, giant swings, rope walk and the like.”

(e) for clause (f), the following shall be substituted, namely:-



“(f) Group E - Office building shall include any building or part of a building having a total built up area of more than 200 sq. metres which is used for accommodating libraries, offices of public or private agencies, or for keeping of records, accounts and similar purposes. Local, State and Central Government offices, buildings for office purposes constructed by private sector and quasi-government agencies and buildings for the use of purposes, court houses, public utility buildings, jails and prisons are included in this group. All Information Technology Buildings are also included in this group. Further, in the case of Government Owned Information Technology Parks, Government Approved Private Information Technology Parks and Government Approved Private Information Technology Buildings, all buildings or part of buildings intended for providing ancillary or support services, amenities and utilities such as offices, residences, social amenities, recreational facilities, commercial establishments etc. shall also fall under this occupancy group.”

(f) in clause (g),- (i) for the words “Further, buildings or part of building used exclusively for parking of vehicles (parking buildings, parking plazas etc.) are also included in this group,” the words “Further, buildings or part of building used exclusively for parking of vehicles (parking buildings, parking plazas etc.), stand-alone toilet blocks and kitchen units are also included in this group.” shall be substituted.

(ii) in the Note, the words, figures and letters “and with not more than 300 sq.meters built up area accommodating the uses under Group H” shall be omitted

(g) in clause (h), for the Note the following shall be substituted, namely:-

“Note :- Building under Group G1 – Industrial – I occupancy, shall generally, include Engineering work shops, Automobile service stations, Automobile wash stalls, Electroplating works, Service garages with repairing facilities, furniture making units, Cashew factories, oil mills, Fish processing units, Coir factories, Water treatment/Filtration plants and Water pump houses, Clock and Watch manufacturing units, Bakeries and biscuit factories, confectionaries, Food processing units, food catering unit, Electric lamps (incandescent and fluorescent)



and T.V. tube manufacturing units, Dry cleaning, dyeing and laundry units, Flour mills, Manure and fertilizer works (blending, mixing and granulating only) units, Oxygen plants, Plastic goods manufacturing and PVC pipe manufacturing units through injection/extrusion moulding, printing press, rubber goods manufacturing units, manufacture of synthetic leather, spray painting units, textile mills and buildings exclusively for transformer/ electric rooms/ power generator installations; all up to 1000 square metres total built up area.”

(h) for clause (i), the following shall be substituted , namely:-

Group G2– Industrial– II building shall include any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled, manufactured or processed in which the contents or industrial processes or operations conducted therein are liable to give rise to a fire which will burn with extreme rapidity or result in other hazardous situation or from which poisonous fumes or explosions are to be anticipated in the event of a fire.

Note (1): - Building under Group G2 - Industrial – II occupancy, shall generally, include Bituminized paper/ hessian cloth/ tar felt manufacturing, cotton waste factories, modern meat processing unit/slaughter houses wherein facilities mentioned in the Kerala Panchayat Raj (slaughter house and meat stalls) Rules, 1996 are provided, Electric and gas crematoria, distilleries, tyre retreading and resolving factories and petroleum refineries, LPG bottling plants and Chicken rendering plants.

Note (2):- For the purpose of these rules, all buildings with total built up area exceeding 1000 square metres, under uses mentioned in item (h) above shall be included in Group G2 - Industrial – II occupancy

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

“(ia) Buildings under Group G3- Livestock buildings/ farms having a total built-up area exceeding 250 square metres, for raising domesticated animals and exceeding 100 square meters for raising domesticated birds, shall be included in this group.”

(j) in clause (j), (i) the words and figures “exceeding 300 square meters of built up area” shall be omitted.



(ii) after the last sentence, the following shall be added, namely:-

“Resource Recovery Facilities, Material Recovery Facilities, Material Collection facilities all proposed as stand-alone facilities in a plot shall also be included in this group”.

(k) in clause (k),-

(i) the words, figures and letters “sewage treatment plants of capacity more than 100 KLD” shall be omitted

(ii) for the words, figures and letters, “Sewage treatment plant of capacity less than 100 KLD and constructed as part of the main building shall be treated as an ancillary building of the main use” the following shall be substituted, namely:-

“Sewage Treatment Plant, Faecal Sludge Treatment Plant, Sanitary incinerator - all proposed as stand-alone facilities in a plot, not incidental to any other main occupancy, shall also be included in this group.

Sewage Treatment Plant, Faecal Sludge Treatment Plant, Sanitary incinerator - all proposed as incidental to any other main occupancy, shall be treated as an ancillary building of the main use.

In the case of crematoria, burial grounds, vaults, and garbage dumping yards, the area occupied by these respective uses, irrespective of whether covered on top or not, shall be considered to be as built spaces under these occupancies.”

(l) for clause (l), the following shall be substituted, namely:-

“(l) Group J: - Multiplex complex shall mean an interconnected and integrated building complex comprising of shopping centres/ shopping malls, having more than one cinema hall(s)/ screens. The multiplex complex building also may comprise of entertainment area having restaurants, cafeteria, fast food outlets, video games parlours, pubs, bowling alleys, health spas/centres, convention centres, other recreational activities and all other permissible uses under occupancy Groups A1, A2, F and E. The total built-up area of the multiplex complex shall not be less than 12,000 sq. metres and the height of the building



shall not exceed 50 metres. 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.

Note: The different rules stipulated for each occupancy category of spaces within a multiplex complex building shall apply as the case may be unless specifically mentioned for multiplex complex (J) occupancy.”

(22) for rule 26, the following shall be substituted, namely:-

“26. Exterior and Interior open air spaces.”-(1) Every room intended for human habitation shall abut on an exterior or interior open space or verandah open to such exterior or interior open space and such open space shall be maintained for the benefit of the building exclusively and shall be entirely within the owner's own premises and shall be open to the sky and is barred from being subdivided, partitioned or legally bifurcated or transacted, in any manner whatsoever, till such date when the structure itself is demolished and shall be kept free from any erection thereon other than those specially allowed in these rules.

(2) In the case of buildings with multiple occupancy other than multiplex complex, yards for the most restrictive occupancy shall be provided.

(3) The required minimum and average yards shall be provided at the ground level itself for the whole building.

(4) The minimum and average yard values for every building up to 10 metres in height shall not be less than the values as per TABLE 4.



TABLE 4
MINIMUM AND AVERAGE YARDS FOR BUILDINGS UNDER DIFFERENT
OCCUPANCIES

Sl No	Occupancy / Category		Value of Yards					
			Front Aver age (in metr e)	Front Minim um (in metre)	Rear Aver age (in metr e)	Rear Minim um (in metre)	Side Avera ge (in metre)	Side Minim um (in metre)
(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)
1	Buildings in Group A1 & A2 of any built up area, buildings in Group F with built up area not exceeding 200 sq. Metres buildings in Group G1 occupancy buildings which are included under the white category of the prevailing statutes of the Kerala State Pollution Control Board, having built up area less than 200 sq.m. and buildings in Group H with built up area not exceeding 300 sq. m.		3	1.8	1.5	1	1	1
2	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)		1.8	1.2	1	0.5	0.6	0.6
3	Buildings in Group B, C & E of built up area exceeding 200 sq. metres	above 200- up to 500 sq. meters	5	3	2	1.5	2	1.5



4		Above 500 sq.metres	6	4.5	3	1.5	2	1.5
5	Buildings in Group D of built up area exceeding 200 sq. metres	above 200 – upto 500 sq.metres	6	4.5	2	1.5	2	1.5
6		above 500 – upto 800 sq.metres	7.5	5	3	1.5	4	1.5
7		Above 800 sq.metres	10.5	6	3	1.5	5	1.5
8	Buildings/ Constructions in Group D1		3	3	1.5	1.5	1.5	1.5
9	Buildings in Group F of built-up area exceeding 200 sq. metres		3	3	1.5	1.5	1	1
10	Buildings in Group G1	Built up area upto 200 sq. metres	3	3	2	2	2	2
11		Built up area exceeding 200 sq. metres	3	3	3	3	3	3
12	Buildings in Group G2		5	5	5	5	3	3
13	Buildings in Group G3 of built-up area exceeding 100 m2 for birds	above 100 – upto 750 sq.metres	3	3	2	2	2	2
14		Above 750 sq.metres	5	5	5	5	3	3



15	Buildings in Group G3 of built-up area exceeding 250 m2 for animals.	above 250 – up to 750 sq.metres	3	3	2	2	2	2
16		Above 750 sq.metres	5	5	5	5	3	3
17	Buildings in Group H of built-up area exceeding 300 sq. metres		6	4.5	3	1.5	2	1.5
18	Group I		7.5	7.5	7.5	7.5	7.5	7.5
19	Group J		10.5	10.5	5	5	5	5

Note - Average yard shall be calculated based on the area of the yard between the building and plot boundary.

Provided that for buildings up to 10 meter in height and referred to in rows (1) and (2) in TABLE 4, the minimum and average values of any one side yard and/or rear yard of a building can be reduced up to 50 centimetres if there is no opening on that portion of the sides:

