

The Kerala Building Rules, 2011 issued under G.O.
(Ms.) No 41/2011/LSGD. dated 14th February, 2011

GOVERNMENT OF KERALA
G.O.(P) No.78/2019/LSGD.
NOTIFICATION Dated,
Thiruvananthapuram, 2nd November, 2019.
16th Thulam, 1195.
S. R. O. No. 829/2019

The Kerala Building Rules, 2011

- ▶ 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 Rules, 2011 issued under G.O. (Ms.) No 41/2011/LSGD. dated 14th February, 2011 and published as S.R.O. No. 127/2011 in Kerala Gazette Extraordinary No. 351 dated 14th February, 2011, the Government of Kerala hereby make the following rules, namely

Modification in application for permit

APPENDIX- A1

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

APPLICATION FOR PERMIT/REGULARISATION

Modification in application for permit

- ▶ Whether the land, if any, contiguous to this plot of the owner shown in the site plan (Rule 6(4)(a)(i)) : Yes /No
- ▶ Usage of surrounding plots in general
 - North :
 - East :
 - South :
 - West :

Modification in application for permit

- ▶ Details of the Construction
- ▶ Details of Proposed Building(s)
- ▶ Occupancy:
- ▶ Height of the building in meter –

Floor	Use	Built-up (Sqm)	Area provided for parking inside the building (Sqm)

Modification in application for permit

- ▶ (ii) Details of Existing Building(s)
- ▶ Occupancy:
- ▶ Height of the building in meter -

Floor	Use	Built-up (Sqm)	Area provided for parking inside the building (Sqm)

Modification in application for permit

- ▶ Total Built-up Area :
- ▶ Total Covered Area :
- ▶ Total parking area provided inside the building(s) :
- ▶ Total Built-up Area for F.S.I. :

Modification in application for permit

► Basic KBR Verification w.r.t. proposed plot

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

Modification in application for permit

► Basic KBR Verification w.r.t. proposed building(s)

Slno.	Rule No.	Description	Required / permissible	Provided
1.		Access width to the building (in m)		
2.		Minimum distance from the abutting road/access to other building(s) (in meter)		
3.		No. of Four-wheeler parking		
4.		No. of Two-wheeler parking		
5.		No. of Parking for Differentiable		
6.		No. of Parking for Visitors		
7.		Loading/unloading space (in sq. meter)		

Modification in application for permit

► Basic KBR Verification w.r.t. proposed building(s)

Slno.	Rule No.	Description	Required / permissible	Provided
8.	Front * Set Backs (in meter)			
	Side 1			
	Side 2			
	Rear			
9.	Exit Width (in meter)			
10.	No. of Stair case(s)			
11.	No. of Fire Escape Stair case(s)			
12.	Rainwater storage capacity (in litre)			

Modification in application for permit

- ▶ Provisions of Town Planning Schemes, if any, applicable to the construction
- ▶ Zoning

S/no.	Name of the TP	Scheme Stage	Zone	Permissibility of proposed construction as per scheme

▶ Road Widening

S/no.	Name of the TP Scheme	Stage (Sanctioned/ Published)	Existing Width of road (in meter)	Proposed Width of road (in meter)	Building Line (in meter)	Set Back Required from Existing road Boundary (in meter)	Set back provided (in meter)

Modification in application for permit

- ▶ Permissibility with respect to Kerala Conservation of Paddy Land and Wet Land Act 2008 / KLU order 1967.
 - (i) Type of land as per **BTR** :
 - (ii) Type of land as per **Data Bank** :
- ▶ Details of fee paid:
 - Application fee:
 - Layout scrutiny fee:
 - ▶ (i) Amount
 - ▶ (ii) No. and date of receipt

