



GOVERNMENT OF KERALA

Abstract

Local Self Government Department - Provisions in the Kerala Municipality Building Rule (table 2) and in Kerala Panchayat Building Rules (table 2) regarding the additional fee for additional FAR - Clarification - Orders issued.

LOCAL SELF GOVERNMENT (RD) DEPARTMENT

GO (Ms) No.117/2012/LSGD

Dated, Thiruvananthapuram, 28/04/2012

- Read: 1. Rule 161 of Kerala Municipality Building Rules, 1999
2. Rule 152 of Kerala Panchayath Building Rules, 2011.
3. Lr.No.C2-6838/11 dated 14/10/2011 from the Chief Town Planner, Thiruvananthapuram.

ORDER

Provisions in the Kerala Municipality Building Rule (table 2) and in Kerala Panchayat Building Rules (table 2) prescribe 'Maximum permissible FAR without any addition fee', 'Maximum permissible FAR with additional fee at the rate of Rs.500/- per sq.metres of additional floor area' and 'Maximum permissible FAR with additional fee at the rate of Rs.1000/- per sq.mt of additional floor area'. The intention is that the owner/applicant has to pay for additional floor area permitted above the normally allowable ones - @ Rs.500/- per sq.mt of additional floor area to a certain limit; and if it is still more; he has to pay further additional fee @ Rs.1000/- per sq.mt of additional floor area to a certain limit.

However, as per the title of column (6) of Table 2 of KMBR and column (4c) of Table 2 of KPBR, it is worded only as "With additional fee at the rate of Rs.1000 per sq.metres of additional floor area". Hence the Government consider this need clarification on whether the additional fee @ Rs.1000/- per sq.m is applicable to additional floor area in excess of that corresponding to additional fee @ Rs.500/- sq.m or it is applicable to the entire additional area in excess of floor area corresponding to the FAR with no additional fee.

In the circumstances, in exercise of powers conferred by Rule 161 of Kerala Municipality Building Rules, 1999 and Rule 152 of Kerala Panchayath Building Rules, 2011 the Government of Kerala hereby clarifies that in Table 2 of both Kerala Municipality Building Rules 1999 and the Kerala Panchayat Building Rules 2011, the 'additional fee at the rate of Rs.1000/- per sq.metres of the additional floor area' prescribed is applicable to the additional floor area in excess

: 2 :

of that corresponding to additional fee @ Rs.500/- per sq.metres, if any FAR value is specified in column (5) of Table 2 in Kerala Municipality Building Rules or column (4b) of Table 2 in Kerala Panchayath Building Rules.

By Order of the Governor,
JAMES VARGHESE
Principal Secretary to Government.

To

- The Director of Urban Affairs, Thiruvananthapuram
 - The Director of Panchayats , Thiruvananthapuram
 - The Chief Town Planner, Thiruvananthapuram
 - All Mayors/Municipal Chairmen/Secretaries of Municipal Corporations and Municipalities (through Director of Urban Affairs)
 - All Presidents/Secretaries of Grama Panchayats (through Director of Panchayats)
 - The Executive Director, IKM (for publishing in the website)
- SF/OC.

Forwarded/By Order



Section Officer