

फा.ई.15-333/एनएमए/एचबीएल-2025

संस्कृति मंत्रालय
राष्ट्रीय संस्मारक प्राधिकरण

सार्वजनिक नोटिस

जनसाधारण के ध्यान में यह लाया जाता है कि सक्षम प्राधिकारी द्वारा संरक्षित संस्मारक - **Burial Cave of Eyyal, District Thrissur, Kerala** का धरोहर उप-विधि का मसौदा प्राचीन संस्मारक तथा पुरातात्विक स्थल और अवशेष अधिनियम, 1958 की धारा 20(इ) के अनुसार तैयार कर लिया गया है। राष्ट्रीय संस्मारक प्राधिकरण (प्राधिकरण के अध्यक्ष और सदस्यों की सेवा की शर्तें और कार्य संचालन) नियम, 2011 के नियम 18(2) के अनुसार, उपरोक्त प्रस्तावित धरोहर उप-विधि जनसाधारण से आक्षेप या सुझाव आमंत्रित करने के लिए निम्नलिखित वेबसाइटों पर अपलोड किए गए हैं:

क. राष्ट्रीय संस्मारक प्राधिकरण www.nma.gov.in

ख. भारतीय पुरातत्व सर्वेक्षण www.asi.nic.in

2. किसी भी व्यक्ति को कोई आक्षेप या सुझाव हो तो वह सदस्य सचिव, राष्ट्रीय संस्मारक प्राधिकरण, 24, तिलक मार्ग, नई दिल्ली-110001 को लिखित में या ईमेल आईडी अर्थात् arch-section@nma.gov.in पर **12th मार्च, 2025**, तक भेज सकता है। आक्षेप या सुझाव देने वाले व्यक्ति को अपना नाम, पता और मोबाइल नंबर भी देना होगा।

3. प्राधिकरण, राष्ट्रीय संस्मारक प्राधिकरण (प्राधिकरण के अध्यक्ष एवं सदस्यों की सेवा की शर्तें तथा कार्य संचालन) नियम, 2011 के नियम 18(3) के अनुसार सक्षम प्राधिकारी एवं अन्य हितधारकों के परामर्श से 30 दिन अर्थात् **12th मार्च, 2025** की अवधि समाप्त होने से पूर्व प्राप्त आपत्तियों अथवा सुझावों पर निर्णय लेगा।

भास्कर वर्मा

(भास्कर वर्मा)

सदस्य सचिव, एनएमए

12.02.2025



**GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY**



Draft Heritage Bye-Laws for Burial Caves of Eyyal, District Thrissur, Kerala

**GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY**

In exercise of the powers conferred by section 20E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958, as amended read with Rule (22) of the Ancient Monuments and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and Other Functions of the Competent Authority) Rule, 2011, the following draft Heritage Bye-Laws for the Protected Monument **“Burial Caves of Eyyal, District Thrissur, Kerala”** prepared by the Competent Authority in consultation with Indian National Trust for Art and Cultural Heritage (INTACH), as required by sub-rule (2) of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

Objections or suggestions, if any, may be sent to the Member Secretary, National Monuments Authority (Ministry of Culture), 24 Tilak Marg, New Delhi - 110001 or email at arch-section@nma.gov.in within thirty days of publication of the notification.

The objections or suggestions which may be received from any person with respect to the said draft bye-laws before the expiry of the period, so specified, shall be considered by the National Monuments Authority.

Heritage Bye-Laws for “Burial Caves of Eyyal, District Thrissur, Kerala”

CHAPTER I

Preliminary

1.1 Short title, Extent and Commencements:

- (i) These bye-laws may be called the National Monument Authority Heritage bye-laws, 2025 of Protected Monument **“Burial Caves of Eyyal, District Thrissur, Kerala”**
- (ii) They shall extend to the entire Prohibited and Regulated Area of the Monuments.
- (iii) The provisions of these bye-laws shall have effect notwithstanding anything inconsistent therewith contained in any other bye-laws, whether made before or after the commencement of these bye-laws, or in any instrument having effect by virtue of any bye-laws. It shall not be obligatory to carry out amendments in these bye-laws to make them consistent with any other bye-laws.
- (iv) They shall come into force with effect from the date of their publication.

1.2 Definitions:

- 1. In these bye-laws, unless the context otherwise requires, the definitions as given in the Act or the rules made thereunder have been reproduced hereunder for the sake of convenience:-
 - (a) “ancient monument” means any structure, erection or monument, or any tumulus or place or interment, or any cave, rock sculpture, inscription or

monolith, which is of historical, archaeological or artistic interest and which has been in existence for not less than one hundred years, and includes:-

- (i) the remains of an ancient monument,
 - (ii) the site of an ancient monument,
 - (iii) such portion of land adjoining the site of an ancient monument as may be required for fencing or covering in or otherwise preserving such monument, and
 - (iv) the means of access to, and convenient inspection of an ancient monument
- (b) “archaeological site and remains” means any area which contains or is reasonably believed to contain ruins or relics of historical or archaeological importance which have been in existence for not less than one hundred years, and includes:
- (i) such portion of land adjoining the area as may be required for fencing or covering in or otherwise preserving it, and
 - (ii) the means of access to, and convenient inspection of the area;
- (c) “Act” means the Ancient Monuments and Archaeological Sites and Remains Act, 1958, as amended;
- (d) “archaeological officer” means an officer of the Department of Archaeology of the Government of India not lower in rank than Assistant Superintendent of Archaeology;
- (e) “Authority” means the National Monuments Authority constituted under Section 20F of the Act;
- (f) “competent authority” means an officer not below the rank of Director of archaeology or Commissioner of archaeology of the Central or State Government or equivalent rank, specified, by notification in the Official Gazette, as the competent authority by the Central Government to perform functions under this Act:
- Provided that the Central Government may, by notification in the Official Gazette, specify different competent authorities for the purpose of section 20C, 20D and 20E;
- (g) “construction” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building, or, construction, maintenance and cleaning of drains and drainage works and of public latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;
- (h) “Government” means the Government of India;
- (i) “maintain”, with its grammatical variations and cognate expressions, includes the fencing, covering in, repairing, restoring and cleansing of a Protected Monument, and the doing of any act which may be necessary for the purpose of preserving a Protected Monument or of securing convenient access thereto;

- (j) “owner” includes-
 - (i) a joint owner invested with powers of management on behalf of himself and other joint owners and the successor-in-title of any such owner; and
 - (ii) any manager or trustee exercising powers of management and the successor-in-office of any such manager or trustee;
 - (k) “prescribed” means prescribed by rules made under this Act;
 - (l) “prohibited area” means any area specified or declared to be a prohibited area under section 20A;
 - (m) “protected area” means any archaeological site and remains which is declared to be of national importance by or under this Act;
 - (n) “protected monument” means any ancient monument which is declared to be of national importance by or under this Act;
 - (o) “regulated area” means any area specified or declared to be a regulated area under section 20B of this Act;
 - (p) “re-construction” means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;
 - (q) “repair and renovation” means alterations to a pre-existing structure or building, but shall not include construction or re-construction;
2. The words and expressions used herein and not defined shall have the same meaning as assigned in the Act or the rules made there under.

CHAPTER II

Background of the Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958

2.1 Background of the Act:

The Heritage Bye-Laws are intended to guide physical, social and economic interventions within 300 metres in all directions of the Protected Monuments. The 300 metres area has been divided into two parts (i) the **Prohibited Area**, the area beginning at the limit of the Protected Area or the Protected Monument and extending to a distance of 100 metres in all directions and (ii) the **Regulated Area**, the area beginning at the limit of the Prohibited Area and extending to a distance of 200 metres in all directions.

As per the provisions of the Act, no person shall undertake any construction or mining operation in the Protected Area and Prohibited Area while permission for repair and renovation of any building or structure, which existed in the Prohibited Area before 16 June, 1992, or which had been subsequently constructed with the approval of DG, ASI and; permission for construction, re-construction, repair or renovation of any building or structure in the Regulated Area, must be sought from the Competent Authority.

2.2 Provision of the Act related to Heritage Bye-Laws:

Section 20E of AMASR Act, 1958 and Rule 22 of Ancient Monument and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and other functions of the Competent Authority) Rules, 2011, specifies framing of Heritage Bye-Laws for Protected Monuments. The Rule provides parameters for the preparation of Heritage Bye-Laws. Rule 18 of National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, specifies the process of approval of Heritage Bye-Laws by the Authority.

2.3 Rights and Responsibilities of the Applicant:

Section 20C of AMASR Act, 1958, as amended specifies details of application for repair and renovation in the Prohibited Area, or construction or re-construction or repair or renovation in the Regulated Area as described below:

- a) Any person, who owns any building or structure, which existed in a Prohibited Area before 16th June, 1992, or, which had been subsequently constructed with the approval of the Director-General and desires to carry out any repair or renovation of such building or structure, may make an application to the Competent Authority for carrying out such repair and renovation as the case may be.
- b) Any person, who owns or possesses any building or structure or land in any Regulated Area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be, may make an application to the Competent Authority for carrying out construction or re-construction or repair or renovation as the case may be.

- c) It is the responsibility of the applicant to submit all relevant information and abide by the National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011

CHAPTER III

Location and Setting of Protected Monument–Burial Caves of Eyyal, District Thrissur, Kerala

3.1 Location and Setting of the Monument:

The Burial Caves of Eyyal (geo-coordinates 10°39'27.30"N, 76°07'09.40"E) is located in the Eyyal village in the Kunnakulam Taluk of the District of Thrissur in Kerala. Eyyal village is part of the Kadangode Grama Panchayat, within the Chowannur Block Panchayat of Thrissur district. The nearest airport is Cochin International airport in Nedumbasseri, located about 75km away towards South and the nearest railway station is Thrissur Railway Station, located about 25km towards South. The nearest bus station is in Kunnamkulam, located about 7.5km towards West and accessed via the Kunnamkulam - Wadakkancherry road.

The Thrissur district, located in the central region of Kerala, is rich in history and cultural traditions. It is also rich in prehistoric antiquities. The region is noted particularly for its megalithic monuments. The types of megalithic monuments found in the District are *dolmens*, *pot-hole cists*, *menhirs*, *kudakallus or umbrella stone*, *topikallus or hatstones*, and *rock-cut caves*. The rock-cut caves of Thrissur are found at Chowannur, Kandanasseri, Porkalam, Eyyal and Kattakampal in the Thalappilly Taluk.

