

**MINUTES OF THE MEETING OF THE COMMITTEE OF THE ART & HERITAGE
COMMISSION FOR APPLICATIONS AND APPEALS**

Venue : Conference Hall, Office of the Chief Town Planner, Swaraj Bhavan,
Nanthancode,

Kowdiar, P.O., Thiruvananthapuram – 695003.

Date & Time : 04-02-2021; 11.00 AM

In Attendance:

Sri. Gigi George Convener
Chief Town Planner & Member Secretary
Art & Heritage Commission

Prof. N. Ramaswamy Member
Conservation Architect
Maruthi Sadanam, Thamarakkulam P.O.
Kollam

Sri. Girish V. S. Member
Deputy Chief Architect
For Chief Architect
Public Works Department

Sri. Rajesh Kumar R. Member
Artist Superintendent
For Director
Department of Archaeology

Supporting Officials

Sri. P.N. Rajesh
Senior Town Planner
O/o the Chief Town Planner

Smt. Sheeba M. M.
Town Planner,
District Town Planning Office, Ernakulam.

Smt. Jayasree V. K.
Town Planner
District Town Planning Office, Thiruvananthapuram

Sri. P. Ravikumar
Town Planner
District Town Planning Office, Kasargod

Sri. V.A. Gopi
Town Planner
District Town Planning Office, Palakkad

Smt. Biji R.
Asst. Town Planner,
O/o the Chief Town Planner.

Sri.Harikrishnan S
Asst. Town Planner,
District Town Planning Office, Thiruvananthapuram

Sri. Nithin .S.S
First Grade Draftsman,
O/o the Chief Town Planner

Sri. Gigi George, the Chief Town Planner & Member Secretary, Art and Heritage Commission Chaired the meeting. Prof. N. Ramaswamy, Conservation Architect, Smt. Sheeba M M, Town Planner, Ernakulam, Sri. P. Ravikumar, Town Planner, Kasrgod and Sri. V.A. Gopi, Town Planner, Palakkad participated in the meeting through video conferencing. The meeting discussed the agenda items and took the following decisions.

I.Approval of the minutes of the meeting of the committee held on 12.11.2020:

Minutes of the meeting held on 12.11.2020 in the Chamber of the Chief Town Planner, Swaraj Bhavan, Nanthancode, Kowdiar P.O., Thiruvananthapuram was placed before the Committee and is approved.

II. Applications/Appeals/Petitions placed before the Committee:

After examining the files concerned, the committee rendered the following recommendations/decisions:

A. FORT AREA & ENVIRONS, THIRUVANANTHAPURAM

01. File No. :TCPCTP/586/19-D

Ref 1: Letter no. TCPTVM/931/2020-C dated 02.02.2021 from the Town Planner,
Thiruvananthapuram.

2. Letter no. FE2-7740/2020 dated 30.10.2020 from the Asst. Executive
Engineer, Fort Zonal Office, Thiruvananthapuram.

3. This office letter no. TCPCTP/586/2019-D dated 24.04.2019

Name of Applicant : Smt. Lekshmi Vanchiswara Iyer

Sy. No., Village & Area of Plot : 560/398-1, Vanchiyoor ,1.21 are

Occupancy & Plinth area : Residential, 206.04 sqm

No. of Floors & Building Height : 2 Floors (GF+FF), 8m

Recommendations :

The Committee decided to inform the Secretary, Thiruvananthapuram Corporation as follows:

“The architectural character of the facade of the completed construction, with respect to the submitted drawings and photographs for final concurrence **is recommended** to issue occupancy certificate subject to the condition that doors and windows provided on the façade of the completed construction shall be painted with dark brown colour so as to maintain heritage character of the area and the completed construction satisfies the provisions of KMBR 1999 and other applicable statues.”

02. File No. : TCPCTP/1439/2019-D 3

- Ref 1. Letter no. TCPTVM/765/2019-D dated 21.06.2019 & 01.01.2021 from the
Town Planner, Thiruvananthapuram
2. Letter no. FE1/BA-89/2018 dated : 16/03/2019 & 19.06.2019 & 18.02.2020
from the Asst. Executive Engineer, Fort Zonal Office, Thiruvananthapuram.
3. Application no nil dated 29.09.2020 from Sri. Suchith Surendranath.
4. This office letter no. TCPCTP/1439/2019-D dated : 07.11.2020.