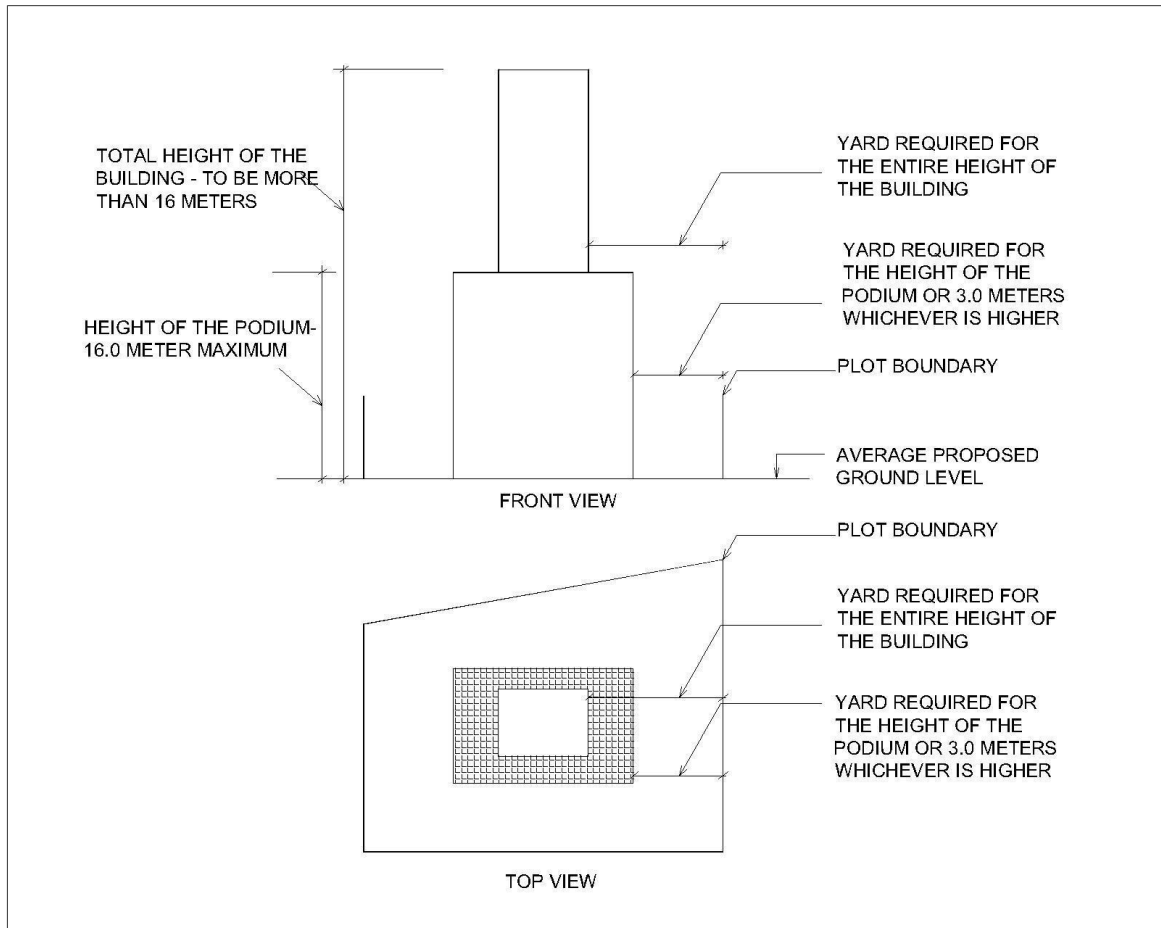
Provided further that, for buildings under Group A1, A2 and F occupancies, having built up area not more than 200 sq.metres and height of building up to 8 metres, any one side yard and/or rear yard can be reduced below 50 cm, and also can abut the boundary other than that of a street, with the written consent of the adjoining land owner, if there is no opening on such portion of those sides. If one land owner voluntarily agrees to abut the building in the neighbouring plot to his plot boundary, then the land owner may, also have the right to abut his building to the same plot boundary without a written consent.

Provided further that, for the portion of the plot not forming part of any of the yards, the minimum distance between the building and the plot boundary shall not be less than the smallest of the minimum yard values of all yards applicable to the building as per these rules. Provided further that for buildings on podium, having height of the podium not exceeding 16.0 metres and total height of the building more than 16.0 metres, the minimum and average values of the yards as per these rules, may be provided in two levels. The minimum and average values of the yards required by these rules for a height equal to the height of the podium shall be given at the ground level, subject to a minimum of 3.0 metres, and the yard



values considering the total height of the building shall be provided on the topmost level of the podium.

Note: The maximum built-up area of any particular floor above podium level shall not exceed 75% of the covered area of the podium.



In case where multiple buildings are provided on a single podium, both the podium and each individual building shall independently comply with the provisions applicable to mandatory open yards, and parts of buildings as specified in Chapter V of these rules.

Provided further that in the case of appurtenant buildings used exclusively for the parking purpose of the main building and constructed in the same plot, the open yard abutting the street shall have minimum 3 metres and other sides shall have minimum 1 metre for buildings up to 10 metres in height and additional open space corresponding to height of the building shall be provided at the rate of 50 centimetres for 3 metres height or part thereof at the ground level itself. Such appurtenant building may abut the main building but the light and ventilation of the main building shall not be reduced below the required minimum by



such abutting.

Provided also that unless otherwise specified in a Master Plan/ Detailed Town Planning Scheme/ Interim Development order in force under the Kerala Town and Country Planning Act, 2016 (9 of 2016), side yards may not be provided for buildings under group F mercantile or commercial occupancy, other than high rise buildings, in an area exclusively zoned for commercial use in such plan/scheme / order, if the owner of the plot abutting the property under construction voluntarily agrees for the same in writing.

(5) In case a group of buildings are to be put up within any plot belonging to the same owner or by different owners of adjoining lands jointly, the minimum and average values of the yards as stipulated in TABLE 4 shall be provided between the buildings(s) and the plot boundary(ies), and the distance between any two buildings up to 10 metres height shall be 2 metres and for building(s) above 10 metres in height, this shall be 3 metres.

Provided that, in the case of a group of single/dual unit residential building(s) the minimum distance between any two buildings up to 8 metres in height shall be 1.50 metres:

Provided further that, in the case of multiple buildings on a single podium, the minimum distance criteria between buildings shall not be applicable among the podium and the buildings above it.

(6) For buildings above 10 metres in height, in addition to minimum and average values of the front, rear, and side yards as stipulated in Table 4, and the minimum width of interior open space required for height up to 10 metres, there shall be provided an increase in such minimum and average values of the yards, and the minimum width of interior open spaces, at the rate of 0.5 metre per every 3 metres height or fraction thereof exceeding 10 metres, to be provided at the ground level itself, until the minimum values of each yard reaches 16 metres, and no further additional setback is required for additional height above this.

Provided that, in the case of addition/extension/alteration to any authorised building for which the occupancy certificate was granted before 8th November 2019 it shall be sufficient that the minimum and average distances stipulated as per this rule be made available from the plot boundary to the portion(s) of the building which are proposed to be added/ extended/ altered.



(7) In buildings up to 10.0 metres height, any room intended for human habitation and not abutting open air spaces on the front, rear, or side shall abut on an interior open space whose width shall not be less than 2.4 metres.

(8) At least 50% of the total open space in the plot shall be left unpaved or, paved with suitable materials enabling percolation of rainwater.

(9) No construction or hanging of any sort shall be permitted to project outside the boundaries of the site.

(10) Every mandatory open space/yard provided as per these rules, either interior or exterior, shall be kept free from any erection thereon such as Generators, AC plant room, recreational space, and the like, and shall be open to the sky, and only cornice, roof or weather shade not more than the width specified in TABLE 5 below, shall overhang or project over the said mandatory open-space/yard. However, ramps on grade, steps on grade- both without roof may be permitted on these mandatory open yards.

TABLE 5
PROJECTIONS PERMISSIBLE

Sl No	Mandatory open space / yard as per these rules.	Width of projection permissible
1	Below 0.60 metres	No projection
2	0.60 metres or more but below 1.0 metre	0.30 metres
3	1.0 metres or more but below 1.50 metres	0.60 metres
4	1.50 metres and above	0.75 metres

Provided that when the open space /yard actually provided is more than the minimum prescribed as per these rules, the width of cornice, roof or weather shade shall be permitted corresponding to the increase in the open space/yard provided, subject to a maximum of 1.20 metres.

Provided further that in the case of construction of buildings in small plots and building construction as per approved schemes of these rules, windows shall be permitted if the open space on that portion of the sides is at least 0.60 metres:

Provided also that flight of step or ramp, all open to sky, with or without parapets or railings having a maximum width of 5.0 meters or the required access width to the building



whichever is higher, meant as access to floors immediately above and/or below the level of the street connecting to the building shall be permitted in the open space if such stair, step or ramp has minimum 0.50 metres distance from the boundaries:

Provided also that the underneath of such flight of steps or ramp, shall not be enclosed however pillars may be permitted for its support.

(11) The minimum and average yard values for the front, rear, and side yards for constructions below the lowest proposed ground level shall be the same as that required for a 10-metre-high building of the same occupancy group as stipulated in TABLE 4.

(12) Rain Water Harvesting Tanks, and other water tanks for domestic uses - all situated fully below the lowest proposed ground level shall have a minimum distance 0.50 metres from the plot boundaries other than that abutting the road.

(23) in rule 27,

(1) in sub-rule (1), in the Note, the brackets and figure “(1)” shall be omitted.

(2) in sub-rule (2),

(a) for TABLE 6, the following shall be substituted, namely:-

TABLE 6
COVERAGE AND FLOOR SPACE INDEX (F.S.I)

Sl. No.	Occupancy	Maximum Permissible Coverage		Maximum permissible F.S.I. - Category 1		Maximum permissible F.S.I. - Category 2	
		Category I	Category 2	Without additional fee	With additional fee of Rs 5000 per sq. metres for the additional area	Without additional fee	With additional fee of Rs 5000 per sq. metres for the additional area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)



1	Residential A1	65	60	3	4	2.5	-
2	Lodging Houses & Special Residential A2	65	55	2.5	4	1.5	2.25
3	Educational B - Upto Higher Secondary	35	35	2.5	3	1.5	1.75
	Educational B - Others	50	45	2.5	3	1.5	1.75
4	Medical / Hospital C	50	45	2.5	3.5	2.5	-
5	Assembly D	40	35	1.5	2.5	0.7	1.25
6	Assembly D 1	70	70	1.5	-	1.5	-
7	Office E	60	50	3	4	3	-
8	Mercantile / Commercial F	65	60	3	4	2.75	3.5
9	Industrial-I G1	65	55	3.5	-	2.75	-
10	Industrial-II G2	65	50	3	-	2.5	-
11	Industrial-II G3	75	75	-	-	-	-
12	Storage H	70	65	3	4	2.75	3.75
13	Hazardous I	45	40	2	-	2	-
14	Multiplex complex J	65	60	3	3.5	2.75	3



(b) For clause (iv), the following shall be substituted, namely:-

“In the case of Government owned Information Technology Parks, Government approved private Information Technology parks, private Information Technology parks under E occupancy, the maximum permissible F.S.I. shall be 7 and the maximum permissible coverage shall be 70%. The additional fee prescribed in TABLE 6 shall not be applicable in the case of Government owned and Government approved Information Technology parks.”

(iii) after clause (vii), the following clause shall be inserted, namely:-

(viii) “The maximum coverage of 70% and FSI of 7 shall be permissible for commercial buildings in the areas declared as commercial zones, TOD zones and CBD zones in the various Town Planning schemes / plans where the Town Planning schemes / plans do not stipulate any FSI/coverage regulations in such zones. Fee for additional FSI over and above FSI specified in Table 6 shall be chargeable as specified in such schemes / plans or as decided by the Government from time to time.”