The Burial Caves of Eyyal are located in a low-density residential area, surrounded by thick vegetation of tall native trees. Many institutional and religious buildings are also located near the Monument like Nirmalamatha Convent School (about 120m towards North), Eyyal Karthiyayani Temple (about 500m towards South) and St. Francis Xavier's Church (about 190m towards East). Other shrines, temples and sacred groves are also located in vicinity along with plantation areas and playgrounds. The Protected Monument - Siva Temple, Chemmanthitta, Thalappilly is located about 1.4 km south of the Burial Cave of Eyyal.

The Protected Monument is accessed via the Eyyal Adhoor Road through an approach road. The Eyyal Adhoor Road is further connected to the Kunnamkulam - Wadakkancherry Road (State Highway 50) via the Kechery Akkikavu road.

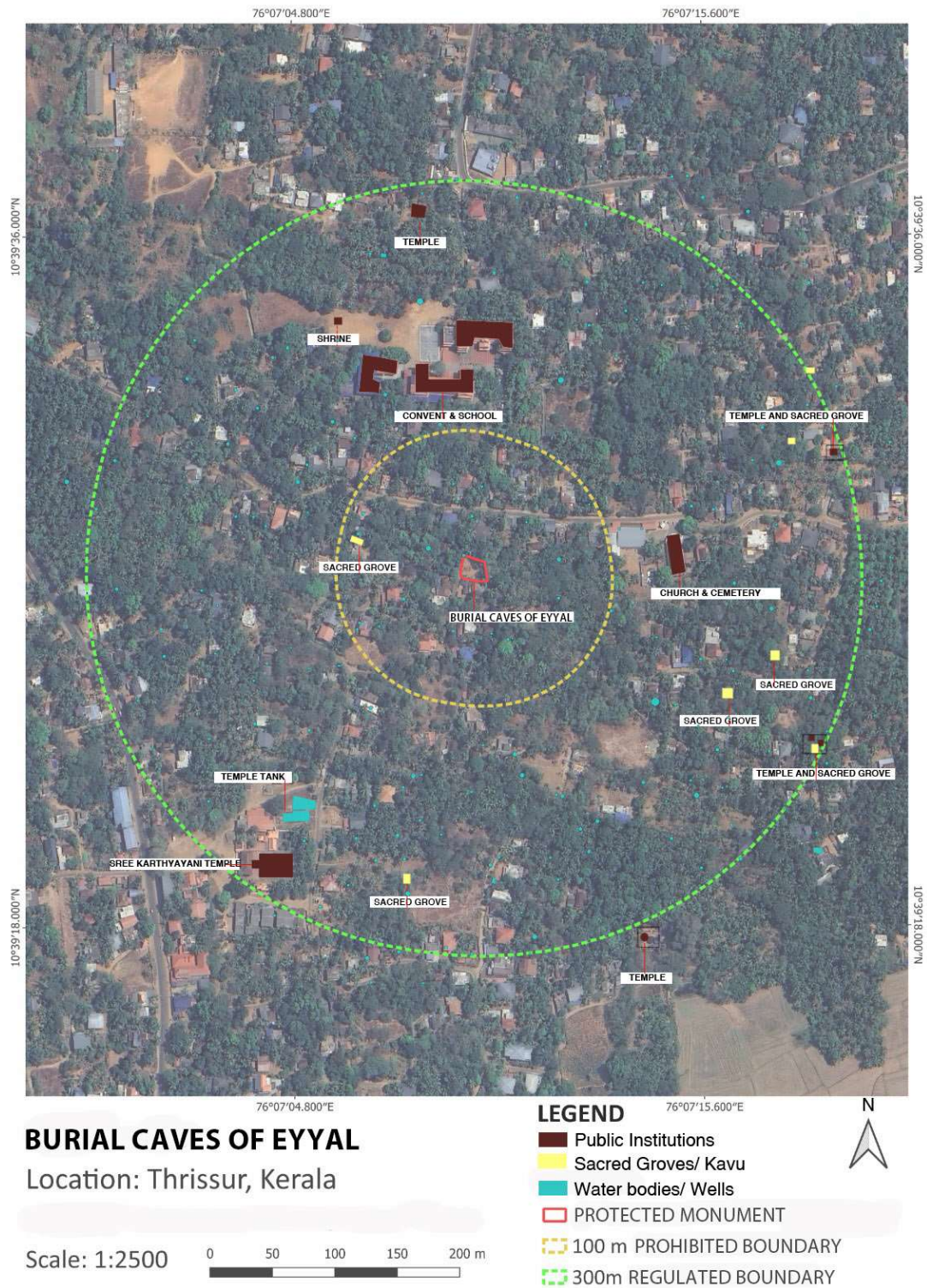


Figure 1: Indicative map showing location and setting of the Burial Caves of Eyyal

3.2 Protected boundary of the Monument:

The Protected Boundary of the Burial Caves of Eyyal may be seen in the Survey Plan in **Annexure-I**.

3.2.1 Notification Map/ Plan as per ASI records:

Gazette Notification of the Burial Caves of Eyyal may be seen in **Annexure-II**.

3.3 History of the Monument:

Megalithic burial monuments are predominantly archaeological remains of the Iron Age that represent the earliest phase of material culture in Kerala.

The archaeological remains of the Iron Age are in the form of ritualistic pre-historic burials, built of huge, rough or dressed stone and burial goods. The first megalithic remains in India, especially in Kerala were discovered by Badington in 1823 from Bangla Mottaparambu in Malabar. The burial pits of the dead in the megalithic period are often associated with human skeletal remains, iron implements, stone objects, pottery etc. These monuments have a wide distribution falling into the time scale of 1000 BCE to 3rd century CE in South India.¹

The Megalithic Burial Caves of Eyyal are a predominant archaeological remains attributed to the Iron Age, roughly to the first millennium BCE. The Protected Monument is under the administrative control of Archaeological Survey of India, Thrissur Circle since 1951.

3.4 Description of Monument (architectural features, elements, materials, etc.):

The Burial Caves of Eyyal is a double-chambered megalithic burial cave excavated in a laterite boulder. The common outer court leads to the main chamber. The roof of the common outer court is now partially missing on the right-hand side to a small chamber. The main chamber faces East and is nearly double the dimension of the side chamber facing South. The main chamber measures 2.23m, but its far-end side lengthens out to 2.62m. The remaining two sides are about 1.61 each. The main chamber is also a little higher than the smaller chamber, the height of the former being 1.2m and that of the latter 0.91m. The bench inside the main chamber is 0.24m high from the floor, is irregular width and runs along all sides except the entrance. The main chamber has a central pillar. The wide pedestal-like base of the central pillar is only an extension of the middle portion of its bench on the western side.

The small chamber has no central pillar but has a bench. In the south-western corner of the cave and in the middle of its western side, there are very crude and irregularly shaped flat surfaced blocks of the same height as the bench. The irregular platform might have been used for keeping vessels and other objects. The pottery and iron implements were recovered from the underground chambers. Near the site were unearthened Roman coins of the Republican period datable to the first century CE.²

3.5 Current Status:

3.5.1 Condition of the Monument- condition assessment:

The maintenance and preservation of the Protected Monument and its Protected Area is the exclusive domain of the Archaeological Survey of India (ASI). The photographs depicting the present condition of the Protected Monument are appended in **Annexure-VI**.

¹ Archaeological Survey of India, Thrissur Circle.

² Archaeological Survey of India, Thrissur Circle.

3.5.2 Daily footfalls and occasional gathering numbers:

The site receives a daily footfall of 10 to 20 people per day and 20 to 25 people on weekends including local and regional visitors.

CHAPTER IV

Existing zoning, if any, in the local area development plans

4.1 Existing zoning:

No specific Local Development plan has been developed for Chowannur Block Panchayat or Kadangode Grama Panchayat, in which the village, Eyyal is located. Specific zoning regulations for this area are also not available.

4.2 Existing Guidelines of the local bodies:

The existing local building bye-laws under Kerala Panchayath Building Rules (KPBR) published and updated by Government of Kerala 2019 are attached in **Annexure-IV**.

CHAPTER V

Information as per First Schedule, Rule 21(1)/ total station survey of the Prohibited and the Regulated Areas on the basis of boundaries defined in Archaeological Survey of India records

5.1 Survey Plan of Monument:

Survey Plan of the Burial Caves of Eyyal may be seen in **Annexure-I**.

5.2 Analysis of surveyed data:

5.2.1 Prohibited Area/Regulated Area in sqm and their salient features:

Protected Area: 338.7 sqm.

Prohibited Area: 38608.3 sqm.

Regulated Area: 265757.38 sqm.

The Burial Caves at Eyyal are located in a low-density residential area having large open spaces planted with trees. Many vacant plots, sacred groves and public/semi-public buildings like schools, temples, churches, etc. are also located in the vicinity of the monument.

5.2.2 Description of built-up area:

Prohibited Area:

North: Towards the North, large residential plots are present on either side of the Eyyal Adhoor Road. Most of the residences are built in modern style with modern materials.

East: Towards the East, the built-up is mostly of residential typology with few commercial entities.

South: Towards the South, the built-up is of residential typology.

West: Towards the West, the built-up is of residential typology. Most of the residences are built in traditional style.

Regulated Area:

North: The buildings present in this direction are used for residential purposes except for the Nirmalamatha Convent School.

East: Most of the buildings present in this direction are used for residential purposes except a few institutional buildings like St. Francis Xavier's Church.

South: Towards the East, the built up is of residential and religious typologies, including the Sree Karthiyayani Temple.

West: Towards the West, the built up is of residential typology.

5.2.3 Description of green/open spaces:

Prohibited Area:

North: Towards the North, the open spaces are largely private open land within residential plots and under institutions.

East: To the east, the open spaces primarily consist of privately owned land within residential properties and institutional premises.

South: Towards the South, the open spaces are largely private open land within residential plots. Few vacant plots are also present in this direction.

West: To the west, the open spaces mainly comprise privately owned land within residential properties.

Regulated Area:

North: The open spaces are largely private open land within residential plots and vacant land.