Name of Applicant : Sri.Suchith Surendra Nath
Sy No, Village & Area of Plot : 551/2-2, Vanchiyoor Village, 5.00cents
Occupancy & Plinth area : Residential, 238 sqm
No of Floors & Height : 2 Floors (GF+FF),7.15 m

Recommendations :

The committee decided to inform the applicant as follows:

“Since the regulations of the Sanctioned Master Plan for Thiruvananthapuram is applicable for the proposed plot and as the proposed construction violates 2m road widening proposal of the sanctioned Master Plan, the application **cannot be considered for concurrence**. It is also informed that the proposed construction also affects 16m widening proposal of the Published Master plan for Thiruvananthapuram (IDO).”

03. File No. :TCPCTP/1770/19-D 3

- Ref 1. Letter no. TCPTVM/761/2020-C dated 14.10.2020 & 29.01.2010 from the
Town Planner,Thiruvananthapuram
2. Letter No.FE2/5081/2020 dated 07.09.2020 from the Assistant Executive
Engineer, Thiruvananthapuram Corporation.
3. This office order No.D3/4873/2018 dated 03.07.2018

Name of Applicant : Sri. Sajikumar
Sy. No., Village & Area of Plot :1296/1-2-1, Pettah ,4.40 Cents
Occupancy & Plinth area : Residential, 152.26 sqm
No. of Floors & Building Height : 2 Floors (GF+FF), 7.35

Recommendations :

The Committee decided to inform the Secretary, Thiruvananthapuram Corporation as

follows:

“The architectural character of the facade of the completed construction with respect to the submitted drawings and photographs for final concurrence ***is recommended*** to issue occupancy certificate subject to the condition that the completed construction satisfies the provisions of KMBR 1999 and other applicable statues.”

04. File No. : TCPCTP/2183/2020-D 3

Ref 1. Letter no. TCPTVM/82/2020-C dated 25.11.2020 from the Town Planner,
Thiruvananthapuram.

2. Letter no. FE1/BA/56/19 dated 09.01.2020 from the Assistant Executive Engineer, Fort
Zonal Office, Thiruvananthapuram Corporation.

Name of Applicant : Smt. Sreelatha S. D.
Sy No, Village & Area of Plot : 712/1, Vanchiyoor Village, 3.90cents
Occupancy & Plinth area : Residential, 107.26 sqm
No of Floors & Height : 2 Floors (GF+FF),7.25 m

Recommendations :

The Committee decided to inform the Secretary, Thiruvananthapuram Corporation as follows:

“The architectural character of the facade of the proposed construction with respect to the submitted drawings ***is recommended*** incorporating the following features/ conditions.”

General Conditions:-

1. The total number of storeys including the existing, if any, ***shall not exceed two from the street level.***
2. The overall height of the construction, including the existing, upto the topmost point of the proposed construction ***shall not exceed 9 metres.***
3. The slope of roof in the facades (Pitch) shall be at an angle within the ***range 35-45 degrees from the horizontal.***
4. The roof in the facade shall be finished with Mangalore Pattern (M.P) terracotta tiles (natural colour). ***The tiles shall be placed over wooden/steel purlins. If the purlins are placed over concrete, the concreted portion shall not be exposed.***
5. ***Eaves board, if provided shall be of wooden material or any other material resembling wood in appearance.***
6. The sunshades in facades, if any, shall have the same slope and finish as that of the main roof.
7. Water tanks, if any provided, shall be located so that they are not visible from the nearby streets or public spaces.
8. The exterior wall surface shall be finished in white or off-white colour. The exterior wall shall be given plain finish.
9. In the case of flat terraces which are open to sky, then means of access shall be provided by

way of fixed ladder or the like to ensure periodical cleaning to avoid water logging, satisfying

other conditions stipulated in this letter.

The concurrence is not transferable. It shall be valid for a period of 5 years commencing with the date of issue. If the plot is transferred in any circumstances, the concurrence issued is automatically cancelled.

The advice rendered pertains only to maintain the heritage character of the area. The local body shall also ensure ownership particulars and conformity of the construction with applicable provisions in KMBR 2019, Town Planning Schemes and other applicable statutes.

No deviation from the approved drawing will be allowed.

Before issuing occupancy certificate, the drawings of the completed building with photographs shall be submitted before the Committee of the Art & Heritage Commission for final concurrence.

The Secretary may ensure that the scrutiny fee as per Rule 5(6) (2) (Schedule III) of KMBR 2019 has been paid before issuing building permit."

B. KOWDIAR AREA, THIRUVANANTHAPURAM

05. File No. TCPCTP/1816/2020-D3

Ref: 1. Letter No.TCPTVM/951/2020-C dated 12.01.2021 from the Town Planner, Thiruvananthapuram.