(24) in rule 28,

(i) in sub-rule (1),

1. for TABLE 7 the following table shall be substituted, namely:-

TABLE 7
ACCESS FOR GROUP A1 OCCUPANCY

Sl No	Occupancy	Total Floor Area of Building(s) in Sq. metres	Minimum width of access required in metres
(1)	(2)	(3)	(4)
1	A1	Single unit up to 300	No minimum
		Multiple Units up to 300	1.20
		Above 300 up to 600	2.00
		Above 600 up to 1000	3.00
		Above 1000 up to 4000	3.60
		Above 4000 up to 8000	5.00



		Above 8000 up to 18000	6.00
		Above 18000 up to 24000	7.00
		Above 24000	8.00

2. for TABLE 8, the following table shall be substituted, namely:-

TABLE 8
ACCESS FOR OCCUPANCY GROUPS A2, B, C, D, D1, E, F

Sl No	Occupancy	Total Floor Area of the building in Sq metres	Minimum width of access required in metres
(1)	(2)	(3)	(4)
1	A2	Up to 300	2.4
		Above 300 upto 1000	3.00
		Above 1000 up to 4000	3.60
		Above 4000 up to 8000	5.00
		Above 8000 up to 18000	6.00
		Above 18000	8.00
2	B, C, D, E, F	Up to 300	1.20
		Above 300 up to 1000	3.00
		Above 1000 up to 1500	3.60
		Above 1500 up to 6000	5.00
		Above 6000 up to 12000	6.00
		Above 12000 up to 18000	7.00
		Above 18000	8.00
3	D1	Up to 3000	3.00
		Above 3000	5.00

3. for TABLE 8A, the following table shall be substituted, namely:-

TABLE 8A
ACCESS FOR OCCUPANCY GROUPS G1, G2, G3, H, I, J

Sl No	Occupancy	Total Floor Area of the building in Sq metres	Minimum width of access required in metres
(1)	(2)	(3)	(4)
1	G1, G2	Up to 300	3.00
		Above 300 up to 1500	3.60
		Above 1500 up to 6000	5.00
		Above 6000	6.00



2	G3	Upto 250	1.20
		Above 250 up to 750	3.00
		Above 750	5.00
3	H	Up to 500	3.60
		Above 500 up to 1500	5.00
		Above 1500	7.00
4	I		7.00
5	J		12.00

4. after the second proviso, the following proviso shall be inserted, namely:-

“Provided also that the clear width of bridges/ culverts or similar structures, if any, on the existing public street giving access to the plot shall not be less than the minimum access width required or 3.6 metres, whichever is lower.”

5. the fourth proviso shall be omitted.

- (vi) after the sixth proviso, the following provisos shall be inserted, namely:-

“Provided also that in the case of Sewage Treatment Plant, Faecal Sludge Treatment Plant, Sanitary incinerator- all proposed as stand-alone facilities in a plot, the access width shall not be less than 4 metres.”

Provided also that in the case of Small household businesses such as flour mill, food processing units, and bakery units up to 100 sqm. built up area or 50% the total built-up area of the building, whichever is less used as part of principal residential occupancy, the access width shall not be less than 1.2 metres.

Provided also that in the case of Group G1 occupancy buildings which are included under the white category of the prevailing statutes of the Kerala State Pollution Control Board, having floor area less than 200 sq.m. the minimum width of access shall not be less than 1.2 metres.”

- (vii) after the fifteenth proviso, the following proviso shall be inserted, namely:-

“Provided also that, in the case of those commercial buildings availing FSI more than 4, referred under clause (viii) of sub-rule (2) of Rule 27, the minimum width of access shall not be less than 8 metres, irrespective of the floor area”;

- (ii) for sub rule (8), the following shall be substituted, namely:-



“The clear headroom for motorable access through a building, to the plot and to the building, other than for single/dual unit residential under Group A1, shall not be less than 5.50 metres. Also, the enclosed space shall have a clear minimum width equal to the required access width plus two metres.”

(25) for rule 29, the following shall be substituted, namely:-

“29. *Parking, loading cum unloading spaces*-(1) Dimension of each off-street parking space provided for parking motor cars shall not be less than 5.5 metres x 2.7 metres. In the case of parallel parking, the minimum dimension for parking motor cars shall not be less than 6.0 mx2.7 m. The area requirements for each off-street parking space for parking two-wheelers shall be 3 square metres, with a minimum dimension of 1.5 m.

(2) For any building(s), off-street parking spaces for motor cars shall be provided within the plot as specified in TABLE 9, and 10 as the case may be.

(3) Parking requirement shall be calculated based on total floor area.

TABLE 9
OFF STREET PARKING SPACE FOR GROUP A1 OCCUPANCY – RESIDENTIAL
APARTMENTS/ FLATS

Total Floor Area of dwelling units	Off-street parking spaces at the rate of
(1)	(2)
Up to 75 sq. metres	1 for every 2 dwelling units
Above 75 Sq. metre up to 185 Sq. metre	1 for every dwelling unit
Above 185 Sq. metre up to 300 Sq. metre	1.5 for every dwelling unit
Above 300 Sq. metre	2 for every dwelling unit

Note: For calculation of floor area of dwelling units, the area covered by each dwelling unit measured from the exterior faces of the exterior walls of the dwelling unit and from the center line of common walls separating two dwelling units as the case may be shall be considered.



TABLE 10**OFF STREET PARKING SPACE FOR OCCUPANCIES OTHER THAN GROUP-A1**

Sl No.	Occupancy	One Parking space for every or fraction there of
(1)	(2)	(3)
1	Group A2-Lodging houses & special residential	90 sq. metres of floor area for total floor area up to 1170 sq. metres and at the rate of 60 sq. metres for the additional floor area in excess of 1170 sq. metres. Note: 1) In the case of hostel building(s), it is sufficient that a minimum 50% of the parking required for Group A2 as above shall be provided. 2) In case of hostel buildings proposed along with educational building in the same plot, old age homes, retirement homes, community living for senior citizens, seminaries/convents and orphanages, it is sufficient that a minimum of 25% of the parking required for Group A2 as above shall be provided.
2	Group B-Educational	
	(i) High Schools, Higher Secondary Schools, Junior Technical Schools, Industrial Training Institute etc.	(i) 300 sq. metres of total floor area
	(ii) Higher educational institutions	(ii) 120 sq. metres of total floor area
3	Group C- Medical/Hospital	90 sq. metres of total floor area
4	Group D-Assembly-Wedding Halls, Community Halls, Exhibition Halls, Convention Centres, Auditoriums.	15 sq. metres of total floor area Note:—In the case of Wedding Halls, Community Halls, Exhibition Halls, Convention Centres, Auditoriums, where there are separate spaces provided for dining, for calculating the floor area for the purpose of parking, the floor area of either the main hall (s), where people congregate for the activities



		(excluding the areas of common lobby, passages) or the dining hall, whichever is higher, alone need be taken.
5	Group D-Assembly-Other	20 sq. metres of total floor area
6	Group D1-Recreational Constructions	250 sq. metres of total floor area.
7	Group E - Office Building	90 sq. metres of floor area for total floor area up to 1170 sq. metres and at the rate of 60 sq. metres for the additional floor area in excess of 1170 sq. metres. Note: 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.
8	Group F- Mercantile/ Commercial building exceeding 90 sq. metres floor area.	90 sq. metres of floor area for total floor area up to 1170 sq. metres and at the rate of 60 sq. metres for the additional floor area in excess of 1170 sq. metres.
9	Group G1- Industrial-I Building	240 sq. metres of total floor area
10	Group G2- Industrial- II Building	240 sq. metres of total floor area
11	Group H-Storage	240 sq. metres of total floor area
12	Group J Multiplex complex	60 sq. metres of total floor area

Provided that in the case of a building/building complex accommodating more than one occupancy, parking as above shall be made available in the same plot itself, earmarking the occupancy wise parking areas as detailed in TABLE 9 and 10 for the respective occupancies:

Provided further that, in the case of occupancies other than group A1(Residential), not more than 75% of the required off-street parking, excluding parking for differently abled, may be provided in another individual parking plot having the same ownership as that of the plot proposed for construction, situated at a maximum motorable distance of not more



than 200 meters from the plot proposed for construction. The provisions stipulated in rule 29 (4) shall also be applicable to the parking plots:

Provided also that, a registered agreement between the Secretary and the owner(s) to the effect that, the parking plot will not be transferred nor be used for, other than the intended purpose as stipulated in the permit, shall be enclosed along with the permit application:

Provided also that, if there are existing building(s) in the parking plot, the mandatory off-street parking and facilities stipulated as per these rules required for the existing building shall also be made available in the parking plot and the mandatory open space of the existing building(s), as per the prevailing rules, shall not be used for such parking. Also, no constructions shall be proposed in the parking plot and the parking plots shall not have any unauthorized structures, nor any valid building permit issued for which the parking plot forms a part fully or partially:

Provided also that a maximum of 70% of the required off-street parking provided in the parking plot may be given as mechanical parking:

Provided also that, the type of land used for parking plot shall be suitable for land development or redevelopment or building construction purposes as per the prevailing Acts and rules:

Provided also that, at the time of renewal of the operational license of the building, the Secretary shall ensure that the parking plot is retained as declared at the time of permit:

Note: Fractions if any in the total number of parking worked out for separate occupancies shall be added and then be rounded off to the next whole number. In addition to the above, additional car parking space has to be provided inside the plot if required and on-street parking will not be permitted:

Provided that, in the case of Government Owned Information Technology Parks, Bio Technology buildings/Parks, Government Approved Private Information Technology Parks and Government Approved Private Information Technology Buildings under Group E occupancy, the off-street car parking requirement shall be at the rate of one parking space for every 100 square metres of total floor area or fraction thereof.

(4) Every off-street parking space shall be provided with adequate vehicular access to a street, area of drives, aisles and such other provisions required and adequate area for maneuvering of vehicles in addition. Such drives, ramps, aisles intended for vehicular movements shall satisfy the following:



- (i) Drive way leading to off-street parking space shall have width not less than 3 metres and shall be motorable. But in the case of Group – A1 Residential occupancy, if the number of units is not more than 8, the width of such motorable access to off-street car parking shall not be less than 2.4 metres.
- (ii) Width of ramp for driveway for one-way direction shall not be less than 3.5 metres, 5.5 metres for two-way direction and at curves it shall not be less than 4 metres and 6 metres respectively, and slope of such ramps shall not be steeper than 1:7. But if the number of parking spaces to which the ramp leads to is not more than 75 cars in case of Group A1 Residential occupancy, and not more than 25 cars in case of other occupancies, the width of ramp for driveway for two-way direction may not be provided.
- (iii) The width of vehicular passage for rows of parking for motor cars shall not be less than 4.0 meters.
- (iv) The headroom for the driveway, ramps, passage etc. for motor car movement shall not be less than 2.2 meters at any point.
- (v) The headroom of floors exclusively used for parking of cars and two wheelers shall not be less than 2.2 metres.