School grounds associated with the Nirmalamatha Convent School also form a major open space within the North. Vacant plots and areas under mixed crop plantations under private ownership constitute the larger open spaces.

East: The open spaces are largely private open land within residential plots. Vacant plots and open areas under institutions i.e. St. Francis Xavier's Church are also present. Sacred groves associated with shrines and temples also contribute to the green open space within the Regulated Area on this side.

South: The open spaces are largely private open land within residential plots and vacant land.

Open grounds associated with religious structures i.e. Sree Karthiyayani Temple are one of the major open spaces.

West: The open spaces are largely private open land within residential plots. Vacant plots and areas under mixed crop plantations under private ownership constitute the other open spaces towards the West.

5.2.4 Area covered under circulation- roads, footpaths etc.:

The residential settlement is planned along tarred sub-arterial roads of 7m wide and approach roads of 3.5m wide, whereas few houses are approached by mud pathways of 1 to 2m in width.

5.2.5 Existing Heights of Buildings:

Prohibited Area:

North: The height of the structures/buildings range from G to G+1 with maximum height of 9m (Approx).

East: The height of the structures/buildings range from G to G+1 with maximum height of 9m (Approx).

South: The height of the structures/buildings range from G to G+1 with maximum height of 9m (Approx).

West: The height of the structures/buildings range from G to G+1 with maximum height of 9m (Approx).

Regulated Area:

- North:** The height of the structures/buildings range from G to G+2 with maximum height of 14m (Approx).
- East:** The height of the structures/buildings range from G to G+2 with maximum height of 12m (Approx).
- South:** The height of the structures/buildings range from G to G+1 with maximum height of 9m (Approx).
- West:** The height of the structures/buildings range from G to G+1 with maximum height of 9m (Approx).

5.2.6 State Protected Monument(s) and listed Heritage Buildings by local Authorities, if available, within the Prohibited/Regulated Area:

There are no State Protected Monuments in the Prohibited or Regulated Areas of the Monument. However, the historic temple, Sree Karthyayani Temple, is located within the Regulated Area on the southwestern side.

5.2.7 Public amenities:

Public amenities like solar lamp post, dustbins and benches are available in the Protected Area. Public water supply and benches are provided near the boundary of the site within the Prohibited Area. Information counter, security cabin, drinking water, parking facilities and public toilets are not available in the Protected, Prohibited and Regulated Area.

5.2.8 Access to the Monument:

The monument is connected to the Eyyal Adhoor Road through an approach road and connects to the Kechery Akkikavu road, which is directly connected to the State Highway 50 (Chavakkad -Wadakkancherry Road). Access to the monument is through a tarred pakka road to the western part of the site.

5.2.9 Infrastructure services (water supply, storm water drainage, sewage, solid waste management, parking etc.):

KSEB transformers and electrical sub-station are present on the western side of the monument within the Regulated Area. A water tank tower is present on the northern side. Electrical wires, telecommunication poles, and municipal water supply taps are provided within the Regulated and Prohibited Areas. There are *pakka* storm water drains along the Eyyal Adhoor Road which are open in nature.

5.2.10 Proposed zoning of the area as per guidelines of the Local Bodies:

There are no proposed zoning guidelines of the Local Bodies for the Eyyal Grama Panchayat.

CHAPTER VI

Architectural, Historical and Archaeological value of the Monument

6.1 Architectural, Historical and Archaeological value of the monument:

Rock-cut chambers, also known as rock-cut caves, shaft graves, and rock-cut tombs, are widely found throughout the laterite beds, especially within and north of Thrissur District. Among these, the chambers at Eyyal, Porkkalam, Kattakampal, and Sukapuram in Thrissur District are particularly notable for their size and intricate interior details. These caves, carved directly into laterite beds, are primarily classified into single-chambered and multi-chambered types. They feature openings on the side or top, depending on the landscape, typically small rectangular or circular apertures about 2 x 2 feet or 2 feet in diameter. These lead into the chamber through a passage usually sealed by a porthole slab, with a rectangular or semicircular entrance. Chambers can be pillared or non-pillared, with pillars in multi-chambered tombs serving as partitions. Some rock-cut caves have rectangular chambers with horizontal entrances and steps. Inside, monolithic cots serve as berths for the interred, and roofs are either domed or flat.³

The Burial Caves of Eyyal features a double-chambered cave with a common outer court leading to the main chamber, whose roof is partially missing. The main chamber faces East and is almost twice the size of the smaller, southern-facing chamber, which measures 2.23m, extending to 2.62m at the far end, with the other sides about 1.61m each. The main chamber is 1.2m high, slightly taller than the smaller one at 0.91m. The main chamber has a 0.24m high bench running along three sides and an extension forming a central pillar base.⁴ These characteristics of the Burial Caves of Eyyal, which are typical of the rock-cut caves of Thrissur district contribute to its *architectural value*.

The Megalithic Burial Cave of Eyyal, attributed to the first millennium BCE, is a significant Iron Age monument. Burial assemblages in these rock-cut caves indicate sepulchral use, linking these caves to megalithic burial monuments in nearby districts and neighbouring states in South India. Additionally, Roman coins from the Republican period, dating to the first century CE, were unearthed near the site. These archaeological findings contribute to its *historical and archaeological value*.

6.2 Sensitivity of the monument (e.g. developmental pressure, urbanization, population pressure etc.):

There are semi-developmental pressures due to urbanization or population pressure around the site at present.

6.3 Visibility from the Protected Monument or Area and visibility from Regulated Area:

The views from the monument include thick vegetation cover in the East and West direction. On the North and South direction, single storeyed residences with sloping roof of concrete and metal sheets and overhead tanks are visible, as shown in **Annexure-VI**. Due to the location of the monument under the surface of the ground, there is no visibility from the Prohibited Area or from the Regulated Area.

³ Gurukkal, Rajan et.al, *Cultural History of Kerala Vol 1*, pg 119

⁴ Archaeological Survey of India, Thrissur Circle.

6.4 Land-use to be identified:

Master Plan, Land-use Plan or Local Area Development Plan is not available for Chowannur Block Panchayat or Kadangode Grama Panchayat, in which the village, Eyyal is located. As per the primary survey, most of the Prohibited Area is used for residential purposes with a few commercial entities on the northeastern side. Residential land use is also predominant within the Regulated Area. Several institutions and public/semi-public buildings like temples are also present in the Regulated Area.

6.5 Archaeological heritage remains other than Protected Monument:

There are no archaeological heritage remains found in the Regulated and Prohibited Area other than the Protected Monument.

6.6 Cultural landscapes:

The monument is seamlessly integrated into and forms part of the larger laterite rocky terrain of Eyyal, which is a reddish black in colour. The cultural landscapes of the caves consist of historic shrines, sacred groves, and temples within the terrain sloping to the South. Festivals and processions are conducted annually through sacred routes near the temples.

6.7 Significant natural landscapes that form part of cultural landscape and also help in protecting monuments from environmental pollution:

Sacred groves are significant natural landscapes found around the monument. They are areas of natural or semi-natural forests that are protected by communities due to their religious, cultural, or spiritual significance. The protection of these groves often stems from indigenous beliefs and practices, where certain trees, plants, or natural features are considered sacred or inhabited by divine spirits. As a result, these areas are preserved from exploitation, deforestation, or other human interventions.

Sacred groves play vital ecological roles as well, serving as biodiversity hotspots where numerous plant and animal species thrive. They contribute to local climate regulation, soil conservation, and water retention. Additionally, they serve as important sites for ecological research and conservation efforts.

6.8 Usage of open space and constructions:

The majority of open spaces are green open spaces in the Prohibited and Regulated Areas, which are used for plantation crops such as rubber, coconut or banana and agricultural crops within large privately owned plots. Sacred groves also form part of the green open spaces within the Regulated Area. The brown open spaces are associated with institutions or religious structures such as Sree Karthyayani temples, and St. Francis Xavier church cemetery. The playground of Nirmalamatha Convent School and vacant plots are also part of the brown open space. Blue open spaces are contributed by the temple tank of Sree Karthyayani Temple located in the southwestern part of the Regulated Area.

6.9 Traditional, historical and cultural activities:

Historically, the area was primarily used as a burial site with remains of ritualistic iron implements and pottery found. Beyond this, there are no traditional or cultural

activities associated with the Regulated or Prohibited Area except in the temples and churches.

6.10 Skyline as visible from the monument and from Regulated Areas:

The skyline as visible from the monument is dominated by tall trees from the surrounding plots. Neighbouring houses, electrical poles, and compound walls are visible from the monument. In the Regulated Area, the skyline mostly consists of two-storied houses of sloping roof typology, and tall trees of native character such as mango, jackfruit and teak trees.

6.11 Traditional Architecture:

Each residential plot comprises a house, well, compound and subsidiary sheds for cattle or for storage. Vernacular typology of residences consists of a rectilinear form in plan, with a verandah, a common area and two to four additional rooms, with a kitchen. The toilet is built separately in the compound. From the common area, a ladder leads to the upper floor consisting of one or two rooms and an attic supported by timber roof structure. Sloping roof with timber rafters and battens support Mangalore pattern terracotta roof tiles, which was traditionally constructed of thatch of coconut leaves. Houses are vastly changing its character from vernacular hamlet typology to modern typology with concrete flat roofs.

6.12 Developmental plan, as available, by the local authorities:

There are no proposed or existing Development Plans or Zoning regulations available for Eyyal.

6.13 Permissible Building related parameters:

6.13.1 Repair and Renovation (in Prohibited and Regulated Area):

Internal changes and adaptive reuse may be generally permitted. However, external changes shall be subject to detailed scrutiny by the Competent Authority. Such changes which include retrofitting/renovation may be permitted when the building is structurally weak or unsafe or when it has been adversely impacted by any natural calamity and renovation is absolutely necessary. Original building vocabulary and layout along with built-open relationships are to be adhered to. General repair and upkeep of buildings will be permissible, subject to prior permission from the Competent Authority.

The repair and renovation in building/structures should be sympathetic and congruous with the heritage character of the Protected Monument and its surrounding areas. New cladding materials like Aluminium Composite Panels (ACP), High Pressure Laminates (HPL), laminates, tiling or glazing will not be permitted. Use of locally available building material should be encouraged in carrying out repair and renovation works.