2. Letter No.E5/BA/0531/2012 dated 15.09.2020 from the Superintending Engineer, Thiruvananthapuram Corporation.

3. Minutes of the meeting of the Committee of Art and Heritage Commission constituted for scrutiny and recommendation of applications and appeals held on 12.06.2018.

Name of Applicant : Sri. Ummer Ravuthar Muhammad Ifthikkar

Sy No. Village & Area of Plot : 22/4, Peroorkkada, 10.12 are

Occupancy & Plinth area : Residential, 446.25 sq.m,

No. of floors and height : 2 Floors ,9 M

Recommendations :

The Committee decided to inform the Secretary, Thiruvananthapuram Corporation as follows:

"The architectural character of the facade of the proposed construction with respect to the submitted drawings ***is recommended***, incorporating the following features/ conditions.

General Conditions:-

1. ***Only Single family Residential building shall be permitted.***

2. ***No basement floor shall be allowed.***

3. ***Coverage shall be limited to 30%.***

4. The total number of storeys including the existing, if any, ***shall not exceed two from the street level .***

5. The overall height of the construction, including the existing, upto the topmost point of the

proposed construction *shall not exceed 9 metres.*

6. The slope of roof in the facades (Pitch) shall be at an angle within the *range 35–45 degrees*

from the horizontal.

7. The roof in the facade shall be finished with Mangalore Pattern (M.P) terracotta tiles (natural

colour). *The tiles shall be placed over wooden/steel purlins. If the purlins are placed over*

concrete, the concreted portion shall not be exposed.

8. Eaves board, if provided shall be of wooden material or any other material resembling wood

in appearance.

9. The sunshades in facades, if any, shall have the same slope and finish as that of the main roof.

10. Water tanks, if any provided, shall be located so that they are not visible from the nearby

streets or public spaces.

11. The exterior wall surfaces shall be finished in white or off-white colour. The exterior walls shall

be given plain finish.

12. In the case of flat terraces which are open to sky, then means of access shall be provided by

way of fixed ladder or the like to ensure periodical cleaning to avoid water logging, but satisfying

other conditions stipulated in this letter.

13. No excavation shall be carried out in the absence of a representative from the Archaeology

department.

The concurrence is not transferable. It shall be valid for a period of 3 years commencing with the date of issue. If the plot is transferred in any circumstances, the concurrence issued is automatically cancelled.

The advice rendered pertains only to maintain the heritage character of the area. The local body shall also ensure ownership particulars and conformity of the construction with applicable provisions in KMBR 1999, Town Planning Schemes and other applicable statutes.

No deviation from the approved drawing will be allowed.

Before issuing occupancy certificate, the drawings of the completed building with photographs shall be submitted before the Committee of the Art & Heritage Commission for final concurrence."

C. KALPATHY AREA, PALAKKAD

06. File No. :TCPCTP/248/21-C2

Ref 1. Letter no.B.A-871/19-20/E5 dated 16.11.2020 of the Secretary, Palakkad Municipality.

2. Letter no. TCPPKD/466/2020-C dated 18.01.21 of the Town Planner, Palakkad.

Name of Applicant : Smt. Lakhshmy Krishna Moorthy & Sri. Venkatchaleswara Sharma

Sy. No., Village & Area of Plot : 1411(old) ,Palakkad-2, 0.0364 Hectare

Occupancy & Plinth area : Residential (4 units), 409.74 sqm

No. of Floors & Building Height : 2 Floors (GF+FF), 7.87 m

Recommendations :

The Committee decided to inform the Secretary, Palakkad Municipality as follows:

“The architectural character of the facade of the proposed construction with respect to the submitted drawings shall be revised incorporating the following features / conditions:

General Conditions:-

1. The total number of storeys including the existing, if any, ***shall not exceed two from the street level.***
2. The overall height of the construction, including the existing, upto the topmost point of the proposed construction ***shall not exceed 9 metres.***
3. The slope of roof in the facades (Pitch) shall be at an angle within the ***range 35-45 degrees from the horizontal.***
4. The roof in the facade shall be finished with Mangalore Pattern (M.P) terracotta tiles (natural colour). ***The tiles shall be placed over wooden/steel purlins. If the purlins are placed over concrete, the concreted portion shall not be exposed.***
5. ***Eaves board, if provided shall be of wooden material or any other material resembling wood in appearance.***
6. The sunshades in facades, if any, shall have the same slope and finish as that of the main roof.
7. Water tanks, if any provided, shall be located so that they are not visible from the nearby streets or public spaces.

