



GOVERNMENT OF KERALA

Abstract

Local Self Government Department - Examination of Large Scale Development Projects as per the provisions of Master Plans - Constitution of Committee - Orders issued.

LOCAL SELF GOVERNMENT (RD) DEPARTMENT

G.O.(Ms)No.3/2024/LSGD Dated,Thiruvananthapuram, 12-01-2024

Read:- Letter No. LSGD/PD/61725/2023-TCPB3 from Chief Town Planner (Planning) dated 30.10.2023

ORDER

Master Plans for areas under the jurisdiction of Local Self Governments concerned or for Joint Planning Areas are published and/or sanctioned as per the provisions of the Kerala Town and Country Planning Act, 2016. As per the Building Rules in force in the State, provisions of Master Plans will prevail over the respective provisions of Building Rules.

(2) In the Master Plans, often there are provisions for permitting Large Scale Development Projects in specified zones, which are not permitted otherwise, subject to the recommendation by a Committee constituted for the purpose and subject to certain conditions. This Committee shall be chaired by the ACS/ Principal Secretary/ Secretary to Government, Local Self Government Department and convened by the Chief Town Planner/ District Officer of Local Self Government Department (Planning) concerned. Other Members of the Committee vary on a case by case basis and generally include Secretaries of LSGs concerned and in some cases, Director of LSGD (Urban) and Secretaries of Development Authorities concerned. In most of such Master Plans, it is required to constitute such Committees, which necessitates constituting Committees for each such Master Plan/ LSGI, making the process repetitive and time-consuming.

(3) In order to enable speedy processing of building applications, in the context of Ease of Doing Business, the Chief Town Planner

(Planning), as per the letter read above has submitted a proposal for the constitution of a single Committee for examining applications for Large Scale Development Projects as defined in the respective Master Plans and for making decision regarding the permissibility of such developments.

(4) Government have examined the matter in detail and are pleased to constitute a Committee at Government level, consisting of the following members, as specified in respective Master Plans for the purpose of examining Large Scale Development Projects as defined in such Master Plans and for making decision regarding the permissibility of such developments.

1.	Additional Chief Secretary/ Principal Secretary/ Secretary, Local Self Government Department (as the case may be)	Chairperson
2.	Director, Local Self Government Department (Urban)	Member (If specified in the Master Plan)
3.	Chief Town Planner concerned	Member
4.	District Officer of Local Self Government department (Planning)	Member
5.	Secretary/ Secretaries of LSGs concerned	Member
6.	Secretary, Development Authority	Member (If specified in the Master Plan)

(4) The Chief Town Planner or District officer of Local Self Government Department (Planning), as specified in the Master Plan shall be the Convenor of such Committee.

(By order of the Governor)
DR SHARMILA MARY JOSEPH
PRINCIPAL SECRETARY

To:

1. Principal Director, LSGD
2. Director, LSGD (Urban)
3. Director, LSGD (Rural)
4. Chief Town Planner, Thiruvananthapuram

5. Chief Town Planner (Planning), Thiruvananthapuram
6. All District Town Planners (through Chief Town Planner)
7. All LSGI Secretaries (through Director LSGD (Rural/Urban))
8. Executive Director, IKM
9. Stock File/Office copy

Forwarded /By order

Section Officer