6.13.2 Reconstruction:

Reconstruction is defined in Section 2(k) of AMASR Act, 1958, as amended. Permission for reconstruction in Regulated Area is accorded as per Section 20C(2) of the AMASR Act, 1958 and Rule 6(IV) and Rule 7 AMASR (Framing of heritage Bye-Laws and other functions of the Competent Authority) Rules, 2011. In case of any type of building or structure located in the Prohibited or Regulated Area of the Protected Monument or Protected

Area, collapsed or damaged and found beyond repair due to natural calamities, the permission for reconstruction is accorded as per Rule 16 AMASR (Framing of heritage Bye-Laws and other functions of the Competent Authority) Rules, 2011. Reconstruction of building or structure damaged due to natural calamity shall be permissible only to the extent it is damaged. The new structure or building as a replacement to the older building in case of reconstruction shall follow the same horizontal and vertical limits as per the pre-existing structure. The use of incongruous materials in the façade such as glazing, metal cladding, Aluminum Composite Panels (ACP), High Pressure Laminates (HPL), tiles, laminates will not be permissible. The new structure should be sympathetic and congruous with the heritage character of the Protected Monuments and its surrounding area.

6.13.3 New Construction:

6.13.3.A Prohibited Area:

As per Section 20A(4) of the AMASR Act, 1958, as amended no new construction including carrying out any public work or project essential to the public or other construction, shall be permitted within the Prohibited Area of the Protected Monument.

6.13.3.B Regulated Area:

All existing building bye-laws as per Kerala Panchayat Building Rules, 2019 published by Government of Kerala, as and when amended, shall be applicable in the Regulated Area.

Further, the recommended guidelines for the Regulated Area are:

1. Height of the new construction on the site (including mumty, parapet, water storage tank, machine room, HVAC unit, solar panel, rain water harvesting system, penthouse structures of terrace garden etc.) or any other services on the roof:

The maximum height limit for new construction or additions/alteration to existing buildings shall not exceed **9.00 metres** (including gable roof, mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rainwater harvesting system, penthouse structures of terrace garden etc.) or any other services on the roof.

Construction of the basement may not be permitted to mitigate any adverse impact on the structural, safety of the Protected Monument.

2. Usage:

In the existing land-use map of the Kerala State Land Use Board, the monument and its surrounding areas are designated under “agricultural crops” land-use. In order to preserve the green cover and hence, the natural setting of the monument, it is best to retain the agricultural land-use in the Regulated Area of the monument and beyond. However, considering the settlement that exists near the monument presently, residential land-use may continue to be allowed in the Regulated Area of the monument.

Commercial (except for local grocery shops) or institutional shall not be allowed within the Prohibited and Regulated Area of the monument.

In order to protect the environment and prevent topsoil erosion during heavy monsoons, it is recommended to protect the existing vegetation and mixed crop plantations in the Prohibited and Regulated Area.

Public open spaces such as open spaces associated with religious structures, government buildings, and water bodies should be maintained within the Prohibited and Regulated Area.

Industrial use, mining and quarrying shall be prohibited in the Prohibited and Regulated Areas.

3. Façade design:

- (i) The façade design of new construction must be minimalistic in nature, so that it does not overpower the monument and the overall heritage character of the surrounding area. The façade design should be subtle, plastered and painted in earthy colours (white, grey, beige, brown etc.)
- (ii) Informal extensions of shops and residences are to be restricted for all the buildings located within Regulated Area.
- (iii) Facades of all historic buildings, shop houses need to be maintained as per original design (series of brackets, chajjas, doors, windows etc.).
- (iv) Plumbing and electrical services shall be organized and not on the exterior of the building.

4. Roof design:

Following the vernacular architecture of the region, construction of gable roofs shall be encouraged, preferably Mangalore tile roof over metal/timber truss work.

5. Building materials:

Consistency in building materials and colour along all street façades of the monument may be maintained. Modern building materials such as aluminium cladding, glass bricks and any other synthetic tiles or materials should be discouraged for exterior finishes.

Use of traditional building materials like laterite stone, clay/mud bricks, Mangalore tiles and timber should be encouraged. Modern materials may be used for construction provided that the traditional architectural vocabulary of the region is followed.

6. Colour:

The exterior colour should be of a neutral tone in harmony with the protected monument such as buff sandstone colour, white, beige and other earthy colours which do not create a harsh contrast with the protected monument and its immediate surroundings.

7. Other Regulations:

Proposal for construction of any large-scale public infrastructure project like Metro (underground or overhead), foot-over bridges, flyover, multi-level parking, group

houssings or any such project shall be subject to a detailed Heritage Impact Assessment report.

6.14 Visitors facilities and amenities:

Visitor facilities and amenities such as illumination, clean and functioning toilets, provision of clean drinking water, shade and benches for seating and proper signages and information boards should be considered in the vicinity of the Protected Monument as per feasibility.

CHAPTER VII

Site Specific Recommendations

7.1 Site specific recommendations:

- i. It is recommended to allow only low-density and low-rise residential developments in the area.
- ii. Construction of group housing should not be allowed in the Regulated Area of the monument.
- iii. Existing built-open relationship and green cover shall be maintained.
- iv. Public open spaces such as open spaces associated with religious structures, and government buildings should be preserved and maintained within the Prohibited and Regulated Areas.
- v. The water bodies within the Prohibited and Regulated Areas of the Protected Monuments must be preserved and any alternations to its existing use are strictly prohibited.
- vi. Industrial use, mining and quarrying shall be prohibited in the Prohibited and Regulated Areas as ground vibrations can impact the structural stability of the caves.
- vii. In future, large scale infrastructure projects around Eyyal shall be subjected to Environmental Impact Assessment and Heritage Impact Assessment before implementation.
- viii. No highways, flyovers or arterial roads shall be planned in the Regulated or Prohibited Area.
- ix. Services such as water supply, drainage, and sewerage lines shall be laid keeping in mind the natural topography of the land. Such lines and drains shall be properly covered.
- x. Telephone exchanges, mobile towers, electricity transmission towers, chimneys and overhead water tanks within the Regulated Area should be discouraged and their location beyond the Regulated Area may be considered.
- xi. Encroachment on the approach road to the Protected Monument be strictly prohibited.
- xii. Site may also have descriptive plaques based on authentic historical narrative.
- xiii. All signages within the historic precinct should be compatible and harmonious with the special heritage character of the Protected Monument and its immediate surroundings.
- xiv. LED or digital signs, plastic fiber glass or any other highly reflective synthetic material should not be used for signages in the vicinity of the Protected Monument or its immediate surrounding areas.

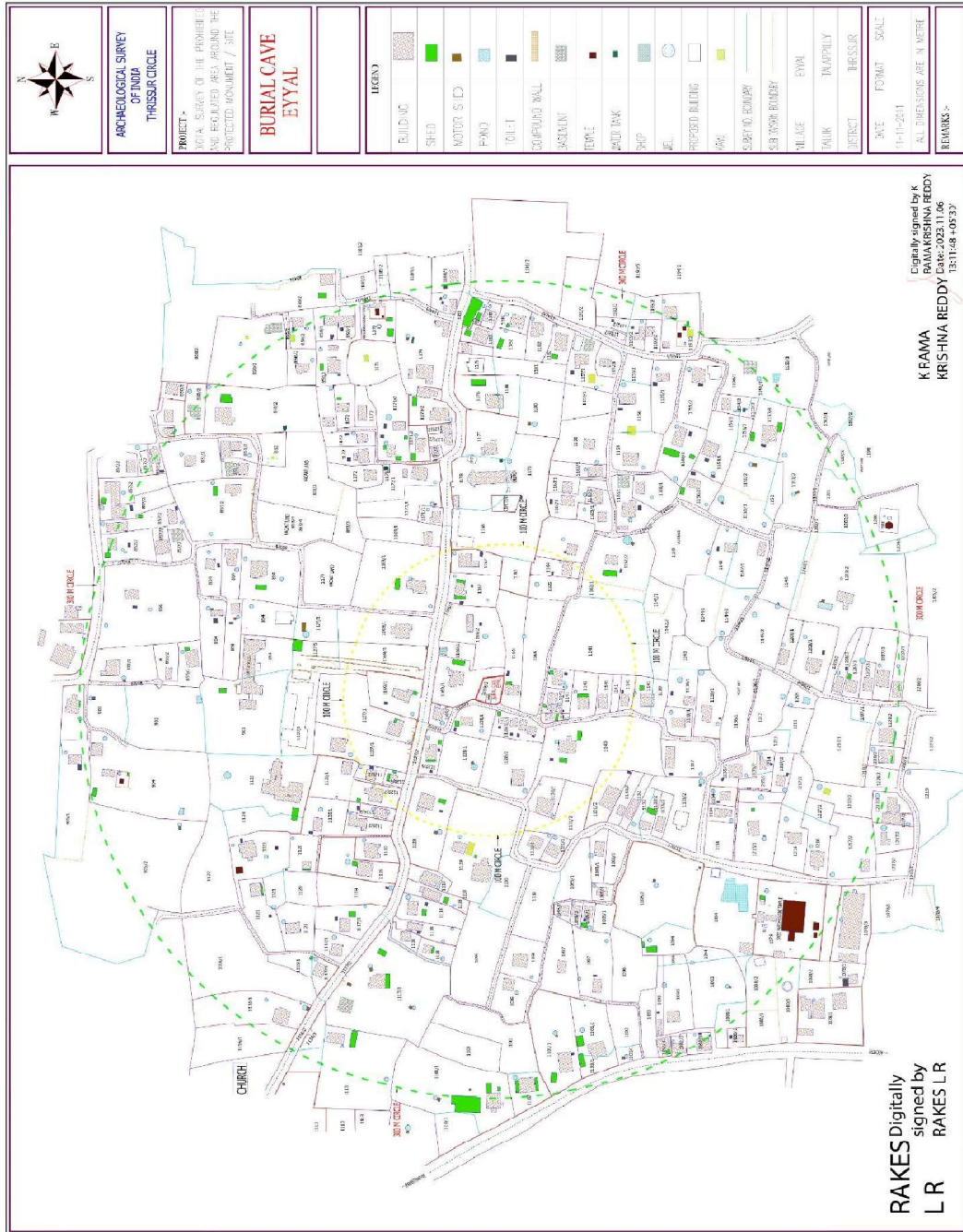
- xv. No advertisements in the form of hoardings, bill-boards and posters should be permitted near the Protected Monument, especially on the boundaries of the Monument.
- xvi. All temporary structures along the road like dhabas/workshops/roadside vending kiosks etc may be relocated away from the Prohibited and Regulated Areas of the Monument.
- xvii. An appropriate addressal of the reported unauthorized construction and encroachment within the prohibited and regulated boundaries of the monument by the District Authorities.
- xviii. Use of Eco-Friendly vehicles for movement in the vicinity of the Protected Monument may be encouraged to mitigate adverse impact on the monument due to vehicular emissions and vibrations.
- xix. Construction of green buildings including best practices like rainwater harvesting should be encouraged.