Appendix in building application existing and proposed

Existing	Existing	Proposed
Application Form For Permit for Development/ Redevelopment Of Land	Appendix AA	APPENDIX -A3 [See rule 5(1)(a)]
Development Permit	Appendix -B	APPENDIX B1 [See rule 6(17)]
Application For Permit/Regularisation	Appendix A	APPENDIX- A1 [See rules 5(1)(b), 75(1), 87(1) and 93(1)]
Building Permit	Appendix C	APPENDIX B2 [See rule 6(17)&9(4)]
Notice Regarding The Intention To Start Work	Appendix D	APPENDIX - D [See rule 17(5) (d)]
Completion Certificate By The Owner	Appendix E	APPENDIX E1 [See rules 17(5)(e),20(1)&88 (1)]
COMPLETION CERTIFICATE BY INSTITUTION, ARCHITECT, ENGINEER, ETC.	Appendix F	APPENDIX E3 [See rule 20(1)&88(1)]
Development Certificate	Appendix G	APPENDIX F1 [See rules 17(5)(f)&20 (2)]
Occupancy Certificate Or Use Certificate	Appendix H	APPENDIX F2 [See rules 17(5) (f), 20 (3) and 88 (2)]
Building Construction Without Permission Or Deviation From Approved Plan-Regularisation Granted-Orders Issued	Appendix I	APPENDIX-I [See rule 5(4)(Note ii)] (Only in GP)
Register For Regularised Constructions	Appendix J	APPENDIX -G2 [See rule 95 (3)]
Application For Registration As Architect/Engineer/Town Planner/Supervisor Etc.	Appendix K	APPENDIX -H1-A [See rule 99(1)]
Qualification And Function Of Architect, Engineer, Etc	Appendix L	APPENDIX -H2 (See rules 81(11) & 100)
Certificate Of Registration	Appendix M	APPENDIX -H3 [See rule 99 (4)]

Occupancy

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

Parking Space

OFF-STREET PARKING SPACE FOR APARTMENTS/FLATS UNDER GROUP-A1	
Built up Area per Dwelling Unit	Off-street Parking Spaces at the rate of
Up to 75 sq. meters	1 for every 3 dwelling units
Above 75 sq. meters upto 185 sq. meters	1 for every dwelling unit
Above 185 sq. meters upto 300 sq. meters	1.5 for every dwelling unit
Above 300 sq. meters	2 for every dwelling unit

Parking Space

OFF-STREET PARKING SPACE FOR OCCUPANCIES OTHER THAN GROUP-A1		
SlNo	Occupancy	One parking space for every or fraction of
1	Group A2-Lodging houses & Special Residential	90 sq. meters of built-up area for buildings having total built-up area upto 1260 sq. meters and 60 sq. meters of built-up area for the total built-up area in excess of 1260 sq. meters.
2	Group B-Educational (i) High Schools, Higher Secondary Schools, Junior Technical Schools, Industrial Training Institute etc.	300 sq. meters of built-up area
	(ii) Higher educational institutions	125 sq. meters of built-up area
3	Group C- Medical/Hospital	90 sq. meters of built-up area
4	Group D- Assembly	25 sq. meters of built-up area Note:-(i) In the case of wedding halls and community halls, for calculating the built-up area for the purpose of parking, the built-up area of either the auditorium or the dining hall, whichever is higher, alone need be taken
		(ii) In the case of library, for calculating the built-up area for the purpose of parking, the area of the stacking space for books shall be excluded
5	Group E- Office Building	90 sq. meters of built-up area for buildings having total built up area upto 1260 sq. meters and 60 sq. meters of built-up area for the total built up area in excess of 1260 sq. meters
6	Group F- Mercantile/ Commercial building exceeding 75 sq. meters built-up area	90 sq. meters of built-up area for buildings having total built-up area upto 1260 sq. meters and 60 sq. meters of built-up area for the total built up area in excess of 1260 sq. meters
7	Group G1- Industrial-I Building	250 sq. meters of built-up area
8	Group G2- Industrial- II Building	250 sq. meters of built-up area
9	Group H-Storage	250 sq. meters of built-up area
11	Group J Multiplex complex	60 sq. meters of built-up area