Special Conditions:

1. Sufficient parking as per rule 29 of KMBR 2019 shall be provided.
The revised drawings shall also be in conformity with the provisions of KMBR 2019, Town Planning Schemes and other applicable statutes.
The applicant may be informed to pay the scrutiny fee as per Rule 5(6) (2) (Schedule III) of KMBR 2019 before forwarding the revised plan for Concurrence.”

07. File No. : TCPCTP/1929/2020-C2

Ref 1. Letter no.B.A-133/20-21/E5 dated 27.08.2020 of the Secretary, Palakkad Municipality

2. Letter no. TCPPKD/368/2020-C dated 31.10.2020 of the Town Planner, Palakkad.

Name of Applicant : Sri.P.V.Gopalakrishnan &Sri. P.V.Subramanian

Sy. No., Village & Area of Plot : 1791/1, 4.50 cents

Occupancy & Plinth area : Residential, 215.00 sqm

No. of Floors & Building Height : 2 Floors (GF+FF), 7.40 m

Recommendations :

The Committee decided to inform the Secretary, Palakkad Municipality as follows:

"The architectural character of the facade of the proposed construction with respect to the submitted drawings shall be revised incorporating the following features / conditions:

General Conditions:-

1. The total number of storeys including the existing, if any, ***shall not exceed two from the street level.***
2. The overall height of the construction, including the existing, upto the topmost point of the proposed construction ***shall not exceed 9 metres.***
3. The slope of roof in the facades (Pitch) shall be at an angle within the ***range 35-45 degrees from the horizontal.***
4. The roof in the facade shall be finished with Mangalore Pattern (M.P) terracotta tiles (natural colour). ***The tiles shall be placed over wooden/steel purlins. If the purlins are placed over concrete, the concreted portion shall not be exposed.***
5. ***Eaves board, if provided shall be of wooden material or any other material resembling wood in appearance.***
6. The sunshades in facades, if any, shall have the same slope and finish as that of the main roof.
7. Water tanks, if any provided, shall be located so that they are not visible from the nearby streets or public spaces.

Special Conditions:

1. Vertical parapet shown at the edge of the first floor shall be avoided.

The revised drawings shall also be in conformity with the provisions of KMBR 2019, Town Planning Schemes and other applicable statutes.

The applicant may be informed to pay the scrutiny fee as per Rule 5(6) (2) (Schedule III) of KMBR 2019 before forwarding the revised plan for Concurrence."

The Committee also decided to authorize the Chief Town Planner to issue concurrence, as and when the revised drawing as per the Committee decision is received, subject to satisfying the conditions stipulated by the Committee of Art & Heritage Commission.

D.OTHER FILES

08. File No.204/2021-E3

AYYANKALI HALL RENOVATION (VJT Hall), THIRUVANANTHAPURAM

Ref 1. Letter no. CDN3/98/GAD dated 21/1/21 of the Principal Secretary, General Administration (coordination) Department.

Recommendations:

The Committee went through the proposal in detail and observed that the building is part of a style which was prevailed in 1877 AD, during the time of Sri Moolam Tirunal, which can be seen in other buildings such as Sanskrit college, University College, Vettimurichakotta etc. and it adds group value to those structures belonging to a particular era in history. The historic importance and the cultural significance of the building in the history of Travancore are not emphasized much in the proposal.

Following are the remarks of the Committee:

1. The building is an iconic structure and has stood the time as a landmark building in the present context giving an urban image to Thiruvananthapuram.
2. The building needs to be intervened very sensitively without tampering the visual, cultural and historic significance.
3. No additions in the form of temporary or permanent intervention shall be allowed in the premises which will alter the original context.
4. The building was originally designed to handle a predetermined audience, and overcrowding and heavy use may adversely affect the building over a period of time.
5. The intention of intervention shall only take into consideration of repair and restoration and no additions and alterations, within or outside to be made.
6. The original typology and use to be continued.
7. Since the building is locate in an island situation amidst of two important roads, bringing in more traffic and parking is not conducive in the present context.
8. The interior shall be retained to its original historic ambience and no foreign material need to be added/ covered to the existing timber ceiling/wall which will degenerate the historic significance and historic VALUE of the building.
9. All these years the building survived without any calamities and suddenly introducing new service infrastructure may be out of context if not sensitively handled.
10. The process of documentation, condition mapping etc. is not discussed as in the case of historic buildings of such significance is intervened.