7.2 Other recommendations:

- i. Greenery within the Protected Area should be protected and maintained.
- ii. It is recommended to plan for provision of slopes and storm water drains using vernacular materials on the northern side of the cave after careful assessment to divert storm water and to prevent water inflow into the cave from the surrounding residential structures.
- iii. It is recommended to regularly maintain the site, steel fences and gate to prevent them from corrosion during monsoons.
- iv. It is recommended to provide proper parking and site amenities such as an information counter, portable toilets, security cabin and drinking water provisions on site to cater to the local and regional visitors to the site.
- v. Interpretation panels depicting the significance and history of the site may be provided near the protected boundary.
- vi. In the event of recovery of any artifact or archaeological remains during the process of excavation for any reason including digging of foundations, laying of pipes, cables etc, the same should be immediately informed to the Archaeological Survey of India.
- vii. Extensive publicity programmes may be conducted to increase public awareness about the historical and architectural significance of the Monument.
- viii. Provisions for differently abled persons may be provided as per prescribed standards.
- ix. The master plan as and when prepared clearly show all Protected Monuments of national importance and the Prohibited and Regulated Areas around these Protected Monuments.
- x. The area should be declared as Plastic and Polythene free zone.
- xi. National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at <https://nidm.gov.in/PDF/pubs/NDMA/20.pdf>

ANNEXURE-I

Survey Plan



Notification

Group of Monuments - 1951

Registered No. M-1.



[PRICE, 1 anna.]

THE FORT ST. GEORGE GAZETTE

PUBLISHED BY AUTHORITY

No. 331 MADRAS, TUESDAY EVENING, DECEMBER 11, 1951

PART III-B-CENTRAL ACTS, ORDINANCES, ETC.

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Act of Parliament assented to by the President.

GOVERNMENT OF INDIA.

MINISTRY OF LAW.

New Delhi, the 29th November 1951.

The following Act of Parliament received the assent of the President on the 28th November 1951 and is hereby published for general information :—

**THE ANCIENT AND HISTORICAL MONUMENTS AND
ARCHAEOLOGICAL SITES AND REMAINS (DECLARATION OF NATIONAL IMPORTANCE) ACT, 1951.**

Act No LXXI of 1951.

An Act to declare certain ancient and historical monuments and archaeological sites and remains in Part A States and Part B States to be of national importance and to provide for certain matters connected therewith.

Be it enacted by Parliament as follows :—

1. *Short title.*—This Act may be called the Ancient and Historical Monuments and Archaeological Sites and Remains (Declaration of National Importance) Act, 1951.

III-B-1 [797]

2. *Declaration of certain monuments and archaeological sites and remains to be of national importance.*—The ancient and historical monuments referred to or specified in Part I of the Schedule and the archaeological sites and remains referred to or specified in Part II thereof are hereby declared, respectively, to be ancient and historical monuments and archaeological sites and remains of national importance.

3. *Application of Act VII of 1904 to ancient monuments, etc., declared to be of national importance.*—All ancient and historical monuments and all archaeological sites and remains declared by this Act to be of national importance shall be deemed to be protected monuments and protected areas, respectively, within the meaning of the Ancient Monuments Preservation Act, 1904, and the provisions of that Act shall apply accordingly to the ancient and historical monuments of archaeological sites and remains, as the case may be, and shall be deemed to have so applied at all relevant times.

THE SCHEDULE.

(See section 2.)

PART I.

Ancient and Historical Monuments.

I. All ancient and historical monuments in Part A States and Part B States which, before the commencement of this Act, have either been declared by the Central Government, to be protected monuments within the meaning of the Ancient Monuments Preservation Act, 1904, or which have been taken possession of by the Central Government as protected monuments.

II. The following are ancient and historical monuments in Part B States not covered by Item No. I immediately preceding:—

<i>Serial number.</i>	<i>Name of monument.</i>	<i>Locality.</i>
HYDERABAD STATE.		
<i>District Aurangabad.</i>		
1	Ajanta Caves	Ajanta.
2	Aurangabad Caves	Aurangabad.
3	Daulatabad Fort and Monuments therein e.g., Chand Minar.	Daulatabad.
4	Ellora Caves	Ellora.
5	Pithalkhora Caves	Pithalkhora.
6	Tomb of Aurangzeb	Khuldabad.
7	Tomb of Malik Ambar	Do.
8	Tomb of Rabia Daurani (Bibi-ka-Maqbara).	Aurangabad.
<i>District Bidar.</i>		
9	Baihmani Tombs	Ashtur.
10	Barid Shahi Tombs	Bidar City.
11	Bidar Fort	Do.
12	Madrassa Mahmud Gawan	Do.

Serial num- ber.	Name of monument.	Locality.
------------------------	-------------------	-----------

RAJASTHAN STATE—cont.

District Udaipur.

73	Fort of Chitor as a whole	Chitor.
74	Fort of Kumbhalgarh as a whole	Kumbhalgarh.
75	Maha Kal and two other temples	Bijholi.
76	Rock inscription (12th century)	Do.
77	Sas Bahu temples	Nagada.

SAURASHTRA STATE.

1	Ananteshwar temple	Anandpur.
2	Ashokan Rock	Junagadh.
3	Caves	Do.
4	Darbargadh Halvad	Halvad.
5	Dhank Caves	Dhank.
6	Gop temple	Gop.
7	House where Mahatma Gandhi was born and Kirti Mandir.	Porbandar.
8	Inscription in the Harsata Mata temple	Veraval.
9	Jain Temples	Talaja.
10	Jama Masjid	Veraval.
11	Jami Masjid and Rabimat Masjid, Raveli Masjid.	Mangrol.
12	Navlakha temple and Step well	Ghumli.
13	Navlakha temple	Sejakpur.
14	Neminath temple with 3 inscriptions V.S. 1333, 35, 39.	Mt. Girnar.
15	Nilakantha temple	Anandpur.
16	Pindara, Durvasa Rishi's Ashram and its site.	Pindara.
17	Ra Khengar Mahal (temple)	Mt. Girnar.
18	Ranak-Devi's temple	Wadhwan.
19	Sun temple	Than.
20	Surya temple	Sutrapada.
21	Talaja Caves	Talaja.
22	Temples	Shatrunjay Hill.
	Adishwar temple	
	Balabhai's temple	
	Bhulavani temple	
	Chaumukha temple	
	Dalpet Bhai and Bhagu Bhai's shrine	
	Keshwaji Nayak temple	
	Moti Shah's Tuk temple	
	Nandeshwara Dipa temple	
	Panch Pandava temple.	
23	Vastupal Temple	Junagadh.
24	Varaha Mandir	Kadwar.

TRAVANCORE-COCHIN STATE.

District Trichur.

1	Mural Paintings (16-17th Century) on the walls of the Ten-Kailasanatha temple.	Trichur.
2	Mural Paintings (16-17th Century) on the walls of the Mattancheri Palace.	Mattancheri town.
3	Mural Paintings (16-17th Century) on the walls of the Siva Temple.	Thiruvanchikulam.
4	Mural Paintings (17th-18th Century) on the walls of the Srikoil of the Siva Temple at Chemmanthatta.	Eyyal.
5	Mural Paintings on the walls of the Srikoil of the Pallimanna temple.	Vadakkanchery.
6	Mural Paintings on the walls of the Sriramaswami temple at Triprayar.	Triprayar.

Serial num- ber	Name of archaeological site or remains.	Locality.
RAJASTHAN STATE—cont.		
<i>District Jaipur.</i>		
22	Ancient mound	 Abaneri.
23	Do.	 Bundwali-Doongri.
24	Do.	 Gariagarh (Newai).
25	Do.	 Maheshra.
26	Do.	 Nagar.
27	Do.	 Raniwas.
28	Do.	 Sikrai.
29	Devapura Barodia mounds	 Jhalai.
30	Excavated site	 Nagar.
31	Do.	 Rairh (Newai)
32	Excavated sites	 Bairat and Sambhar.
<i>District Jaisalmer.</i>		
33	Ancient site	 Lodruva Patan.
<i>District Jhalawar.</i>		
34	Ancient ruins	 Dalsagar
		 Ganga Dhar.
35	Do.	 Dudhaliya (Dag).
<i>District Kotah.</i>		
36	Ancient ruins and structural remains	 Krishnavilas.
37	Ruins of temples	 Artu or Ganesh Ganj.
<i>District Udaipur.</i>		
38	Ancient ruins	 Kalyanpur.
39	Do.	 Nagari.
40	Do.	 Badoli.
SAURASHTRA STATE.		
1	Ancient mound	 Darbargadh Shihor.
2	Do.	 Intwa.
3	Do.	 Rangpur.
4	Do.	 Sejakpur.
5	Do.	 Valabhipur.
TRAVANCORE-COCHIN STATE.		
1	Ariyannur Umbrellas. A prehistoric site consisting of seven or more Kudakals or umbrella stones.	Ariyannur.
2	Burial cave of Chovannur	 Chovannur.
3	Burial caves of Eyyal	 Eyyal.
4	Burial cave of Kandanasseri	 Kandanasseri.
5	Burial cave of Kattakampal	 Kattakampal.
6	Burial cave of Kakkad	 Kunnamkulam.
7	Kudakallu Parambu. A prehistoric site consisting of 50 to 60 Kudakals or umbrella monuments.	Cheramanagad.

