

Dear Readers,

REaVIEW is a monthly news digest bringing to our clients and well-wishers news updates on major developments in the realty industry. The periodical will keep the readers updated on the significant changes and trends affecting real estate development within the country as well as globally, thus helping them in taking informed and calculated investment decisions.

Responsibly yours,

Sunil Kumar V
Founder & Managing Director
Asset Homes

Thiruvananthapuram master plan moots major relaxations in building approvals



THIRUVANANTHAPURAM: Major relaxations have been introduced in the draft master plan 2040 in provisions governing approvals from the town and country planning department for buildings under various occupancies in the proposed land use zones, including the core area zone.

As per the master plan, apartments with up to 150 units in the core area zone can be approved by the corporation secretary without having to go to the district town planner. The Kerala Municipality Building Rules (KMBR) presently mandates the district town planner's approval for buildings under Group A1 occupancy if the number of dwelling units exceeds 100.

With this, the corporation secretary will be able to approve in the core area zone structures like residential buildings/dwellings, residential quarters, apartments up to 150 units, small professional offices, ancillary to residential occupancy, small household business, educational buildings (crèche, nurseries), reading rooms and libraries.

As for Group A2 occupancy, the KMBR mandates the concurrence of the district town planner for buildings with the total built up area above 8,000 sq. m. As per the master plan, in the core area zone, the corporation secretary can give approval to use up to 10,000 sq. m. built up area. This shall include all lodges, tourist homes, resorts, hotels, motels, special residential units like convents, orphanages, old age home, hostels,

guest houses, dharmasala, night shelters, hospices and palliative care centres. Buildings in Group A2 occupancy require the district town planner's approval only if the total built up area is more than 10,000 sq. m.

New constructions under Group B (educational buildings) and Group C (medical buildings) may not be permitted in the core area zone as per the master plan. Only addition, alteration, reconstruction, essential repairs, maintenance of existing authorized structures will be permitted in such buildings. Works under the above heads can be approved by the corporation secretary if the built-up area is within 3,000 sq. m.

The master plan also allows the corporation secretary to approve buildings for commercial use like professional establishments of doctors, lawyers and others, medical labs, restaurants, all parking related buildings like parking plaza, MLCP (except mechanical MLCP up to 10m height), weigh bridge, and markets with a total built up area up to 10,000 sq. m.

The city's central business district (CBD) area, where commercial activities congregate, is defined as the core area zone in the proposed land use map." The master plan proposes to develop this area as an intensive mixed commercial zone catering to the demands of the city residents. The provisions for residential and other development prospects are also provided in this zone.

Severe penalty soon on illegal buildings in Kerala



THIRUVANANTHAPURAM: LSGD minister MB Rajesh said on Thursday that stringent penalties will be imposed on unauthorized constructions in the state and portions of buildings constructed in an illegal manner will invite three times the original property tax.

Stressing on the need to plug tax loss, Rajesh said that an extensive inspection shall be carried out to identify buildings that underwent alterations without getting the approval of respective local bodies. Houses, with an area of up to 1,500 sq. ft., will be exempted from being penalized with three times the original tax.

The minister added that the government is also considering a reasonable hike in building permit fee and the rates will be fixed later. "Permit fee in other states is way higher than Kerala. In Kerala, this has not been hiked periodically. The hike would be fair and it would be used to meet the expense required for the technical investment in giving prompt service to the people," he said.

Rajesh said that from April 1, the official

intervention in giving permits to houses in urban local bodies and small scale buildings will be avoided. "With the introduction of a new system, the engineering wing can focus on plan implementation. This will also rule out chances of graft and complaints related to delay in issuance of building permits," he said. For buildings up to 300 sq. m. area, a self-declared application shall be the basis for permits in corporations and municipalities.

The minister said that the assembly has passed the bill to effect a 5% hike in property tax of buildings from April 1. New rates will be applicable to buildings that will be constructed from next year. Property tax exemption shall be made applicable to houses up to 60 sq. m.

K-smart, an application to provide services online, will be activated in April. Initially the system will offer facilities for birth and death registration, trade license and public grievance redressal. The minister also said that an urban commission will be constituted to formulate a new urban policy for the state.

Construction workers may get pan-India card, pension



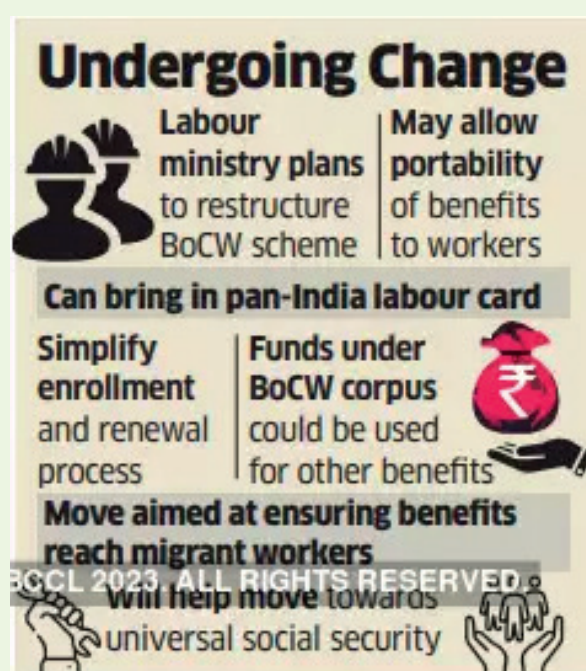
The government could introduce a pan-India card for construction workers and revamp the building and other construction workers (BOCW) scheme to enhance its coverage and use its funds for wider social security coverage including a pension scheme, a senior official said.

"The huge corpus available under the BOCW fund can be utilised to finance social security of millions of unorganised workers," the official told ET. "However, the current scheme does not allow portability between workers and benefits."

An internal committee has been set up in the Ministry of Labour and Employment to look into the restructuring of the scheme to enhance coverage and allow portability of benefits to workers, especially migrant workers, the official said.

As part of the revamp, the ministry is considering doing away with a mandatory requirement of working for 90 days to avail the benefits. It also plans to simplify registration, renewal and other processes involved while enrolling under the scheme so that all.

Under the Building and Other Construction Workers Act, 1996, state governments through their state welfare boards are mandated to frame and implement schemes for safety, health and welfare of construction workers.



Currently, different states have different eligibility conditions for availing benefits under the BOCW scheme, making it virtually impossible for migrant workers in the construction sector to enroll under the scheme.

The BOCW fund comprises 1% cess on construction cost of all infrastructure projects, by government or private sector. It is levied and collected by states and remitted to the welfare fund.

Currently, states have in excess of 40,000 crore unutilised funds under the scheme. The state governments have so far collected over 78,000 crore under the BOCW cess scheme, out of which nearly 38,000 crore have been spent.

<https://realty.economictimes.indiatimes.com/news/industry/construction-workers-may-get-pan-india-card-pension/101308952>

Prepared by



Responsibly Yours

Follow Us :

