



GOVERNMENT OF KERALA

**Abstract**

Local Self Government Department- Ease of Doing Business- Risk based classification and Inspections for Building Permit in ULBs- Orders issued.

**LOCAL SELF GOVERNMENT(RD)DEPARTMENT**

G.O.(Rt)No.2272/2020/LSGD

*Dated, Thiruvananthapuram, 03/12/2020*

- Read:- (1) Letter No. 213934/2020/O/o Dir(SD) dated 17/5/2020 from Joint Director (PF-S) Ministry of Finance, Department of Expenditure, Government of India
- (2) Letter No. DO No. P-25015/7/2020- EoDB Section/Part (1) dated 8/7/2020 from Joint Secretary, Ministry of Commerce and Industry, Department for Promotion of Industry and Internal Trade, Government of India
- (3) Letter No. 246/Prl.Secy/Industries and Norka 2020 dated 26/8/2020 from Principal Secretary (Industries and Norka)
- (4) Minutes of meeting held on 03/12/2020 under the chairmanship of Principal Secretary (Urban), LSGD

**O R D E R**

1) Government of India has undertaken a series of reforms to improve business climate in the country in coordination with States and Union territories. Department for Promotion of Industry and Internal Trade (DPIIT) has come out with 301 reforms to enable this process. In its endeavour to create a conducive environment for the public and to improve ease of doing business in the state, Government of Kerala has undertaken various measures to facilitate easy approval of building permits as part of implementing reforms under construction permit enablers. Risk based classification and inspection procedure has to be laid down so as to ease permit approval processes.

2) After careful examination of recommendation of DPIIT, Government are pleased to issue orders mandating risk based classification of the buildings and assigning inspecting officers based on risk classification for the conduct of inspections for issuing building permits in Urban Local Bodies. Risk based building classification enables the introduction of fast track mechanism for Low risk buildings, thereby allowing Urban Local Body officials to spend more time for thoroughly

reviewing and ensuring structural and public safety for other category of buildings.

3) Buildings shall be classified into Low risk building, Moderate risk building and High risk buildings based on the Occupancy groups as prescribed in Kerala Municipal Building Rules 2019.

**Low risk buildings** shall include buildings under A1 occupancy with built up area less than 300 sqm and height less than 7 m (number of floors limited to 2); hostels, orphanage, dormitories, old age homes and seminaries with built up area less than 300 sqm and height less than 7 m (number of floors limited to 2) in A2 occupancy; Educational buildings with built up area less than 300 sqm and height less than 7 m (number of floors limited to 2), and Buildings under F Occupancy with built up area less than 100 sqm and height below 7 m (number of floors limited to 2)

**Moderate risk buildings** shall include Buildings under A1 occupancy below 16 m height (number of floors limited to 5), Buildings under F Occupancy with height below 16 m height (number of floors limited to 5) and built up area less than 300 sqm; hostels, orphanage, dormitories, old age homes and seminaries with built up area less than 500 sqm and height less than 16 m (number of floors limited to 5) in A2 occupancy; Educational buildings in B occupancy with built up area less than 500 sqm and height less than 16m (number of floors limited to 5).

**High Risk buildings** shall include all buildings other than Low risk and Moderate risk buildings.

4) Inspections based on the above risk classification shall be done by the inspecting officers as given below;

Sl no	Classification of building type based on risk	Officer responsible for inspection
Municipal Corporations		
1	Low risk category	Overseer 1 <sup>st</sup> Grade
2	Moderate risk category	Assistant Engineer
3	High risk category	Assistant Executive Engineer
Municipalities		
1	Low risk category	Overseer
2	Moderate risk category	Assistant Engineer
3	High risk category	Assistant Executive Engineer*
*Wherever Assistant Executive Engineers are not available, Assistant Engineer will do the inspection		

5) The application submitted to local body shall be inspected by the concerned official listed based on the risk based classification of

building. The date and time of inspection shall be intimated to the applicant in advance through email/sms. Inspections shall be limited to the points mentioned in the checklist annexed to this order. The Inspecting Officer shall submit the inspection reports within 48 hours to the permit issuing authority. Plinth level inspections, if necessary, also shall be carried out by the officer responsible for the inspection as per this order.

(By order of the Governor)  
BISWANATH SINHA IAS  
PRINCIPAL SECRETARY

To

Joint Secretary, Ministry of Commerce and Industry, Department for Promotion of Industry and Internal Trade, Government of India (with C/L)

The Director, Directorate of Urban Affairs, Thiruvananthapuram

The Director, Directorate of Panchayat, Thiruvananthapuram

Accountant General, (Audit-I)/(Audit-II), Thiruvananthapuram

The Director, Kerala State Local Fund Audit Department, Thiruvananthapuram

The Chief Town Planner, Town and Country Planning Department, Thiruvananthapuram

The Executive Director, Kerala State Industries Development Corporation, Thiruvananthapuram

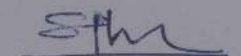
The Executive Director, IKM

Industries Department

The Information Officer, Web & New Media Division, Information & Public Relations Department, Government Secretariat, Thiruvananthapuram (For publishing in the Government Website)

Stock File/Office Copy.

Forwarded/By order



Section Officer

Copy to:-

- 1) P.A. to Principal Secretary, LSGD.
- 2) P.A. to Principal Secretary, LSGD (Urban)
- 3) C.A. to Additional Secretary-I, LSGD.

## Annexure

### Check list for site inspection for issuing building permit

General Details:

Application No:

Name and address of owner:

Type/occupancy:

Name of the officer conducting the site inspection

Date of inspection:

Stage of construction at site:

Site Details:

1. Sy no..... village.....local  
body.....
2. Min.width of road/street (from which access is provided) abutting  
the plot
3. Whether the width of road/street shown in the drawing tally with  
the actual minimum width at site.
4. Whether the plot measurements tally with the actual  
measurement at site
5. Whether the level difference (if any) shown in the drawing tally  
with the actual measurement at site.
6. Whether the location of the plot shown in the key map is correct.
7. Whether the surrounding development shown in the Plan showing  
surrounding development is true at site
8. Requirement of any No Objection Certificate as per Rule 5
9. Brief note on the site suitability as per Rule 22 of KMBR 2019
10. Any other remarks