K. V. K. SUNDARAM,
Secretary to the Government of India.

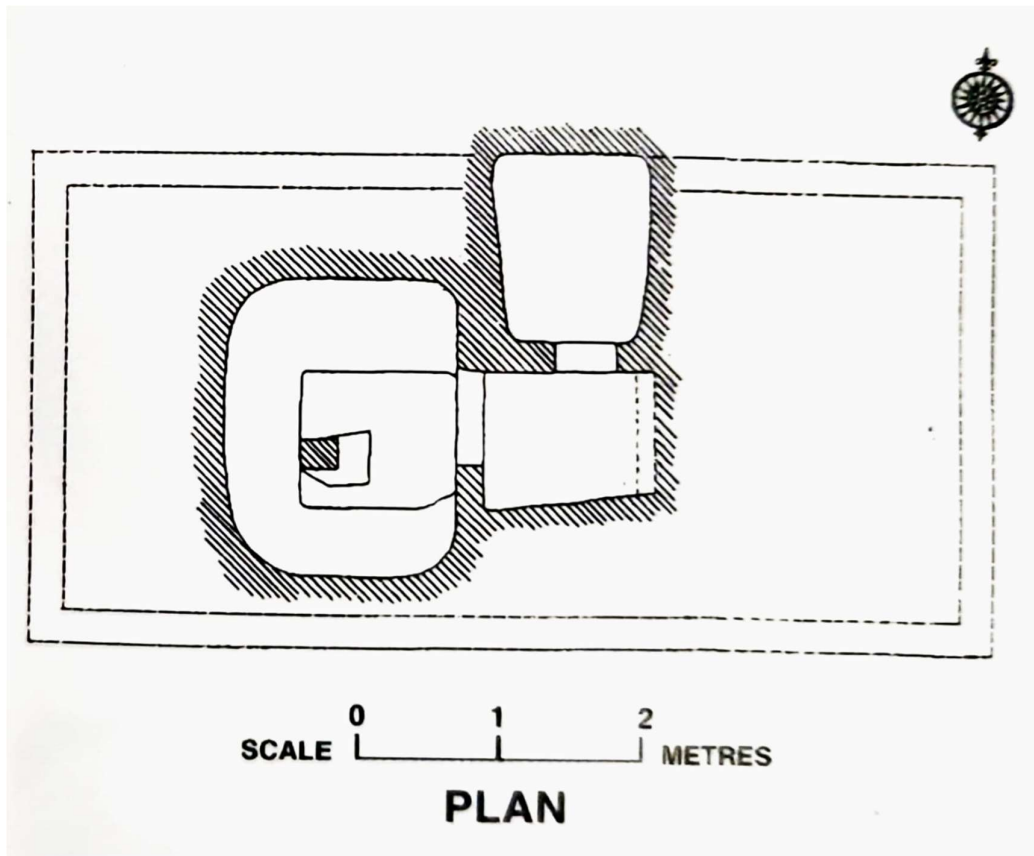
(Republished by order of His Excellency the Governor)

K. V. RAJAGOPALAN,
Secretary to Government, Legal Department.

MADRAS: PRINTED AND PUBLISHED BY THE SUPERINTENDENT, GOVERNMENT PRESS.

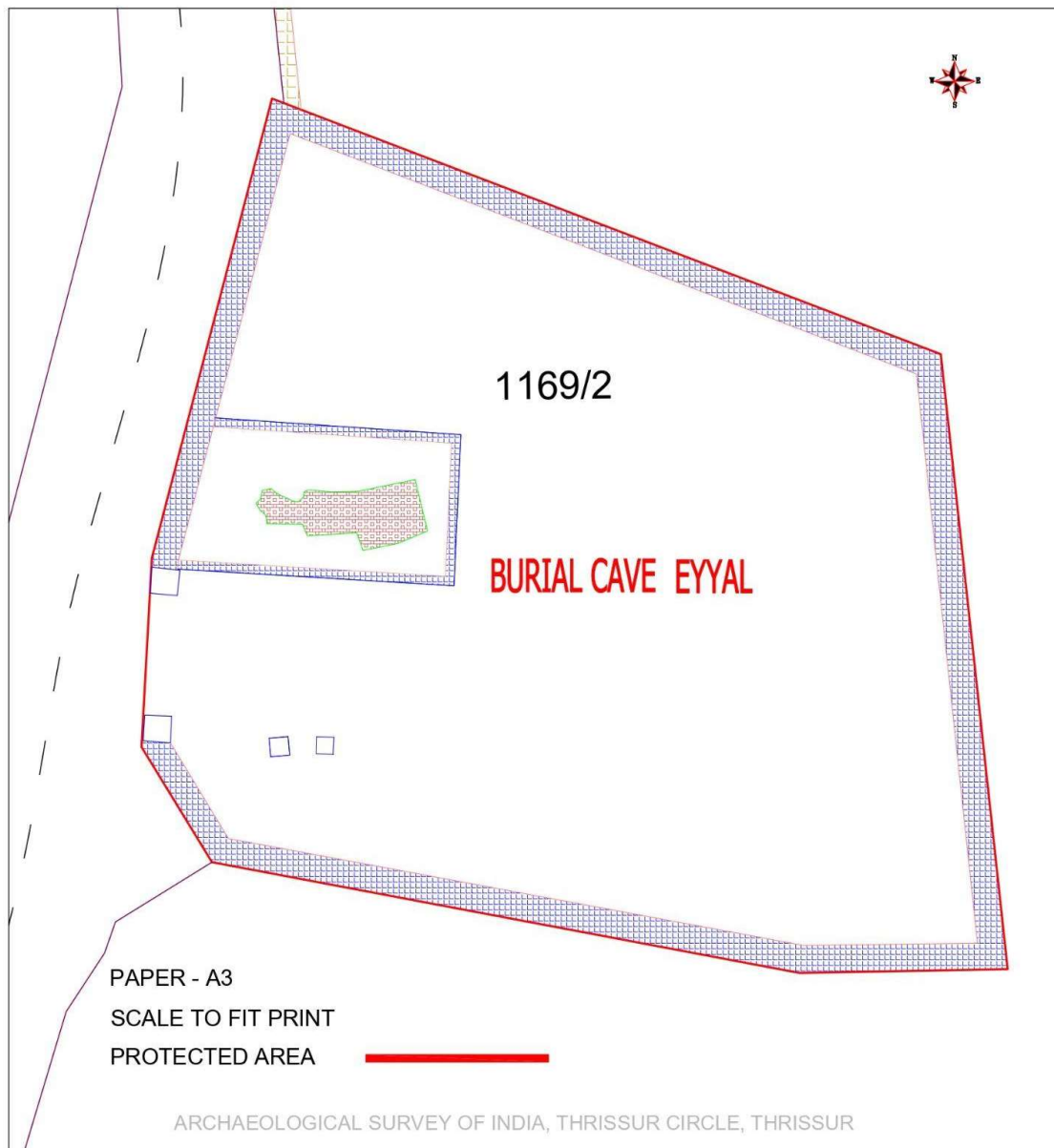
ANNEXURE-III

Archival Map of Burial Caves of Eyyal, District Thrissur, Kerala



Source: Joshi J P, et al, *Inventory of Monuments and Sites of National Importance* (Vol II, PART 3), Archaeological Survey of India, Thrissur Circle, New Delhi: 2006

Site Plan of Burial Caves of Eyyal, District Thrissur, Kerala



Source: Archaeological Survey of India, Thrissur Circle

Kerala Panchayat Building Rules (KPBR), 2019

**CHAPTER III
GENERAL PROVISIONS REGARDING SITE AND BUILDING REQUIREMENTS**

- 22. General requirement regarding plot-** (1) No land development or redevelopment shall be made or no building shall be constructed on any plot on any part of which there is deposited refuse, excreta or other offensive matter which in the opinion of the Secretary is considered objectionable, until such refuse, excreta or other offensive matter has been removed there from and the plot has been prepared or left in a manner suitable for land development or building purpose for the satisfaction of the Secretary.
- (2) No land development or redevelopment shall be made or no building shall be constructed on a plot, which comprises or includes a pit, quarry or other similar excavation or any part thereof unless such plot has been prepared or left in a

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manner or condition suitable for land development or redevelopment or building purposes to the satisfaction of the Secretary.

- (3) No land development or redevelopment shall be made or no building shall be constructed on a plot notified by grama Panchayat which is liable to be flooded or on a slope forming an angle of more than 45 degrees with horizontal or on soil unsuitable for percolation or on area shown as floodable area in any Master Plan / Detailed Town Planning Scheme / Interim Development Order in force under the Kerala Town and Country Planning Act, 2016 (9 of 2016) or in sandy beds, unless it is proved by the owner to the satisfaction of the Secretary that construction of such a building will not be dangerous or injurious to health and the site will not be subjected to flooding or erosion or cause undue expenditure of public funds for providing sewers, sanitation, water supply or other public services.
- (4) No construction shall be made to obstruct the natural drains and streams in a plot. Failure to comply with this instruction will invite penalization under Section 51 of the Disaster Management Act, 2005 (Central Act 53 of 2005).
- (5) No building or part of a building shall be constructed or reconstructed or no addition or alteration shall be made to any existing building in the intervening spaces between the building and any overhead electric supply line as described in the Table 2 below and as specified in the Indian Electricity Rules as amended from time to time.

Provided that single storied buildings shall be allowed even if the above mentioned clearance is not available, if the applicant produces a no objection certificate from the Chief Electrical Inspector or an officer authorized by him, before issue of permit.

TABLE 2
CLEARANCE FROM OVERHEAD ELECTRIC LINES

Sl.No.	Type of Electric Supply Line	Minimum Vertical clearance in metres	Minimum Horizontal clearance in metres.
(1)	(2)	(3)	(4)
1	Low and medium voltage lines	2.5	1.2
2	High voltage lines upto and including 33,000 volts	3.7	2
3	Extra high voltage lines above 33,000 volts	3.7	2
		plus 0.3m for every additional 33,000 volts or part thereof	plus 0.3m for every additional 33,000 volts or part thereof



- 23. Prohibition for constructions abutting public roads-** (1) No person shall construct any building other than compound wall or fence or outdoor display structure within 3 meters, from any plot boundary abutting national highways, state highways, district roads, other roads notified by Panchayat, other un-notified roads with width 6m and above:

Provided that ramps or bridges or steps or similar structures, all open to sky, with or without parapets or railings shall be permitted as access from the street to the building only in such cases where the level difference between the street and the plot does not permit natural access to the building. Cornice roof or weather shade, not exceeding 75 cms shall be permitted to project from the building into such 3 metres. In no case, access to more than one floor can be provided within this 3 metres.

