



REalVIEW

Dear Readers,

REalVIEW 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
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KERALA GOVERNMENT AMENDS BUILDING RULES, GETTING PERMITS NOW EASIER



Thiruvananthapuram: The government introduced sweeping amendments to the state's building rules to simplify approvals, enhance transparency, and speed up construction permits. Announcing the changes on Wednesday, local self-govt and excise minister M B Rajesh said the revisions were based on feedback from district-level adalats and consultations with experts, town planners and industry representatives.

The most significant reform is the expansion of the self-certified permit category. Residential buildings up to 300sq m will now be eligible for instant approval without height limits, enabling nearly 80% of homes to get permits automatically once applications are submitted online. For commercial buildings, the limit for self-certified permits has been raised from 100sq m to 250sq m, while G-1 category industrial units up to 200sq m under pollution control board's white and green categories will also qualify for immediate approval.

inspections will be waived when applications are digitally verified under the Smart LSGD system. Site checks will now occur only after plinth-level completion, making applicants and licensed professionals responsible for the accuracy of submissions. In a major relief for small plot owners, the required setback from unnotified narrow roads has been reduced from 2m to 1m for houses up to 100sq m on plots below 2 cents. All govt buildings, including schools, will now require construction permits, though they are exempt from paying fees.

The area threshold for which local body secretaries can issue permits without district town planner (DTP) approval has been widened. Hospitals above 6,000sq m, industries above 3,000sq m, and storage buildings above 8,000sq m will now need DTP clearance, significantly reducing approval delays.

KERALA RERA ALLOWS FLAT-OWNERS TO TAKEOVER APARTMENTS UNDER CONSTRUCTION



Kochi: In a landmark decision, Kerala Real Estate Regulatory Authority (K- RERA) has issued an order allowing flat allottees' association to take over an under-construction apartment complex from the promoter.

K-RERA granted takeover of the nine-storey apartment complex in Angamaly by exercising its special powers under the Real Estate Regulation and Development Act, 2016. MIR CINTRA in Angamaly, the registered association of allottees of the real estate project, approached K-RERA against the promoter of MIR Builders and Developers Pvt Ltd, which failed to hand over the flats to the beneficiaries. The complainants pointed out that although Rs 15.06 crore were collected from the allottees, the promoters did not even complete the structural works of the building. Although K-RERA ordered the promoters to complete the project in a time-bound manner, and despite the extension of registration, the

promoter was unable to complete the project. Later, the promoter, in an affidavit, admitted that they were not in a good financial position even to pay compensation. Furthermore, the promoter also consented to hand over the project to the flat allottees association.

The order, based on the suo motu proceedings initiated in July last year, states, "The association may be allowed to take over the project MIR Cintra and carry out all remaining construction works, not limited to the construction of apartments and common amenities. The association may be permitted to register as the promoter of the project and be exempted from payment of any registration fees. The existing joint venture agreement (JVA) entered into between the promoter and the landowners may be cancelled and annulled, and landowners may be directed to enter into a JVA with the association for the purpose of enabling the takeover of the project".

https://realty.economictimes.indiatimes.com/news/industry/keralas-new-building-rules-streamlined-permits-and-enhanced-transparency/124933536?utm_source=top_news&utm_medium=tagListing



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