Air Shaft and Access with for Public road

SIZE OF AIR SHAFT			
Sl.No.	No. of Storey	Area of the airshaft in Square meter	Minimum width of Airshaft in meter
1	Upto 3	1.08	0.9
2	Upto 6	2.4	1.2
3	Upto 10	3	1.5
4	Above 10	5	2

► Access with for Public road

DISTANCE BETWEEN PLOT BOUNDARY ABUTTING THE STREET AND BUILDING		
Slno	Road Type	Public roads access width in Meter
1	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	3
2	Other un-notified roads with width less than 6 m	2

Access for Occupancy

Slno	Occupancies	Total built-up area in sq. meter	Minimum access width in Meters
1	Group A1	Up to 200	0
2	Group A1	Above 200 upto 400	1.5
3	Group A1	Above 400 upto 4000	3.6
4	Group A1	Above 4000 upto 8000	5
5	Group A1	Above 8000 upto 24000	7
6	Group A1	Above 24000	10
7	Group A2	Up to 200	1.5
8	Group A2	Above 200 upto 1500	3.6
9	Group A2	Above 1500 upto 6000	5
10	Group A2	Above 6000 upto 18000	7
11	Group A2	Above 18000	10
12	Group B	Up to 200	1.5
13	Group B	Above 200 upto 1500	3.6
14	Group B	Above 1500 upto 6000	5
15	Group B	Above 6000 upto 18000	7
16	Group B	Above 18000	10
17	Group C	Up to 200	1.5
18	Group C	Above 200 upto 1500	3.6
19	Group C	Above 1500 upto 6000	5
20	Group C	Above 6000 upto 18000	7

Access for Occupancy

Slno	Occupancies	Total built-up area in sq. meter	Minimum access width in Meters
21	Group C	Above 18000	10
22	Group D	Up to 200	1.5
23	Group D	Above 200 upto 500	3.6
24	Group D	Above 500 upto 700	5
25	Group D	Above 700 upto 4000	7
26	Group D	Above 4000	10
27	Group E	Up to 200	1.5
28	Group E	Above 200 upto 1500	3.6
29	Group E	Above 1500 upto 6000	5
30	Group E	Above 6000 upto 18000	7
31	Group E	Above 18000	10
32	Group F	Up to 200	1.5
33	Group F	Above 200 upto 1500	3.6
34	Group F	Above 1500 upto 6000	5
35	Group F	Above 6000 upto 18000	7
36	Group F	Above 18000	10
37	Group G1	Up to 200	3
38	Group G1	Above 200 upto 500	3.6
39	Group G1	Above 500 upto 700	5
40	Group G1	Above 700 upto 4000	7

Access for Occupancy

Slno	Occupancies	Total built-up area in sq. meter	Minimum access width in Meters
41	Group G1	Above 4000	10
42	Group G2	Upto 4000	7
43	Group G2	Above 4000	10
44	Group H	Up to 200	1.5
45	Group H	Above 200 upto 500	3.6
46	Group H	Above 500 upto 700	5
47	Group H	Above 700 upto 4000	7
48	Group H	Above 4000	10
49	Group I	Upto 4000	7
50	Group I	Above 4000	10
51	Group J	All	12