Provided further that the underneath of such flight of steps or ramp shall not be enclosed or made usable, however pillars may be permitted for its support.

- (2) The minimum distance between plot boundary abutting the street and building other than a compound wall or fence or outdoor display structure shall be provided as in Table 3.

TABLE 3
DISTANCE BETWEEN PLOT BOUNDARY ABUTTING THE STREET AND BUILDING

National Highway , State Highway, District Roads, other roads notified under section 220(b) of the Kerala Panchayat Raj Act 1994, other un-notified roads with width 6m and above	Other un-notified roads with width less than 6 m
3 m	2m

Provided that in the case of Cul –de –sac of whatever width but not exceeding 250 m length or pedestrian lanes and streets upto average 3 m width or internal roads with streets of whatever width within or leading to any residential colony it shall be sufficient if the distance between the plot boundary abutting the street and building is 2m for buildings upto 7 m height.

Provided further that in the case of lanes not exceeding 75 m length leading to one or more individual plots it shall be sufficient if the distance between the plot boundary abutting the lane and the building is 1.5 m.

- (3) Any restriction under street alignment or building line or both, if any, fixed for area and restriction under any Master Plan / Detailed Town Planning Scheme/ Interim Development order in force under the Kerala Town and Country Planning Act, 2016 (9 of 2016) or any other rules or bye-laws shall also apply simultaneously to all buildings in addition to the provisions contained in sub-rule (1) and (2).
- (4) Splay at road junctions, including ‘Y’ junctions shall be splayed as provided below. However original plot boundary can be considered for providing the mandatory yards.



Sl. No.	Road Width (in metres)	Splay / Offset (in metres)
(1)	Less than 12	3 X 3
(2)	Above 12 up to 21	4.5 X 4.5
(3)	Above 21	6 X 6

Provided that for roads with width less than 5 metres, this splay will not be applicable and when roads of different width form a junction, the respective splay of the corresponding road in this subrule is considered.

- (5) The provisions contained in sub-rules 2 and 3 shall apply invariably to all buildings where the front, rear or side yard abuts a street or gain access through a street.

24. Height of buildings - (1) The maximum height of any building or part thereof shall be limited according to the width of the street as follows:-

- The maximum height of the building or part thereof shall not exceed twice the width of the street abutting the plot plus twice the width of the yard from the building to the abutting street;
- If a building plot abuts on two or more streets of different width, the building plot shall be deemed to abut the street that has the greater width for the purposes of this rule and the height of the building shall be regulated by the width of that street and shall be continued at this height along the narrower street;

Provided that the height restriction as per this rule shall be compulsory only for buildings or part of building coming within 12 metres of building line:

- For buildings, structures and installations in the vicinity of airports, the stipulations with regard to height shall be further limited as subject to any notification issued by the Government of India under the Aircrafts Act, 1934 (Central Act XXII of 1934) and its amendments from time to time or approved zonal map issued for each airport. The permissible height of the building in this case shall be calculated upto the highest point of the building without any exemptions.
- In the case of construction or reconstruction of buildings or alteration or addition to existing buildings within any Security Zone, the overall height of building upto its topmost point shall not exceed 10 metres or as specified by the District Collector as per sub-rule (4) of rule 5, whichever is less:

Provided that if the overall height of any existing building in the Security Zone is 10 metres or more upto its topmost point, further vertical extension of that building shall not be permitted:

Provided further that the height of building shall be measured from the average level of ground contiguous to the building.



CHAPTER IV OCCUPANCY

25. *Occupancy of buildings* - (1) All buildings existing or herein after proposed shall be classified, in one of the following occupancies, according to the use or character of occupancy namely:—

Group A1	Residential
Group A2	Lodging Houses & Special Residential
Group B	Educational
Group C	Medical/Hospital
Group D	Assembly
Group E	Office
Group F	Mercantile/Commercial
Group G1	Industrial - I
Group G2	Industrial - II
Group H	Storage
Group I	Hazardous
Group J	Multiplex Complex

Notes :-

- (i) Any building not specifically covered by any of the occupancies under sub rule (1), shall be in the group, which most nearly resembles its existing or proposed use.
 - (ii) Any building other than Multiplex Complex (group J occupancy) building which accommodates more than one use under sub rule (1) shall be included under the most restrictive occupancy group. However, occupancy shall be deemed to include the subsidiary uses which are contingent upon it.
 - (iii) The classification of buildings into occupancy groups are only for the purpose of these rules. The 'Occupancy group' is not synonymous with that in the zoning regulations stipulated in Master Plan / Detailed Town Planning Scheme / Interim Development Order under the Kerala Town and Country Planning Act, 2016 (9 of 2016)
 - (iv) All occupancies other than Group A1-Residential shall be treated as Non-residential for the purpose of these rules.
 - (v) Minor occupancy incidental to operations in another type of occupancy shall be considered as part of the main occupancy and shall be classified under the relevant group for the main occupancy.
- (2) The description of occupancies is given below, namely:-
- (a) Group A1 – Residential Building shall include any building in which sleeping accommodation is provided for normal residential purposes, with or without cooking



and/or dining facilities. They shall include one or multifamily dwellings, apartment buildings or residential flats. Small professional offices, small household business or spaces for advocates, doctors, engineers, architects, chartered accountants, beauticians, tailors, photographers, videographers, telephone booth operators, computer professionals, typists, electrical or electronic equipment service professionals, not exceeding 50 sq. metres built-up area and used as part of principal residential occupancy are also included in this group. Crèches, daycare centres, children's nurseries, reading rooms, libraries and educational buildings not exceeding 200 sq. metres of built up area are also included in this group.

- (b) Group A2 - Lodging Houses & Special Residential shall include all lodging or rooming houses, seminaries/convents, orphanage, old age homes, dormitories, tourist homes, tourist resorts (or by whatever name called), hostels, hotels with or without conference halls, dining halls or assembly rooms.
- (c) Group B - Educational Buildings – These shall include any building or part thereof, exceeding 200 sq. metres of built-up area, used for school, college, day-care purposes, other institutions for education or research, libraries incidental to educational buildings, religious educational building such as madrasa, Sunday schools & the like and appurtenant assembly buildings having capacity not exceeding 200 persons.
- (d) Group C - Medical or Hospital Building shall include any building or part thereof, exceeding 200 sq. metres of built up area which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, hospitals, sanatoria, clinics, homes for the infirm, convalescent homes, mental hospitals etc, are included in this group.
- (e) Group D - Assembly building shall include any building or part of a building exceeding 200 sq. metres of built-up area where people congregate or gather for amusement, recreation, social, religious, patriotic, political, civil, travel and similar purposes such as theatres, motion picture houses or cinemas, assembly halls for educational, dramatic or theatrical presentations, auditoriums, convention centres, wedding halls, community halls, exhibition halls, art galleries, museums, libraries, skating rings, gymnasiums, congregation, dance halls, club rooms, passenger stations or transport terminals, recreation piers, amusement park structures, viewing stands, grand stands, stadia and circus tents.

Provided that it shall not include multiplexes in which each screen has a seating capacity less than 300 each.

- (f) Group E - Office building shall include any building or part of a building having a total built up area of more than 200 sq. metres which is used for accommodating offices of public or private agencies or for keeping of records, accounts and similar purposes. Local, State and Central Government offices, buildings for office purposes constructed by private sector and quasi government agencies and buildings for the use of purposes, court houses, public utility buildings, jails and prisons are included in this group. All Information Technology Buildings are also included in this group.



Further, in the case of Government Owned Information Technology Parks, Government Approved Private Information Technology Parks and Government Approved Private Information Technology Buildings, all buildings or part of buildings intended for providing ancillary or support services, amenities and utilities such as offices, residences, social amenities, recreational facilities, commercial establishments etc. shall also fall under this occupancy group.

- (g) Group F - Mercantile or Commercial building shall include any building or part thereof which is used for display and sale of merchandise such as shops, stores, markets etc., either wholesale or retail. Banking and financial institutions, business houses and professional establishments of doctors, dentists, engineers, architects, lawyers, pathological laboratories, tailor shops, video shops, barbershop, beauty parlors, newsstands, milk booths, restaurants and non-nuisance type of small establishments using power motor or machine of capacity not exceeding 3 horse power are included in this group. Further, buildings or part of building used exclusively for parking of vehicles (parking buildings, parking plazas etc.) are also included in this group.

Note:-Any building with not more than 200 sq. metres built up area accommodating the uses under Group C, D,E and H shall be included in Group F.

- (h) Group G1 – Industrial– I building shall include any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled, manufactured or processed and the contents are of such comparative low combustibility and the industrial processes or operations conducted therein are-
- (i) of such a nature that there are hardly any possibilities for any self propagating fire to occur; or
 - (ii) liable to give rise to a fire which will burn with moderate rapidity or result in other hazardous situation and may give off a considerable volume of smoke, but from which neither toxic fumes nor explosions are to be feared in the event of fire.

Note :- Building under Group G1 – Industrial – I occupancy, shall generally, include Engineering work shops, Automobile service stations, Automobile wash stalls, Electroplating works, Service garages with repairing facilities, poultry farms with more than 100 birds, livestock farms with more than 6 dogs, 10 cows or the like, furniture making units, Cashew factories, oil mills, Fish processing units, Coir factories, Water treatment/Filtration plants and Water pump houses, Clock and Watch manufacturing units, Bakeries and biscuit factories, confectionaries, Food processing units, food catering unit, Electric lamps (incandescent and fluorescent) and T.V. tube manufacturing units, Dry cleaning, dyeing and laundry units, Flour mills, Manure and fertilizer works (blending, mixing and granulating only) units, Oxygen plants, Plastic goods manufacturing and PVC pipe manufacturing units through injection/extrusion moulding, printing press, rubber goods manufacturing units, manufacture of synthetic



leather, spray painting units, and textile mills; all up to 700 sq. metres total built up area.

- (i) Group G2– Industrial– II building shall include any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled, manufactured or processed in which the contents or industrial processes or operations conducted therein are liable to give rise to a fire which will burn with extreme rapidity or result in other hazardous situation or from which poisonous fumes or explosions are to be feared in the event of a fire.