(5) Wherever any off-street parking space is required under these rules, there shall be parking spaces provided for two-wheelers, having an area equivalent to 25% of the area for mandatory car parking required, provided as parking units for two wheelers, rounded off to next whole number, having dimensions as stipulated in 29(1) of this rule. The minimum width of the driveway to two-wheeler parking spaces shall be 1.20 meters.

(6) In the case of apartments/flats, 15% of the number of mandatory off-street parking as in TABLE 9 shall be provided additionally, earmarked and maintained exclusively to accommodate visitors' parking.

(7) In addition to the parking space as specified in TABLE 10, loading cum unloading space shall be provided within the plot, as specified in TABLE 10A.



TABLE 10A

(1)	(2)
Occupancy	Loading cum unloading area required in sq. metres
Group F- Commercial	30 square metres per every 1000 square metres of the floor area or fraction thereof, excluding the first 700 sq. metres of the floor area.
Group G1- Industrial-I and Group G2- Industrial-II	30 square metres per every 800 square metres of the floor area, or fraction thereof, excluding the first 500 sq. metres of the floor area.
H – storage	30 square metres per every 700 square metres of the floor area or fraction thereof excluding the first 300 sq. metres of the floor area.

Provided that, within the loading cum unloading space specified as per TABLE 10A, a minimum of one space having dimensions not less than 3.0 m x 6.0 m, having adequate vehicular access to a street, area of drives, aisles, and such other provisions required and space adequate for manoeuvring of vehicles shall be provided within the plot. This space shall be provided on the same level as that of the remaining loading cum unloading spaces, and shall be connected to the remaining loading cum unloading spaces if any, through a clear way having a width not less than 1.50 meters.”

(8) At least fifty percent area of each mandatory open yard shall be kept vacant on each yard, and the remaining yard may be used for providing parking if such yard has adequate vehicular access and area for manoeuvring.

(9) The minimum mandatory open spaces around any building(s) as well as mandatory parking spaces as per these rules shall not be sold or let out for parking of vehicles other than that for the building(s).

(10) Of the mandatory off-street car parking requirement as per these Rules, fifty per cent at the maximum may be provided for by mechanised parking, on condition that the owner/occupant shall ensure proper safety, structural stability and functioning of such mechanized parking system at all times.

(11) In the case of structures used exclusively for mechanized parking a minimum distance of not less than 1.0 meters and 1.5 meters from the plot boundary to the structure shall be provided respectively, for structures having heights less than or



equal to 10 metres and more than 10 metres. However, such a structure may abut a building in the plot irrespective of the height of the facility.

Also, in addition to the mandatory car parking spaces required as per this rule, there shall be a minimum of one car parking space provided adjacent to the mechanical parking facility if any, functioning as a queuing space facilitating hindrance-free ingress and egress of the car to the mechanical parking facility.

(12) All buildings requiring parking shall have a 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.

(26) for rule 30, the following shall be substituted, namely:-

“30. ***Approval for layout of buildings and usage of plot.***-Approval of the District Town Planner, shall be obtained for the usage of plots and lay out of buildings with area/dwelling units as stipulated in TABLE 11.

TABLE 11

	Occupancy	Buildings requiring approval of District Town Planner
	(1)	(2)
(a)	Apartments (Group A1)	Building(s) with number of dwelling units exceeding 100
(b)	Lodging houses & Special Residential (Group A2) & Educational (Group B)	Building(s) with total built-up area exceeding 8,000 Sq. metres
(c)	Medical/Hospital (Group C) & Office (Group E)	Building(s) with total built-up area exceeding 6,000 Sq. metres
(d)	Assembly (Group D)	Building(s) with total built-up area exceeding 3,000 Sq. metres
(e)	Commercial (Group F)	Building(s) with total built-up area exceeding 8,000 Sq. metres
(f)	Group G1 Industrial – I, Group G2 Industrial – II & Group G3 Industrial - III	Building(s) with total built-up area exceeding 3,000 Sq. metres



(g)	Storage and warehousing (Group H)	Building(s) with total built-up area exceeding 8,000 Sq. metres
(h)	Hazardous (Group I)	Building(s) with total built-up area exceeding 500 Sq. metres
(i)	Multiplex Complex (Group J)	All buildings under this occupancy group

Note:- 1. In Table 11 above, built-up area includes the area of existing and proposed buildings.

Note:-2. For addition or extension to existing building(s), even if the above stipulated area/dwelling unit limit is exceeded, approval from District Town Planner is required only if the proposed addition or extension is either 10% or 500 Sq.m. (whichever is lower) more than the area of the existing buildings.”

(27) in rule 31, -

(a) in sub-rule (1), for the first proviso to clause (iii), the following shall be substituted, namely:-

“Provided that in the case of cul-de-sacs with length not exceeding 250 metres it is sufficient that the cul-de-sac has not less than 5 metres width and in the case of cul-de-sacs not exceeding 75 metres, it is sufficient that the cul-de-sac has not less than 3 metres width. Adequate maneuvering space facilities for vehicles having an area of not less than 81.0 sq metre, and dimensions not less than 9.0 metres shall be provided at the end of each such cul-de-sac.”

(b) in sub-rule (2),

(i) in clause (i), for the figure and word “10 metres” the figure and word “8 metres” shall be substituted.

(ii) in clause (ii), for the figure and word “400 sq. metres” the figure and word “320 sq. metres” shall be substituted.

(c) in clause (i) of sub-rule (3), for the figure and word “10 metres” the figure and word “8 metres” shall be substituted.

(28) for rule 33, the following shall be substituted, namely:-

“33. Height of room.- The height of room intended for human habitation in a building, excluding residential occupancy, buildings exclusively used for worship



with a built-up area not exceeding 100 m², and livestock/poultry farms, shall not be less than 3 meters.”

(29) for rule 34, the following shall be substituted, namely:-

“34. Sanitation facilities,-

(1) Size of bathroom and latrine, urinals.-

(i) The area of the bathroom (Bath with shower) shall not be less than 1.50 sq. metres with either side not less than 1.1 m, area of a latrine shall not be less than 1.10 sq. metres with one side not less than 1.0 metre:

Provided that the area of the combined bathroom and latrine (Bath/ WC with bath) shall be not less than 2.2 sq. metres with one side not less than 1.1 metres:

(ii) The height of bathroom or latrine shall be not less than 2.10 metres.

(iii) The minimum size of urinals provided shall not be less than 0.60 m x 0.70 m.

(2) Calculation of sanitation facilities.-

(i) For buildings having a floor area of more than 50 sq. metres other than occupancies under group A1, toilet blocks and kitchen blocks, sanitation facilities shall be provided in numbers not less than those stipulated in TABLE 13, TABLE 14, and TABLE 15 as the case may be. The area of sanitation facilities given inside the building can be deducted from the floor area for calculating sanitation facilities.



TABLE 13
SANITATION REQUIREMENTS

Occupancy	Fitments required based on Floor Area of respective occupancies and part thereof.							
	Male WC	Female WC	Urinals Male	Special Urinals / additional WC for Female	Wash basins male	Wash basins Female	Bath / WC with Bath - Male	Bath / WC with Bath - Female
Occupancy A2 - Hotels, Resorts, lodging or rooming houses, tourist homes and the like	1 per every 1200 m ²	1 per every 1200 m ²	1 per every 300 m ²	1 per every 900 m ²	1 per every 300 m ²	1 per every 300 m ²	-	-
Occupancy A2- Boarding Institutions/ Hostels/ Dormitories, seminaries/ convents, orphanages, old age homes, retirement homes, community living for senior citizens	1 per every 125 m ²	1 per every 125 m ²	1 per every 300 m ²	1 per every 300 m ²	1 per every 125 m ²	1 per every 125 m ²	1 per every 125 m ²	1 per every 125 m ²
Occupancy B- Educational	1 per every 475 m ²	1 per every 300 m ²	1 per every 600 m ²	1 per every 600 m ²	1 per every 475 m ²	1 per every 475 m ²	-	-



TABLE 14
SANITATION REQUIREMENTS

Occupancy	Fitments required based on Floor Area of respective occupancies and part thereof.										
	Male WC	Female WC	Urinals Male	Special Urinals for Female/additional WC	Wash basins male	Wash basins Female	Bath with shower	Bed pan washing sink	Cleaners sink	Kitchen sink and dish washers (Where kitchen is provided)	Water tap with drainage facility in the vicinity of Water Closet and Urinals
Occupancy C - Hospitals with IP wards	1 per 8 beds	1 per 8 beds	-	-	1 per 30 beds	1 per 30 beds	1 per 8 beds	1 per ward	1 per ward	1 per ward	1 per every 50 beds
Occupancy C -Hospitals with Out Door Patients	1 per every 1200 m ²	1 per every 1200 m ²	1 per every 600 m ²	1 per every 600 m ²	1 per every 1200 m ²	1 per every 1200 m ²	-	-	1 per Floor	-	1 per every 300 m ²



	Fitments required based on Floor Area of respective occupancies and part thereof.										
Occupancy C -Hospital Occupancy Administration building	1 per every y 300 m2	1 per every y 175 m2	1 per ever y 175 m2	1 per every y 175 m2	1 per every y 300 m2	1 per every y 300 m2	1 per floo r	-	1 per Floo r	-	1 per ever y 300 m2

TABLE 15

SANITATION REQUIREMENTS

Sl No	Occupancy	Fitments required based on Floor Area of respective occupancies and part thereof.							
		Male Water Closet	Femal e Water Closet	Comm on Water Closet (Gende r Neutral)	Urinals Male	Special Urinals for Female / additio nal WC	Wash basins male	Wash basins Female	Drin king wate r foun tain
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	Occupancy D- Assembly- Bus Terminal and other Transport Terminals	1 per every 900 m2 for the first 3600 m2 and 1 for every addition al 1800 m2	1 per every 900 m2 for the first 3600 m2 and 1 for every additio nal	1 per every 900 m2 exceedi ng the first 1800 m2	1 per every 600 m2 for the first 1800 m2 and 1 for every additio nal 1800 m2	1 per every 1800 m2	1 per every 2 water closet	1 per every 2 water closet	-