"The Committee decided to request the agency to revise the proposal based on the above observations and submit a detailed proposal explaining the process of intervention including the material. i.e., whether the repair is being carried out in Lime mortar and

plaster, mix and process etc. for reconsideration. The Committee also decided to inform the remarks of the Committee of Art and Heritage Commission to the Government."

09. File No. : TCPCTP/2143/19-D1

SUB REGISTRAR OFFICE, KASARAGOD

Ref 1. Letter no. TCPKSD/907/19-C dated 23.12.2020 from the Town planner, Kasaragod.

2. Letter no. R-1325/17 dated 26.08.2019 of District Registrar, Kasaragod.

Recommendations:

The Committee decided to inform the District Sub Registrar, Kasargod as follows:

"The Committee noticed that construction for Sub-Treasury Office is not yet started and a building is being constructed in the Taluk Office Compound for Treasury Office. Hence you are informed to submit detailed drawings of the proposal under reference."

10. File No. : TCPCTP/868/2020-C2

DISTRICT PLANNING COMMITTEE SECRETARIAT BUILDING, PALAKKAD

Ref.1. Letter no. RB1/129/2020-LSGD dated 20.04.2020 from the Principal Secretary to Government,

Kerala.

2. Letter no. TCPCTP/868/2020-C2(1) dated : 25.08.2020 of the Chief Town Planner ,
Thiruvananthapuram

3. Letter no. TCPPKD/357/2020-C dated : 06.10.2020 from the Town Planner, Palakkad.

4. Letter No. T-19/56/May/19/417194/NAP/307 dated 17.09.2020 of ASI, Thirissur Circle.

Recommendations:

The Committee went through the matter in detail and decided to inform the government as follows:

"The plot in which the District planning Committee Secretariat building is constructed is included in the 'Area reserved for planned residential use' in the DTP Scheme for Fort and Environs, Palakkad and the construction is not permissible as per the zoning regulation of the said DTP Scheme. The construction also required prior permission from the competent authority (Archaeological Survey of India) as it is included in the restricted area as per AMSAR Act 2010. Other Government establishments such as District Panchayath Office, Govt. Guest House etc. are functioning in buildings near the plot and PSC office building is under construction near the plot."

11. File No. : TCPCTP/271/2019-C1

KUZHIVELIPPADI MOSQUE, ERNAKULAM

Ref 1: Letter no. C/391/19 dated 04-08-2019 from the Senior Town Planner, Ernakulam

2: Letter no. A5-5428/19 dated 21-06-19 from the Secretary, Edathala Grama Panchayath.

3. Letter no. ARCD/965/2019-A2 dated 14-11-2020 from the Director, Department of
Archaeology, Thiruvananthapuram.

4. Letters from Sri.M.B.Muhammed, Kuzhieilppalli, Ernakulam dated 27-01-2019 and 22-10-

2019.

5. Minutes of the meeting of the Committee of Art and Heritage Commission constituted for

scrutiny and recommendation of applications and appeals held on 18.11.2019 and 03.06.2020.

Name of applicant : Sri.M.B.Muhammed, S/o Bava, Edathala(P.O.), Kuzhivilppalli, Ernakulam- 683561

Local body : Edathala Gramapanchayath

Occupancy : Assembly Building (Religious)

Recommendations:

The Committee went through the petition received and the report from the Archaeology Department regarding the protection of the building referred in the petition and decided to inform the petitioner and the Secretary, Kuzhivelippadi Juma Ath Committee, Kuzhivelippadi as follows:

“ Further construction shall be made by preserving the heritage elements in the mosque such as Mimbara, architectural roof ceiling, stair cases, doors etc.”

12. File No. : TCPCTP/5/2019-E3

FORT KOCHI AREA

Ref 1. Letter from INTACH Cochin Chapter, Convenor dated 10/11/2020.

2. This office letter No. TCPCTP/2077/2020-F2 (1) dated 30.12.2020

3. Letter no. ARCDA/13/2021-A7 dated: 06-01-2021 from Director, Department of Archaeology,
Thiruvananthapuram.

Recommendations:

The Committee went through the petition under reference and decided to inform the Secretary, Kochi Corporation to take necessary action to issue stop memo to CSML against the construction activities referred in the petition until the permission of the Competent Authority has been obtained. The Committee also decided to inform the Archaeological Survey of India, Thrissur Circle, to take necessary action in this regard and intimate the same to the Committee of Art and Heritage Commission.

The meeting ended at 1.00 PM.

**Convener &
Member Secretary
Art & Heritage**

Commission