Set backs

YARDS FOR BUILDINGS UNDER DIFFERENT OCCUPANCIES					
Slno	Occupancy	Total built-up area in sq. meter	Front in Meter	Rear in Meter	Side in Meter
1	Group A1	All	3	1.5	1
2	Group A1 Small Plot	Upto 200	2	1	0.6
3	Group A2	All	3	1.5	1
4	Group B	200 upto 500	5	2	2
5	Group B	Above 500	7.5	3	3 and 5
6	Group C	200 upto 500	5	2	2
7	Group C	Above 500	7.5	3	3 and 5
8	Group D	200 upto 500	5	2	2
9	Group D	Above 500	7.5	3	3 and 5
10	Group E	Above 200	3	1.5	1
11	Group F	Upto 200	3	1.5	1
12	Group F Small Plot	Upto 125	2	1	0.6
13	Group F	Above 200	3	1.5	1
14	Group G1	Upto 200	3	2	2
15	Group G1	Above 200	3	3	3
16	Group G2	All	7.5	5	3
17	Group H	Above 200	6	3	2
18	Group I	All	7.5	7.5	7.5
19	Group J	All	10	5	5

Other Departments/Agencies

S/no	Location/ Use of the site and or building	Officer/authority
1	Proposed building is within 10m from Defense Establishment or Proposed high rise buildings within 500m from Defense Establishment or Telecommunication towers within 200m from Defense establishment or as per notification issued by Defense establishment from time to time	Officer in charge of the Defense establishment
2	Proposed buildings within 30m from Railway track boundary or Telecommunication towers within 100m from Railway track boundary.	Railway Authority concerned
3	Proposed site/buildings in areas declared, identified or advised by the Kerala Urban Arts Commission as possessing heritage value.	The Kerala Urban Arts Commission
4	Proposed buildings within any Security Zone	District Collector
5	Proposed buildings/places for religious purpose or worship	District Collector
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 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 14thSeptember, 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

Other Departments/Agencies

Slno	Location/ Use of the site and or building	Officer/authority
12	i. All buildings under Group A1, A2, B, C, E, F, G1, G2 and H occupancy exceeding 1000sq.m of built-up area or exceeding 15 m of height ii. All buildings under Group D, I and J occupancy irrespective of the number of storeys.	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.
13	All buildings 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.
14	Proposed buildings within 20km vicinity from Airport Reference Point (ARP) and/or as per the color 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	Chief Electrical Inspector / an
	Electrical line and if clearance not available as per rule 22 (5) Table 2 and for installation of transformers	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	Buildings of various occupancies as mentioned in Table 11 of these rules	District Town Planner/ Chief Town Planner concerned, if required
18	Proposed site/ building forms part of any Town Planning Scheme for the area	District Town Planner/ Chief Town Planner concerned, if required

Color Scheme & Rainwater storage

Sno	Item	Notational coloring
1	Plot line	Thick black line
2	Street (existing)	Brown line
3	Street (proposed)	Brown dotted line
4	Permissible building line	Thick black dotted line
5	Building (Existing)	Black outline
6	Building (proposed to be demolished)	Yellow hatching
7	Building (proposed)	Red outline
8	Drainage sewerage work	Red dotted line
9	Water supply works	Black dot and dash line
10	Electric line	Green line

Rainwater storage	
Group A1	25 litres/sq.metre of Coveredarea
Group A2	25 litres/sq.metre of Coveredarea
Group B	50 litres/sq.metre of Coveredarea
Group C	50 litres/sq.metre of Coveredarea
Group D	50 litres/sq.metre of Coveredarea
Group E	50 litres/sq.metre of Coveredarea
Group F	25 litres/sq.metre of Covered area
Group G1 & Group G2	50 litres/sq.metre of Covered area
Group J	25 litres/sq.metre of Coveredarea

- ▶ Data Bank
 - Nilam
 - Purayidom

Land use

Sno	Land use
1	Agricultural land
2	Burial Ground
3	Business Land
4	Canyon
5	Coastal belt
6	Commercially important Plot
7	Dry land
8	Fallow land
9	Forestry land
10	Garden Land with road access
11	Garden Land without road access
12	Government property
13	Ground
14	Grove
15	Hill track with road access
16	Hill track without road access
17	Industrial Land
18	Institutional Land
19	Kaipad Land

