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Government of Kerala
കേരള സർക്കാർ
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Reg. No. രജി. നമ്പർ
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KERALA GAZETTE

കേരള ഗസറ്റ്
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GOVERNMENT OF KERALA

Local Self Government (D) Department

NOTIFICATION

G. O. (Ms.) No. 219/2005/LSGD. Dated, Thiruvananthapuram, 29th July, 2005.

S. R. O. No. 738/2005.—In exercise of the powers conferred by sections 381, 382, 383A, 387, 398 and 406 of the Kerala Municipality Act, 1994 (20 of 1994) read with section 565 thereof, the Government of Kerala hereby make the following rules, further to amend the Kerala Municipality Building Rules, 1999 issued under G. O. (Ms.) No. 188/99/LSGD dated the 1st October, 1999 and published as S. R. O. No. 777/99 in the Kerala Gazette Extraordinary No. 1786 dated the 1st October, 1999, namely:—

RULES

1. *Short title and commencement.*—(1) These rules may be called the Kerala Municipality Building (Amendment) Rules, 2005.

(2) They shall come into force at once.

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

(1) In sub-rule (2) of rule 30, after note (ii), the following note shall be added, namely:—

“(iii) Any building/building complex which accommodates more than one use comprising the occupancy groups of A1-Residential, A2-Special Residential, D-Assembly, E-Office or Business and F-Mercantile is also permitted in plots having minimum extent of 0.50 hectares, under a single ownership.

(2) in sub-rule (2), of rule 31, the existing note shall be numbered as note (i)-and after note (i) so renumbered, the following note shall be added, namely:—

(ii) In the case of a building/building complex which accommodates more than one use comprising the occupancy groups mentioned under note (iii) FAR and of sub-rule (2) of rule 30 coverage shall be worked out on the basis of weighted average of floor area under the respective occupancies.

(3) After sub-rule (2) of rule 34, the following proviso shall also be added, namely:—

“Provided further that in the case of a building/building complex which accommodates more than one use comprising the occupancy groups mentioned under note (iii) of sub-rule (2) of rule 30, parking as above shall be made available, in the same plot itself, earmarking the use wise parking areas as detailed in Table (5) under the respective occupancies.”

(4) After rule 52, the following proviso shall be added, namely:—

“Provided that in the case of a building/building complex, which accommodates more than one use comprising the occupancy groups mentioned under note (iii) of sub-rule (2) of rule 30, the corresponding provisions of the respective occupancy groups shall apply subject to the additional provisions mentioned below:”

(1) Approval of usage of plot and layout of buildings from Chief Town Planner shall be obtained.

(2) Minimum set backs shall be provided considering the building/building complex under the most restrictive occupancy.

By order of the Governor,

P. KAMALKUTTY,
Secretary to Government.

Explanatory Note

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

Various proposals for buildings accommodating more than one occupancy group are being received from different parts of the State. These include shopping malls, Convention centres, Family entertainment centres etc., either as a single building or as a building complex. The provisions of KMBR-'99 applicable to such proposals are more of restrictive nature. In this context, the Government consider it necessary to promote such constructions making certain amendments to Kerala Municipality Building Rules, 1999.

This notification is intended to achieve the above object.