			1800 m2						
2	Occupancy D- Assembly- Airport, Railway Stations	1 per every 725 m2 for the first 3600 m2 and 1 for every addition al 1800 m2	1 per every 725 m2 for the first 3600 m2 and 1 for every addition al 1800 m2	1 per every 900 m2 exceedi ng the first 1800 m2	1 per every 600 m2 for the first 1800 m2 and 1 for every addition al 1800 m2	1 per every 1800 m2	1 per every 2 water closet	1 per every 2 water closet	-
3	Occupancy D- Assembly- Other	1 per every 725 m2 for the first 1000 m2 and 1 for every 1500 m2 for the remaini ng area	1 per every 725 m2 for the first 1000 m2 and 1 for every 1500 m2 for the	1 per every 900 m2 exceedi ng the first 1000 m2	1 per every 180 m2 for the first 1000 m2 and 1 for every 360 m2 for the remaini ng area	1 per every 550 m2 for the first 1000 m2 and 1 for every 1100 m2 for the remain	1 per every 720 m2 for the first 1000 m2 and 1 for every 1440 m2 for the remaini ng area	1 per every 720 m2 for the first 1000 m2 and 1 for every 1440 m2 for the remain	-



			remain ing area			ing area		ing area	
4	Occupancy D1- Recreational Constructions	-	-	Minimum 2 per every 1000 m ² of the floor area	Minimum 1 per every 500 m ² of the floor area	Minimum 1 per every 1000 m ² of the floor area	Minimum 1 per every 1000 m ² of the floor area	Minimum 1 per every 1000 m ² of the floor area	-
5	Occupancy E	1 per every 250 m ²	1 per every 250 m ²	Minimum 1 per every 900 m ² for buildings with floor area exceeding 500 m ²	1 per every 300 m ²	1 per every 900 m ²	1 per every 400 m ²	1 per every 400 m ²	-
6	Occupancy F- Commercial/ Mercantile - With floor area	-	-	Minimum 1	Minimum 1	-	-	-	-



	up to 100 m2								
	Occupancy F-Commercial/ Mercantile - Above 100 m2	1 per every 300 m2	1 per every 300 m2	Minimum 1 per every 900 m2 for buildings with floor area exceeding 1000 m2	1 per every 300 m2	1 per every 900 m2	1 per every 300 m2	1 per every 300 m2	-
7	Occupancy G1, G2-Industrial	1 per every 1200 m2	1 per every 1200 m2	-	1 per every 1500 m2	1 per every 4500 m2	-	-	-
8	Occupancy G3	-	-	Minimum 1 for built up area up to 750 m2 and minimum 2 for built up area	-	-	-	-	-



				above 750 m2.					
9	Occupancy H-Storage	1 per every 2250 m2	1 per every 2250 m2	-	1 per every 6000 m2	1 per every 6000 m2	-	-	-
10	Occupancy I-Hazardous	1 for the first 3000 m2 and 1 per every additional 4200 m2	1 for the first 3000 m2 and 1 per every additional 4200 m2	-	1 per every 6000 m2	1 per every 6000 m2	-	-	1 per every 3000 m2

Note: (i) Every WC shall be provided with associated fittings such as flushing system, ablation tap etc.

(ii) In the case of buildings proposed for a particular gender, gender specific sanitation facilities required as per TABLES 13, 14 and 15 shall be provided on the assumption that the entire building will be occupied by that particular gender.

(ii) In the case of buildings proposed exclusively for children upto 6 years age, atleast one child friendly toilet shall be provided.

Provided that, in case the sanitation facilities of a proposed building are intended to be provided in an existing building, the sanitation facilities required for the entire existing buildings to be retained and proposed buildings in the plot, shall be



incorporated as per the prevailing rules, subject to condition that, a minimum of one each of the specified facilities as stipulated in TABLES 13, 14 and 15 for different buildings as the case may be, shall be provided within the proposed individual building (s):

Provided further that in the case of Information technology parks/technology parks sanitation requirements shall be that of 75 % of the office occupancy:

Provided also that, the mandatory sanitation requirements as stipulated in TABLES 13, 14 and 15 for different buildings as the case may be reduced with an increase in floor area as stipulated in TABLE 15 A.

TABLE 15 A
SANITATION FACILITIES REQUIRED

(1)	(2)	(3)
Sl No	Floor Area of the building in Sq. metres	Sanitation facilities required as percentage of the values given as in TABLE 13, 14 and 15 as the case may be
1	Up to 2000	100%
2	Above 2000 below 5000	90%
3	Above 5000 below 8000	80%
4	Above 8000 below 12000	70%
5	Above 12000 below 18000	60%
6	Above 18000	50%

Provided that, in the case of hazardous occupancy buildings, where the total number of workers does not exceed 5, at least one water closet shall be provided.

(3) Segregated sanitation for visitors

(a) In respect of the following new buildings, special segregated sanitation facility, having entry from common area, shall be provided within the building or plot.

(i) Civil stations, Panchayat offices, Taluk offices, Village offices;

(ii) Any other office in plots owned by Government or Panchayat as decided by the Government or Panchayat respectively from time to time;

(c) Hospitals with total built-up area more than 1000 sq.metres;



- (d) Bus stations, railway stations, airports and public water transport terminals;
 - (e) Automobile fuel filling stations.
- (b) Such sanitation facility shall be at least 10 percent of the sanitation requirement stipulated in Tables 14 and 15 for water closets, urinals and wash basins subject to a minimum of one WC, urinal and washbasin each for male, one WC and washbasin each for female and one WC and washbasin each for disabled persons. The minimum standards for WC and Washbasin for disabled shall be as stipulated in rule 42.
- (c) It must be accessible to visitors and general public during the operational hours of the building.
- (d) In the case of buildings exclusively intended for sanitation facilities, the rules other than for parking and sanitation requirements applicable to group F occupancy buildings shall be followed.
- (4) In the case of Government owned Information Technology Parks, Government approved Private Information Technology Parks, Government approved private Information Technology buildings under Group E occupancy, additional sanitation facilities for visitors need not be provided.”
- (30) in rule 35,
- (a) in sub-rule (1), for clause (5) the following shall be substituted, namely:-

“Any building having more than three floors including basement floor(s), excluding the stair cabins, shall have at least two staircases, one of which may be a fire escape staircase”
 - (b) in sub-rule (1), for clause (6) the following shall be substituted, namely:-

“(6) Escalators can be provided in addition to staircases. The width of such escalators shall not be less than one metre.”
 - (c) in sub-rule (2), for clause (1) the following shall be substituted, namely:-

“(1) Fire escape staircase shall be provided for every building under:-

 - (a) Residential occupancy exceeding three storeys (excluding stair cabins), above the lowest floor of the building, excluding basement floors.
 - (b) Non-residential occupancies exceeding two storeys (excluding stair cabins) above the lowest floor of the building excluding basement floors.
 - (c) The fire stair shall be extended to the lowermost basement floor, if the number of basement floors is more than two.



(d) In case of a podium, the fire escape stair shall be provided along the external wall of the tower up to the podium level and shall continue by abutting along the external wall of the podium.”

(31) in rule 36, for sub-rule (2) the following shall be substituted, namely:-

“(2) Emergency exits shall be located in such a way that the maximum travel distance measured along the path of travel, for every occupant on each floor, shall not exceed 45 metres for fully sprinklered buildings and 30 metres for other buildings.”

(32) in rule 37,

1. in sub-rule (3) for TABLE 17, the following shall be substituted, namely:-

TABLE 17
OCCUPANT LOAD

Sl No	Occupancy	Occupant load (Built Up area in sq. metres per person)
(1)	(2)	(3)
1	Group A1- Residential	12.5
2	Group A2- Lodging Houses/ Special Residential	4.0
3	Group B- Educational	4.0
4	Group C-Medical/ Hospital	15.0
5	Group D - Assembly	1.5
6	Group E - Office	10.0
7	Group F - Mercantile/ Commercial	4.5
8	Group G1- Industrial I	10.0
9	Group G2 - Industrial II	10.0
10	Group H - Storage (Including warehousing)	30.0
11	Group I - Hazardous	10.0
12	Group J-Multiplex complex	4.5

(a) in sub-rule (5), the words “or both” shall be omitted.

1. For sub-rule (6), the following shall be substituted namely:-

“For determining the exit width of staircase(s), the width of flight(s), either upstairs or downstairs, is considered.”



(33) in rule 39, for the figure “1.0” the figure “1.2” shall be substituted.

(34) after rule 39, the following rule shall be inserted , namely:-

“39A. Parapets/ Guard Rails- Where access is provided over the terrace floor or to balconies open on any side, the edges of the terrace floor/ balconies shall be provided with parapet walls/ guard rails made of suitable materials to a height of not less than 120 centimetres. The spacing between the grills/ rails should be less than 10 centimetres.”

(35) in rule 41, sub-rule (7) shall be omitted

(36) in rule 42,

(a) after the letters and symbols “A2, B,C,D, E,F,” the letters and symbols “G1, G2” shall be added.

(b) for sub-rule (2), the following shall be substituted, namely:-

“(2) Every building, other than single/ dual unit residential exceeding 1000 sq. metres and residential flats exceeding 2500 sq. metres built-up area, having more than one floor, shall have lift or separate approach through a ramp (intended for the differently-abled and elderly) to each floor.”

(x) in sub- rule (4),

(i) for the words “A minimum of one special water closet shall be provided for the use of the differently-abled and elderly with essential provision of a wash basin at an easily accessible location with proper signages:” the following words shall be substituted, namely:-

“Among the water closet facilities required as per these rules, a minimum of one special water closet shall be provided for the use of the differently-abled and elderly with essential provision of a wash basin at an easily accessible location with proper signages:”

(ii) in item (a) for the words “These shall be provided at the ground floor” the following shall be substituted namely:- “These shall be provided at the floor with the main entrance, accessible through a ramp,”

(d) after item (g) the following item shall be added, namely:-

"(h) Such toilets shall be located at suitable locations facilitating easy access for wheelchairs"



(e) in sub-rule (5), before the figure and symbol “3%” the words “Among the car parking facilities required as per these rules,” shall be inserted..

(f) after clause (8), the following clause shall be added, namely:-

“(9) In the case of resort cottage buildings under group A2 special residential occupancy, accommodating single/dual units having built up area not more than 100 m² per cottage building, the facilities stipulated as per this rule shall be provided for one cottage building per every 15 such cottage buildings or part thereof in the plot.”

(37) in rule 45,

(i) in sub- rule (4), after existing proviso the following proviso shall be inserted, namely:-

“Provided further that, the height of any work room shall not be less than 3 metres measured from the floor level to the lowest point in the ceiling for Group G1 occupancy buildings which are included under the white category of the prevailing statutes of the Kerala State Pollution Control Board, having built up area less than 200 sq.m.”