Sno	Land use
20	Kole Land
21	Lake
22	Marshy land
23	Marshy Land
24	Park
25	Plantation
26	Play Ground
27	Pokkali Land
28	Pond
29	Quarry
30	Residential plot with Corp/Muni/Panc road access
31	Residential plot with NH/PWD road access
32	Residential plot with private road access
33	Residential plot with without vehicular road access
34	River Bank
35	Rocky land
36	Waste land
37	Water logged land
38	Wet land

F.S.I Coverage & Additional fee

COVERAGE AND F.S.I for KMBR and Category - I Panchayat					
Slno	Group	Occupancy	Coverage	Without Fee	With fee of 5000per sqm
1	Group A1	Residential	65	3	4
2	Group A2	Special Residential	65	2.5	4
3	Group B	Educational	35	2.5	3
4	Group C	Medical/Hospital	50	2.5	3.5
5	Group D	Assembly	40	1.5	2.5
6	Group E	Office/Business	60	3	4
7	Group F	Mercantile/Commercial	65	3	4
8	Group G1	Industrial	60	3.5	0
9	Group G2	Small industrial	40	2.5	4
10	Group H	Storage	70	3	4
11	Group 1(1)	Hazardous	45	1.2	0
12	Group 1(2)	Extremely Hazardous	40	1.5	0
13	Group J	Multiplex complex	65	3	4
14	B others		50	2.5	3

Panchayat Category II

COVERAGE AND F.S.I for Category - II Panchayat					
SIno	Group	Occupancy	Coverage	Without Fee	With fee of 5000per sqm
1	Group A1	Residential	60	2.5	0
2	Group A2	Special Residential	55	1.5	1.25
3	Group B	Educational	35	1.5	1.75
4	Group C	Medical/Hospital	45	2.5	0
5	Group D	Assembly	35	0.7	1.25
6	Group E	Office/Business	50	3	0
7	Group F	Mercantile/Commercial	60	2.75	3.5
8	Group G1	Industrial	60	2.75	0
9	Group G2	Small industrial	50	2.5	0
10	Group H	Storage	65	2.75	3.75
11	Group 1(1)	Hazardous	40	2	0
12	Group 1(2)	Extremely Hazardous	40	2	0
13	Group J	Multiplex complex	60	2.5	3
14	B others		45	1.5	1.75

Fees

▶ Permit Fee

Slno	Type	Panchayat-II	Panchayat	Municipality	Corporation
1	Land Development	750	750	750	1000
2	Residential	7	7	7	10
3	Non Residential	10	10	10	15
4	Other than Pucca	2	2	2	3
5	Hut	50	50	50	75
6	Well	20	20	20	25
7	Wall	3	3	3	4
8	Shutter or door	300	300	300	500
9	Roof	3	3	3	4

▶ Scrutiny Fee For Layout Approval

Slno	Occupancy Group	Rate (Rupees /sq.meters of Built up area)
1	A1	1
2	A2,B,C, D,E,F, J	2
3	G1,G2, H,I	3

Sample calculation area

1	Plot area	360.00	in sqm	Total plot area
2	Covered area	250.00	in sqm	Building foot print including projection
3	Built-up area	1000.00	in sqm	Total buildup area
4	Coverage	69.44	in Percentage	$(\text{Max (Covered area) / Plot area}) * 100$
5	FSI	2.78	in sqm	Total Buildup area / Plot area
6	Max Coverage area	625.00	in sqm	$\text{Max (Covered area * Coverage in \% of occupancy in KBR)}$
7	Total area without fee	1500.00	in sqm	Sum (Buildup area * FSI without fee)
8	Total area with fee	2250.00	in sqm	Sum (Buildup area * FSI with fee)
9	FSI without fee	1.50	in unit	
10	FSI with fee	2.25	in unit	
11	Permit fee	10000.00	in Rs.	Total Buildup area * Permit fee in KBR
12	Additional fee	2300000.00	in Rs.	$(\text{FSI} - \text{FSI without fee}) * \text{Plot area} * 5000$