(ii) after sub-rule (6), the following shall be inserted, namely:-

“the Government shall, in consultation with the Chief Town Planner, notify areas for the construction of flatted factories specifying permissible FSI, Coverage, Height etc.”

(38) for rule 48, the following shall be substituted, namely:-

“Certain Buildings exempted – Residential buildings, other than apartments under Group A1 residential occupancy shall be exempted from the provisions in this chapter.

Provisions of this chapter shall not be applicable to buildings under Group G3 – Livestock/Farm, except those relating to sanitation.”

(39) in rule 49.1, in sub-rule (1), clause (ii) shall be omitted.

(40) in rule 50, in sub-rule(3) the words "dimension with regard to building parts" shall be omitted.

(41) in rule 54, after sub-rule (4) the following shall be added, namely:-

“(5) In the case of buildings within a layout, the distance between individual buildings with height upto 10 m shall not be less than 1.25 m.”



(42) in rule 64, in sub-rule(2), for clause (1) the following shall be substituted, namely:-

"For buildings up to 10 m under various occupancies, the mandatory open space/setback from the proposed road boundary to the building shall be reduced by the breadth of the land so surrendered from that side, subject to the minimum of 2.0m from the boundary of the proposed road.

(43) in rule 66, for the words "construction or reconstruction of wall with or without door(s), shutter(s) on the side abutting such road, without structural alteration" the words "strengthening of the remaining structure without any further extension in the surrendered side, without change in built up area and number of floors of the remaining structure." shall be substituted,

(44) in rule 67, after the words,figure and letters "keeping agricultural implements, tools," the words, figure and letters "or for watching crops or kennel having maximum built up area of 10 square meters, all incidental to Group A1 residential, Group B -Educational and Group F-Mercantile/Commercial occupancy buildings" shall be inserted.

(45) for rule 68, the following shall be substituted with, namely:-

"Temporary shed-(1) The Secretary may grant permission to a person to erect for a specified period of not more than sixty days, sheds of a purely temporary nature, exhibition halls, temporary amusement facilities such as giant wheels and the like, on general conditions as may be fixed by the Council.

(2) The Secretary may grant permission to a person to erect for a specified period of not more than one hundred and eighty days, structures purely of temporary nature for hot mix plant or concrete mix plant, intended for the constructions under public ownership, on general conditions as may be fixed by the Council.

(3) Application for permission to erect such sheds or hot mix plant or concrete mix plant purely of temporary nature, shall be submitted in white paper typed or written in ink, affixed with necessary court fee stamp or through online platforms and accompanied by document to prove ownership or consent of the owner, if the land is not owned by the applicant.

(4) The Secretary shall, if convinced of the ownership, issue permission with or without condition and specifying the period beyond which such sheds or hot mix plant or concrete mix plant of purely temporary nature, shall not be retained.



(5) The permit issued for such sheds or hot mix plant or concrete mix plant of purely temporary nature, shall not be extended/ renewed beyond the period stipulated in the permit.

(6) The Secretary may, on the failure of the person to demolish or dismantle such shed or hot mix plant or concrete mix plant, at the expiry of the period specified in the permit, cause it to be demolished or dismantled and the cost there of shall be recovered from such person as if it were an arrear of property tax due under the Act”.

(46) rule 68A shall be omitted

(47) for rule 74, the following shall be substituted, namely:-

“74. Construction of additional sheet/tiled roof over the terrace of certain single/dual unit residential buildings-

(1) In the case of single/dual unit residential buildings up to three storeys and having height not exceeding 10 metres, additional sheet / tiled sloping roof may be constructed, over the terrace floor of such building if,

(a) such additional construction over the terrace is done for extra protection of such terrace from rain, and not for any habitable use;

(b) the vertical distance between the terrace and the lowest point of the roof of the additional construction over the terrace does not exceed 2.40 metres;

(c) such additional roofed terrace area is kept open on all sides and not enclosed fully or even partly with wall / grill / window/ shutter / any type of partition or the like, other than:-

(i) parapet wall of height upto 1.20 metres,

(ii) columns to support such additional roof,

(iii) portion of such building, including the stair cabin leading to the terrace if any,

(iv) other structures such as water tank, rainwater harvesting arrangements and the like, complementary to the terrace area;

(d) any projection of such additional roof into the mandatory yard is in accordance with the provisions contained in these rules; and



(e) the building, comply with the provisions of the Act and any other law applicable.

(2) Such terrace area covered with additional roof as in sub rule (1) shall not be reckoned to calculate built-up area as per these rules.

(3) Under no circumstance, the height of building including the height of such additional roof, shall qualify that for a high-rise building.

(4) Mandatory clearances, certificates of approval, NOC, concurrences etc. as per these rules or bye laws made under the Act and any other law shall be obtained wherever applicable.

(5) Construction of additional sheet / tiled roof over the terrace of buildings other than that specified in sub rule (1) shall be considered as another floor and shall be taken for the calculation of all mandatory requirements as per these rules.”.

(48) after rule 74, the following shall be inserted, namely:-

74(A). Sheet roofing shall be permissible in the front and rear yards of A1 occupancy buildings with built up area upto 300 sqm, such that it shall be open on three sides, covering a maximum area of 15 sqm in the respective yard and having a minimum distance of 60cm from any road boundary abutting such yards. In such cases, it shall be ensured that rain water from the sheet roof is discharged within applicant's plot itself.”.

(49) in rule 75,

(a) in sub rule (2) in item (iv), for the words and figure “ within a distance of 7.5 metres radius from any existing well” the words and figure “within a minimum distance of 7.5 metres from any existing well” shall be substituted.

(b) in sub rule (5), for the words and symbols “tube wells,” the words “ and bore wells” shall be substituted.

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

"Validity and extension- The permit once issued exclusively for the construction of wells shall be valid for five years."

(50) in rule 76,

(a) in clause (1) of sub rule (1), after the words “roof top rainwater” the words and figure “for building situated in the terrain having a slope not exceeding 20 degrees with the horizontal” shall be inserted.



(b) in sub-rule (2), for clause (1) the following shall be inserted, namely:-

"Unless otherwise stipulated specifically in a Master Plan, Detailed Town Planning Scheme/Interim Development Order issued under the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016), for any new building construction having built-up area exceeding 300 m² under all occupancies other than group H, workable rainwater storage arrangements shall be provided as an integral part of the construction, through the collection of rooftop rainwater"

(51) for rule 77 the following shall be substituted, namely:-

“77. Solar Energy Installations - (1) The following categories of new buildings with total built-up area exceeding 500 sq. metres under the occupancies Group A1, A2, C and D shall be provided with Solar Energy Installations (Photovoltaic power station, or PV system), having a minimum capacity as stipulated in TABLE 19.

TABLE 19

Occupancy	Minimum capacity of Solar energy installations (kW) to be provided, per m ² of the built up area of the building
(1)	(2)
A1- Single/ Dual unit Residential	0.0023
A1- Apartment houses/ Residential Flats	0.0017
A2	0.0027
C	0.0033
D	0.0050

(2) Details of the panel area, capacity, proposed energy generation, and the overall capacity of the Solar Energy Installation (Photovoltaic power station or PV system) shall be submitted along with the applications for the permit and occupancy certificate.

(3) The Secretary shall, before issuing the occupancy certificate, ensure that all new buildings mentioned above have completed the installation of Solar Energy Installations as stipulated by this rule.”

(52) in rule 78, sub -rule (6) shall be omitted.

(53) in rule 79,



1. in sub-rule (2) the following words, figures and symbols shall be added, namely:-

“(2a) However, leach pit, sock pit, refuse pit, or septic tank – if entirely underground - may be located within the building, provided such area has at least one of its sides open to a minimum height of 2.40 metres.”

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

“Every new residential building of built-up area exceeding 300 sq. metres shall be provided with suitable systems for the disposal of biodegradable waste unless there exists an organized system for the collection and disposal of such waste.”

3. sub-rule (5) shall be substituted with the following, namely:-

“In wedding halls, proper and adequate arrangements for collection and hygienic disposal of solid and liquid waste shall be provided.”

4. for sub-rule (6) the following 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, that are not connected to any public sewerage system or sewage treatment plants and all buildings under B, C, D, E, F and J occupancies having total built-up area more than 5000 sq.metres and all buildings under G1, G2 and I occupancy other than Fuel Filling Stations, 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.”

(54) for rule 89, the following shall be substituted, namely:-

“89. Deviation during construction and power of Secretary to require alteration in work.

(1) In case any deviations are intended to be made on an approved permit, before the submission of a completion report, an application for a revised permit shall be submitted, incorporating revised plans and drawings along with other details as stipulated in rule 6 of this rule for the intended construction.

Provided that, in the case of an application for a revised permit involving deviations from the approved permit, before commencement of the construction with deviation, the permit fee for the portion proposed to be deviated from the approved permit, calculated



based on the prevailing rate, after deducting the fee already paid for that portion, shall be remitted.

Provided further that, in the case of an application for a revised permit, where the construction with deviation from the approved permit has commenced, double the permit fee for the portion where the construction deviated from permit has already commenced, and permit fee for the remaining portion requiring deviation from the permit, calculated based on the prevailing rate, after deducting the fee already paid for these portions, shall be remitted.

Provided further that, in the case of a revised permit, the date of expiry of the permit shall be that of the original permit.

Provided also that no permit is necessary for effecting deviations such as changing the position of the building or construction proposed within the plot, shifting the position of access to plots in the case of layouts and shifting the position of rooms, stairs, lifts, windows, doors or ventilators and their sizes in the case of building constructions if they do not conflict with these rules. The deviations mentioned in this proviso shall be incorporated in the completion plan and submitted along with the completion report:

(2) Notwithstanding anything contained in sub-rule (1) revised permit is not necessary for any deviation from the approved plan if,

- (a) It does not violate any of the regulatory provisions of these rules or the Act or Master Plan or Town Planning Scheme or any applicable Statute, and does not result in a change of occupancy of the building; and
- (b) The occupancy-wise built-up area so deviated does not exceed 10% of the occupancy-wise built-up area in the approved plan.

Provided that such deviations shall be incorporated in the completion plan and submitted along with the completion report, for which the Secretary shall issue the occupancy certificate after levying double the permit fee for such additionally constructed area, if any.

(3) Where it comes to the notice of the Secretary that a work:-

- (i) is not in accordance with the plans or specifications approved;
- (ii) is in contravention of any of the provisions of the Act or these rules, bylaws or declarations made thereunder;

He may, by notice, require the person for whom such work is done:-

- (a) to make such alterations as may be specified in the notice with the object of



bringing the work in conformity with the plans or specifications approved or the provisions so contravened; or

- (b) to show cause why such alterations should not be made; within such period as may be specified in the notice:

Provided that any construction carried out in deviation of the approved plan or specific conditions, shall not be required to be altered as per the approved plan if such construction does not violate the provisions or specific conditions contained in the Act or these rules.

(4) Where the person to whom the notice under sub-rule (3) is issued does not show cause as aforesaid, he shall be bound to make the alterations specified in such notice.

(5) Where the person to whom the notice under sub-rule (3) is issued shows sufficient cause as aforesaid, the Secretary may, cancel the notice and in other cases, by order confirm or modify the notice.

(6) In the case where in the owner(s), of the plots upon which the permit/ layout approval was issued, requires to cancel the permit prior to filing the completion certificate, the application for permit/ layout approval cancellation shall be submitted to the authority who had originally issued the permit/ layout approval. The issued permit/ layout approval shall be cancelled by the issuing authority, upon scrutinizing of such applications.

(7) At any point of time more than one permit/layout approval shall not be issued for construction(s) in the same plot(s).”

(55) in rule 92, for the third proviso the following proviso shall be substituted, namely:-

“Provided further that permit may be granted for continuing works already commenced without obtaining permit after levying a fee of two times the permit fee for such part already constructed and permit fee for the remaining unconstructed part”:

(56) in rule 99,

(ii) in first proviso to sub-rule (5), the figures and words “30 days” and “ 60 days”, the figures and words “90 days” and “180 days” shall be substituted respectively.

(jj) sub-rule (7) shall be omitted

(57) rule 102 shall be omitted.

(58) in the Appendix



(i) in Appendix A1,

(a) for Sl.No.5 and the entries against it shall be substituted with the following,
namely:-

“(i) Whether the land proposed for construction is assigned land or not: Yes /No
(ii) If so, the purpose for which assignment is made: ”

(b) for Sl. No. 20 and the entries against it the following shall be substituted
namely:-

“20.

CERTIFICATE

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

Also certified that the drawings and documents enclosed along with this application include all the details as stipulated as per rule 6 and other relevant sections of these rules as applicable.

Place:

Signature:

Date:

Name:

Reg. No.:

Address:

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

(ii) in Appendix A1A,

(a) for Sl.No.5 and the entries against it the following shall be substituted, namely:-

“(i) Whether the land proposed for construction is assigned land or not: Yes /No
(ii) If so, the purpose for which assignment is made: ”

(b) The word “empanelled” wherever they occur shall be omitted.

(c) for Sl. No. 19 and entries against it, the following shall be substituted, namely:-

“19.

CERTIFICATE



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

Also certified that the drawings and documents enclosed along with this application include all the details as stipulated as per rule 6 and other relevant provisions of these Act and the rules as applicable.

Place:

Signature:

Date:

Name:

Reg. No.:

Address:

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

(iii) in Appendix A1B,

(a) the word “empanelled” shall be omitted.

(b) the title of the form “ACKNOWLEDGEMENT RECEIPT” shall be substituted with “ACKNOWLEDGEMENT CERTIFICATE”

(iv) in Appendix A4,

(a) for Sl.No.5 and the entries against it, the following shall be substituted, namely:-

“(i) Whether the land proposed for construction is assigned land or not: Yes /No

(ii) If so, the purpose for which assignment is made: ”

(b) for Sl. No. 20 and the entries against it, the following shall be substituted, namely:-

“20.

CERTIFICATE

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

Also certified that the drawings and documents enclosed along with this application include all the details as stipulated as per rule 6 and other relevant provisions of the



Act and rules as applicable.

Place:

Signature:

Date:

Name:

Reg. No.:

Address:

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

(v) in Appendix A5, for Sl.No.5 and the entries against it, the following shall be substituted, namely:-

“(i) Whether the land proposed for construction is assigned land or not: Yes /No

(ii) If so, the purpose for which assignment is made: ”

(vi) In Appendix F2A, the word “empanelled” shall be omitted.

(vii) the following Form shall be added as Appendix A1C, namely:-

APPENDIX- A1C

[See rules 5(3)]

ACKNOWLEDGEMENT CERTIFICATE FOR BUILDING IN PLOTS OWNED BY CENTRAL OR STATE GOVERNMENT DEPARTMENT OR BY ANY LOCAL SELF GOVERNMENT INSTITUTIONS

..... Municipal Corporation / Municipal
council / Town Panchayat / Grama Panchayat

No.....

Dated.....

Details of application

- i. Application No. :
- ii. Name of authorized person :
- iii. Name of Architect/ Engineer in charge:
- iv. Occupancy of the proposed construction:



v. Floor area of the proposed construction:

vi. 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

Place:

Date:

Name and Signature Office seal

Official Designation

(viii) the following Form shall be inserted as Appendix A6, namely:-

“APPENDIX- A6

[See rule 5(3)]

INTIMATION FOR BUILDING DETAILS PROPOSED IN PLOTS OWNED BY
CENTRAL OR STATE GOVERNMENT DEPARTMENT OR BY ANY LOCAL SELF
GOVERNMENT INSTITUTIONS

..... Municipal Corporation / Municipal council /
Town Panchayat / Grama Panchayat

(i) Name of the Department/ Institution :

a. Office address

(ii) Nature of development / construction

a. New construction:

b. Reconstruction :

c. Alteration / Addition / Extension :



d. Change in occupancy :

(iii) Details of plot

a. Revenue Village :

b. (a) Survey No. :

(b) Resurvey No. :

c. Sub Division :

d. Taluk :

e. District :

f. Extent in Sq.m. :

g. Nature of ownership:

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.)
Basement floor							
Ground floor							
Total							

h. Total Built-up Area :



i. Total Covered Area :

j. Total parking area provided inside the building(s) :

(a) Total Floor Area:

(iv) Basic Kerala Panchayat Building Rules 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		

(v) Basic Kerala Panchayat Building Rule Verification with respect to proposed building(s)

(a) Building No. 1

Sl. No.	Rule No.	Description	Required / permissible	Provided
1		Access width 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. 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 the Kerala State Energy Conservation Building code rules, 2017		

6. Provision of Town Planning Schemes, if any, applicable to the construction

(i) Zoning

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

(ii) Road Widening

Sl. No.	Name of the Town Planning 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)

7. Permissibility with respect to Kerala Conservation of Paddy Land and Wet and Act, 2008/Kerala Land Utilization order 1967

- a. Type of land as per BTR :
- b. Type of land as per Data Bank :



8. Details of permit/approved plan already obtained.

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

(a) Amount

(b) 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
(1)	(2)	(3)	(4)

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 Kerala Panchayat Raj Act, 1994 and the Kerala Panchayat Building Rules, 2019 in undertaking the construction.

Authorised Person

Name:

Designation:

Architect/ Engineer In charge

Name:

Designation:

Signature:

Signature:

Date:

Date:



(ix) In Appendix F2, the following table shall be inserted after the paragraph ending with the words “occupation/use”

“Details of the construction

Building			
Existing area			
Floor	Occupancy	Built up area in square metre	Floor area in square metre
.....			
Basement 1			
Ground			
First			
.....			
.....			
Total			
Proposed area			
Floor	Occupancy	Built up area in square metre	Floor area in square metre
.....			
Basement 1			
Ground			



First			
.....			
.....			
Total			

(i) Built up area of other buildings existing in the plot

(ii) Total built up area (sq. metre) (existing + proposed)

(iii) Total floor area (sq. metre) (existing + proposed)

(iv) Total covered area (sq. metre) (existing + proposed)"

(x) in Appendix F2A,

(a) the following table shall be inserted after the paragraph ending with
“occupation/use”

“Details of the construction

Building			
Existing area			
Floor	Occupancy	Built up area in square metre	Floor area in square metre
.....			
Basement 1			
Ground			
First			
.....			
.....			



Total			
Proposed area			
Floor	Occupancy	Built up area in square metre	Floor area in square metre
.....			
Basement 1			
Ground			
First			
.....			
.....			
Total			

(i) Built up area of other buildings existing in the plot

(ii) Total built up area (sq. metre) (existing + proposed)

(iii) Total floor area (sq. metre) (existing + proposed)

(iv) Total covered area (sq. metre) (existing + proposed)"

(1) In Appendix F2A, after the words “low risk buildings”, the words “and medium risk industrial buildings” shall be inserted

(xi) In Appendix H2,

(i) for the items (i) and (ii) in column (3) function, against Category (1) Engineer A in column (1), the following items shall be substituted, namely:-

“(i) To sign plans, drawings and specifications in connection with development permit for area upto the extent of two hectare.

(ii) To issue certificates of supervision in connection with development permit for areas upto the extent of two hectare pertaining to road work, water supply, drainage, sewerage and light installations.”

(ii) for the items (i) and (ii) in column (3) function, against Category (1) Engineer B in



column (1), the following items shall be substituted, namely:-

“(i) To sign plans, drawings and specifications in connection with development permit for area upto the extent of one hectare.

“(ii) To issue certificates of supervision in connection with development permit for areas upto the extent of one hectare pertaining to road work, water supply, drainage, sewerage and light installations.”

(iii) for the items (i) and (ii) in column (3) function, against Category (1) Town Planner B in column (1), the following items shall be substituted, namely:-

“(i) To sign plans, drawings and specifications in connection with development permit for an area up to two hectares

(ii) To issue certificate of supervision for development permit for an area up to two hectares”

(iv) For Supervisor B,

(i) after item (i) in column (ii) Qualification against Category (1) Supervisor B, the following items shall be inserted, namely:-

“(ia) One year Architectural Assistantship with seven years’ experience under an Architect or Engineer; or

(ii) in item (iii) in column (2) Qualifications against Category (1) Supervisor B, after the words ‘Civil Engineering’ the symbol and word “/Architecture” shall be inserted.

(xii) Appendix K(a) shall be omitted.

(xiii) Appendix K(b) shall be omitted.

(xiv) Appendix K(c) shall be omitted.

(xv) Appendix K(d) shall be omitted.

(xvi) In Appendix L, for the entries under the heading Self Declaration form, the following shall be substituted, namely:-

"I do hereby declare that all the measurements mentioned in the civil plan are correct and complete.

I also hereby declare that all the required fire protection arrangements as listed in the National building code will be installed in the building and will be made ready for inspection and testing prior to issuing occupancy certificate for the building."

(xvii) in Appendix M,-



- a. the letter, figure, bracket and word “R 28 (Access)” in Column (2), against the entries “Rules not considered for exemption from these rules” in Sl.No.2 in column (1) shall be omitted.
- b. for the Table under the heading “Criteria and Fee for exemption”, the following Table shall be substituted, namely:-

	Rules/Occupancy	Criteria	Exemption Fee
(1)	(2)	(3)	(4)
1	Rule 26 - exterior and interior open space (except R 26 (3))	Constructions which are deficient up to 15 % (including tolerance as specified in rule 20(3) of the mandatory exterior and interior open space as per Rule will only be considered for exemption.	1) Deficient by 0 up to 10% 2 times that of the permit fee. 2) Above 10 up to 15% 4 times that of permit fee
2	Rule 27 - Coverage	Constructions which exceeds up to 5 % of the permissible value as per this rule will only be considered for exemption	Fair value of land in rupees per sqm multiplied by additional plinth area in excess of that permissible as per this rule+ Rs 8000 per sq m of built up area in excess of that permissible as per the rule.
3	Rule 29- Parking	Constructions which are deficient up to 10 % of the permissible value as per this Rule will only be considered for exemption	Fair value of land in rupees per sqm multiplied by 15 sq m per parking subject to a minimum of Rs 3,00,000 per



			deficient car parking
4	Other Rules- R32(Mezzanine floor),R33(Height of rooms) R 34(sanitation facilities),R 35(1) (stair cases),R 35(2) (fire escape stair case) 35(3)- Ramp, R (37) exit width R38- doorways, R39 corridor, R 41 (2 to 6)- details of light and ventilation, R 43 (Other provisions for apartment buildings),R44(Other provisions for assembly buildings),R 45 (other provisions regarding Group G1), R 46-(other provisions regarding Group H), R 49 (special provisions for hut),R 50(special provisions for construction in small plot), R 51(special provisions for row buildings), Rules under chapter VIII (provisions for construction under approved schemes),	The authority for exemption can consider all other rules for exemption taking in to account the type of construction and condition of site, subjected to a maximum deviation of 10% of the requirement	2 times that of the permit fee for each rule to be exempted



	Rules under chapter XI (Accessory buildings and sheds)		
5	Rule 28-Access	Exemption will only be considered in case of addition/extension/new construction in plots where the building(s) which have been constructed/are under construction as per a valid building permit issued before 08.11.2019 wherein, the permit had been issued taking into account two abutting independent motorable roads, each having width not less than 5 metres, as access to the plot.	2 times that of the permit fee

(xviii) in Appendix N, after the existing Table, the following words shall be added, namely:-

Rules for which exemptions are requested:

No	Rule Number	Rule description	Required as per rule	Provided as per site	Remarks
(1)	(2)	(3)	(4)	(5)	(6)

(xix) in Appendix O,

(a) The word “empanelled” wherever they occur shall be omitted.

(b) in the instruction after enclosure, for the words “acknowledgement receipt”, the words “acknowledgement certificate” shall be substituted.

(xx) after Appendix O, the following Appendix shall be added.



“APPENDIX O1

[1See rule 5 (3)] SELF-CERTIFIED BUILDING PERMIT
FOR BUILDING IN PLOTS OWNED BY CENTRAL OR STATE GOVERNMENT
DEPARTMENT OR BY ANY LOCAL SELF GOVERNMENT INSTITUTIONS

..... Municipal Corporation / Municipal
council / Town Panchayat / Grama 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:

- (a)
(b)
(c)
(d)

a) Setbacks (m)

Building Number	Front		Rear		Side 01		Side 02	
	Averag e	Minimu m	Averag e	Minimu m	Averag e	Minimu m	Averag e	Minimu m
Building 01								
Building 02								
Building 03								



b) Plot Area Sq metre:

c) FSI :

d) Coverage :

Floors	Building 01			Building 01		
	Occupancy			Occupancy		
	Height of the building			Height of the building		
	Use	Built up area sq. metres	Floor area Sq. metres	Use	Built up area sq. metres	Floor area Sq. metres
Basement						
Ground						
First						
Second						
.....						
Total						

(e) Date of commencement of Construction

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

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 plot and the proposed building conform 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 Raj Act 1994, the Kerala Panchayat Building Rules 2019, 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.



Authorised Person

Name:

Designation:

Signature:

Date:

Architect/ Engineer In charge

Name:

Designation:

Signature:

Date:

Encl: 1. Building plans, documents and other details as per Rule 6.

2. NOCs/Clearances (specify if any):

3. Others (specify):

Note: The Self certified building permit is valid only along with the duly signed acknowledgment certificate in Appendix A1C.”.

(xxi) in Appendix P,

(a) The word “empanelled” shall be omitted.

(b) for the Verification Report and the entries under it, the following shall be substituted, namely:-

“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 the compliance of the structure up to plinth level in accordance to the building rules and other relevant Act/Rules upon which the permit has been issued, and is fit for continuing construction or whether the permit needs to be revised or revoked.)”

(xxii) Appendix Q shall be omitted.

(i) for Schedule I, Schedule II and Schedule III, the following Schedules shall be substituted, namely:-



SCHEDULE-I

APPLICATION FEE										
[See rules 5 (1), 15 (6), 70 (4), 74 (3), 75 (4) & 94]										
Sl No	LSG Type	Plot Sub division (Rs per application)	Buildings (Rupees per Application)			Hut (Rs per application)	Well (Rs per application)	Compound Wall (Rs per application)	Conversion of erection of shutter or door (Rs per application)	Conversion of roof (Rs per application)
			Less than or equal to 100 sq. metre of Built-up Area	Above 100 sq. metre less than or equal to 300 sq. metre Built-up Area	Above 300 sq. meter Built-up Area					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1	Grama Panchayat	30	150	500	2000	10	10	10	15	15

Note:-

- (1) No separate application or fee for land development is required along with application for building permit except in cases specified otherwise in these rules.
- (2) Separate application and fee is required only for the conversion or erection of shutters or doors or roof in an existing building under rules 72 and 74 (3).
- (3) The overall built-up area of all the buildings in a plot, (including existing, proposed, and area for regularisation) shall be considered for deciding the slab for the application fee.



SCHEDULE II

PERMIT FEE - PUCCA BUILDINGS					
[See rules 9(4), 56(3), 70(7), 74(3) & 75(4)]					
Sl No	Occupancy Group	Rate (Rupees / sq. metres of Built-up Area)			
		In Panchayats			
		Less than or equal to 80 sq. metres	Above 80 sq. metres - less than or equal to 150 m2	Above 150 sq. metres - less than or equal to 300 sq. metres	Above 300 sq. metres
(1)	(2)	(3)	(4)	(5)	(6)
1	A1	3.5	25	50	100
2	G1, G2, G3	10	30	50	100
3	F, J	10	40	70	120
4	A2, B, C, D, E, H, I	10	30	60	90
4	D1	5	20	35	50
PERMIT FEE - OTHER THAN PUCCA BUILDINGS					
Sl No	Description	Rate in Panchayats			
(1)	(2)	(3)			
1	Plot subdivision as per rule 31(1),(2) & (3) (Rs. Per Ares of the land proposed for subdivision)	750			
2	Sheds (Rupees per unit including their accessory units if any)	50			
3	Residential units for Economically Weaker Sections funded by Government or Local Self Government Institutions (Rupees per dwelling unit)	NIL			
4	Wells (Rupees per unit)	20			
5	Compound wall (Rupees per metre length)	3			
6	Shutter or door conversion or erection under rules 72 and 74(3) (Rupees per unit)	300			
7	Roof conversion undue rules 72 and 74(3) (Rupees per sq. metre of built-up area)	3			



Note:

- "(1) Area of accessory building(s) such as car shed, toilet, cabin for watch and ward etc. shall be added to main building for calculating total permit fee. In the case of addition or alteration, only the area of the portion added or altered shall be taken in to account.
- (2) In the case of tourist resorts, the permit fee stipulated for pucca buildings shall be applicable irrespective of the structural conditions.
- (3) In case there is more than one building in the same plot, each of them should be treated as separate and the fee slab shall be determined by considering the area and occupancy of each building separately.
- (4) In the case of extension/ addition to an existing building, the total built-up area of the building (including existing, proposed, and area for regularisation) shall be considered for deciding the slab for the permit fee and the fee shall be calculated for the extended/ added area.
- (5) In the case of multiple occupancies within a building, the fee slab shall be determined by considering the total area of the building, and the permit fee shall be the sum of the permit fees applicable for areas under different occupancies.
- (6) For single/ dual family residential buildings in Category-II Village Panchayats under Group A1 – Residential occupancy with total built-up area (including existing and proposed within the plot) up to 100 sq. metres and number of storeys limited to two, there shall be no permit fee and application fee applicable.



SCHEDULE III

SCRUTINY FEE - LAYOUT APPROVAL		
Sl. No.	Occupancy Group	Rate (Rupees/ Sq. metres of built up area)
(1)	(2)	(3)
1	A1	4
2	G1, G2, G3	4
3	F, J	5
4	A2, B, C, D, E, H, I	4

Note:

- (i) The amount has to be remitted in Government treasury and the copy of the challan has to be enclosed along with application for layout.
- (ii) The scrutiny fee shall be remitted afresh for the entire built up area, when there is a change in the total built-up area or occupancy or area of the plot, at the time of resubmission(s).

By order of the Governor,
Anupama T.V.,
Special Secretary to Government.

Explanatory Note

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

Government had constituted a committee vide GO(Rt) No. 2162/2024/LSGD dated 12.11.2024 and GO(Rt) No. 2584/2024/LSGD dated 31.12.2024 for furnishing recommendations to the Government on the changes to be made in the Kerala Panchayat Building Rules, 2019. Also as part of the Part X-B (Urban Reforms-Compliance Reduction & Deregulation for Ease of Doing Business (EODB) of the Scheme for Special Assistance to States for Capital Investment (SSASCI)



2025-26' which aims at a spur in economic growth in the country through reforms in building regulations for industrial and commercial buildings, it is essential to provide necessary provisions to allow more land for the development of industries and commercial buildings. Based on the recommendations submitted by the committee, the changes needed as per SSASCI 2025-26 and in supersession of Kerala Panchayat Building (Amendment) Rules, 2025 issued under G.O. (P) No. 15 /2025/LSGD dated 19th March 2025 and published as S. R. O. No. 298/2025 in Kerala Gazette Extraordinary No. 1071 dated 19th March 2025, Government have decided to amend further the Kerala Panchayat Building Rules, 2019 suitably in accordance with the provisions of the Kerala Panchayat Raj Act, 1994 (Act 13 of 1994).

This notification is intended to achieve the above object.