Note (1): - Building under Group G2 - Industrial – II occupancy, shall generally, include Bituminized paper/ hessian cloth/ tar felt manufacturing, Cinema films and T.V. production studios, cotton waste factories, modern meat processing unit /slaughter houses wherein facilities mentioned in the Kerala Panchayat Raj (slaughter house and meat stalls) Rules, 1996 are provided, Electric and gas crematoria, distilleries, tyre retreading and resolving factories and petroleum refineries and LPG bottling plants.

Note (2):- For the purpose of these rules, all buildings with total built up area exceeding 700 sq. metres, under uses mentioned in item (h) above shall be included in Group G2 - Industrial – II occupancy.

- (j) Group H - Storage building shall include any building or part thereof used primarily for the storage or sheltering (including servicing, processing or repairing incidental to storage) of goods, wares or merchandise (except those involving highly combustible or explosive products or materials), vehicles and the like. Warehouses, freight depots, transit sheds, storehouses, garages, hangars, grain elevators, barns and silos are included in this group. Minor storage incidental to other occupancies shall be treated as part of the predominant occupancy.
- (k) Group I - Hazardous building shall include any building or part of a building which is used for the storage, handling, manufacturing or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions; for the storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive, poisonous, irritant or corrosive gases; and for the storage, handling or processing of any material producing explosive mixtures of dust which result in the division of matter into fine particles subject to spontaneous ignition.

Any process or activity, where raw materials used therein or wastes or effluents thereof would result in the pollution of the general environment are also included under this group.

Building under Group I – Hazardous occupancy shall generally include buildings and yards used for storage under pressure of more than 1Kg/cm² and in quantities exceeding 70 m³ of acetylene, hydrogen, ammonia, chlorine, phosgene, sulphur dioxide, carbon monoxide, methyl oxide and all gases subject to explosion, fumes or



toxic hazard; Godowns or warehouses (combustible / hazardous goods), storage and handling of hazardous and highly inflammable liquids, oil terminals/depots and bulk storage of flammable liquids, crematoria, burial grounds, vaults, garbage dumping yards, abattoirs (slaughter houses), sewage treatment plants of capacity more than 100 KLD, stone crusher units, hot mixing plants of permanent nature (intended to function for more than six months), ready mix concrete plant (intended to function for more than six months), automobile fuel filling stations, coal, wood and timber yards, saw mills.

Sewage treatment plant of capacity less than 100 KLD and constructed as part of the main building, shall be treated as an ancillary building of the main use.

- (1) Group J: - Multiplex complex shall mean an integrated entertainment and shopping centre/shopping complex or a shopping mall, having more than one cinema hall /screens each with seating capacity of 300 or less. Apart from cinema halls, the entertainment area may have restaurants, cafeteria, fast food outlets, video games parlours, pubs, bowling alleys, health spa/centres, convention centres, hotels, other recreational activities and all other permissible uses under Group F. However, habitable areas like hotels and service apartments shall not be allowed in the same block where the multiplexes are set up and shall be allowed only as a separate block. Such a complex may spread over the site or be in one or more blocks which may be high-rise buildings or normal buildings. The total built up area of multiplex complex shall not be less than 12,000 sq. metres and the height of building shall not exceed 50 metres.

26. Exterior and Interior open air spaces - (1) Every room intended for human habitation shall abut on an exterior or interior open space or verandah open to such exterior or interior open space and such open space shall be maintained for the benefit of the building exclusively and shall be entirely within the owner's own premises and shall be open to the sky and is barred from being subdivided, partitioned or legally bifurcated or transacted, in any manner whatsoever, till such date when the structure itself is demolished and shall be kept free from any erection thereon other than those specially allowed in these rules.

- (2) In the case of buildings with multiple occupancy other than multiplex complex, yards for the most restrictive occupancy shall be provided.
- (3) The required minimum setbacks shall be provided at the ground level itself for the whole building.
- (4) The minimum yards for every building upto 10 metres in height shall be as per the Table 4:-



TABLE 4

YARDS FOR BUILDINGS UNDER DIFFERENT OCCUPANCIES

Yards	Buildings in Group A1 & A2 of any built-up area and Buildings in Group F with built up area not exceeding 200 sq. metres	Buildings in Small plots under Group A1 and F (built up area not exceeding 200 sq. metres and plot area not exceeding 125 sq. metres)	Buildings in Group B, C & D of built-up area exceeding 200 sq. metres		Group E & F built up area exceeding 200 sq. metres	Group G1 built up area upto 200 sq. metres	Buildings in Group G1 of built up area exceeding 200 sq. metres	Group G2	Buildings in Group H of built up area exceeding 200 sq. metres	Group I	Group J
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Front (in metre)	3	2	5	7.5	3	3	3	7.5	6	7.5	10
Rear (in metre)	1.5	1	2	3	1.5	2	3	5	3	7.5	5
Sides (in metre)	1	0.6	2	3 and 5	1	2	3	3	2	7.5	5

Provided that for single family residential buildings the front yard of plots abutting un-notified roads with less than 6 m , shall not be less than 2 m.

Provided further that any one yard other than front yard of a building referred in column(2) and (3) in Table 4 can be reduced upto 50 centimetres if there is no opening on that side.

Provided also that in the case of appurtenant buildings used exclusively for the parking purpose of the main building and constructed in the same plot, the open yard abutting the street shall have minimum 3 metres and other sides shall have minimum 1 metre for buildings upto 10 metres in height and additional open space corresponding to height of the building shall be provided at the rate of 50 centimetres for 3 metres height or part thereof at the ground level itself. Such appurtenant building may abut the main building but the light and ventilation of the main building shall not be reduced below the required minimum by such abutting.

Provided also that unless otherwise specified in a Master Plan / Detailed Town Planning Scheme/ Interim Development order in force under the Kerala Town and Country Planning Act, 2016 (9 of 2016) , side yards may not be provided for buildings under group F mercantile or



commercial occupancy, other than high rise buildings, in an area exclusively zoned for commercial use in such plan / scheme / order, if the owner of the plot abutting the property under construction voluntarily agrees for the same in writing.

Provided also that for Group A1, A2 and F occupancy buildings upto two floors, any one side yard and/or rear yard can abut the boundary other than that of a street with the written consent of the adjoining land owner. If one land owner voluntarily agrees to abut the building in the neighbouring plot to his plot boundary, then the land owner may, also have the right to abut his building to the same plot boundary without a written consent.

- (5) In case a group of buildings are to be put up within any plot belonging to the same owner or by different owners of adjoining lands jointly, the area of the land remaining after accounting for the mandatory front, rear and side yards from the boundary of the plot shall be considered as buildable area of the plot, and the minimum distance between any two buildings up to 10 metres height shall be 2 metres and for building(s) above 10 metres in height, the distance between two buildings shall be 3 metres.
- (6) For buildings above 10 metres in height, in addition to the minimum front, rear and side yards and the minimum width of interior open space required for height upto 10 metres, there shall be provided increase in such minimum yard at the rate of 0.5 metre per every 3 metres height or fraction thereof exceeding 10 metres at the ground level itself, until the total width of yard reaches 16 metres and no further additional setback is required for additional height above this.
- (7) Any room intended for human habitation and not abutting open air spaces on the front, rear or side shall abut on an interior open space whose width shall not be less than 2.4 metres:
- (8) At least 50% of the total open space in the plot shall be left unpaved or, paved with suitable materials enabling percolation of rain water.
- (9) No construction or hanging of any sort shall be permitted to project outside the boundaries of the site.
- (10) Every mandatory open space/yard provided as per these rules, either interior or exterior, shall be kept free from any erection thereon such as Generators, AC plant room, recreational space and the like, and shall be open to the sky, and only cornice, roof or weather shade not more than the width specified in Table 5 below, shall overhang or project over the said mandatory open space/yard.

TABLE 5
PROJECTIONS PERMISSIBLE

Sl.No.	Mandatory open space/yard as per these rules.	Width of projection permissible
1	below 0.60 metres	No projection
2	0.60 metres or more but below 1 metre	0.30 metres
3	1 metre or more but below 1.50 metres	0.60 metres
4	1.5 metres and above	0.75 metres



Provided that when the open space /yard actually provided is more than the minimum prescribed as per these rules, the width of cornice, roof or weather shade shall be permitted corresponding to the increase in the open space/yard provided.

Provided further that no door or window shall be permitted if the open space on that portion is less than 1 metre. However ventilator opening may be made above a height of 2.1metres from the corresponding floor level if the open space on that side is at least 0.60 metres.

Provided also that in the case of construction of buildings in small plots and building construction as per approved schemes of these rules, windows shall be permitted if the open space on that side is at least 0.60 metres.

Provided also that flight of steps or ramps, all open to sky, with or without parapets or railings meant as access to upper or lower floors shall be permitted in the open space if such stair, step or ramp has minimum 0.60 metres distance from the boundaries.

Provided also that the underneath of such flight of steps or ramp, shall not be enclosed however pillars may be permitted for its support.

- (11) The front, rear and side setbacks for constructions below the ground level shall be the same as that required for a 10 metre high building of the same occupancy group constructed above ground level.

27. Coverage and Floor Space Index.-

- (1) The maximum percentage of coverage permissible for each occupancy shall limit the foot print of a building. The Floor Space Index value shall limit the maximum buildable area. Floor Space Index i.e., F.S.I. shall be calculated as shown below:

$$F.S.I = \frac{\text{Total builtup area on all floors}}{\text{Plot area}}$$

Note: - (1) The area of plot to be taken for the calculation of floor space index and coverage shall be the total plot area without deducting the area required from the plot for any proposed road widening stipulated in statutory Town Planning Schemes/Plans under the Town and Country Planning legislation in force, unless otherwise stipulated specifically in such schemes.

- (2) The percentage of coverage and the F.S.I value of buildings under different occupancies shall not exceed the maximum specified as in Table 6 below:



TABLE 6 : COVERAGE AND FLOOR SPACE INDEX (F.S.I)

Sl. No.	Occupancy		Maximum permissible Coverage - Category I	Maximum permissible Coverage – Category II	Category - I Maximum permissible F.S.I.		Category - II Maximum permissible F.S.I.	
					Without additional fee	With additional fee of Rs 5000 per sq. metre for the additional area	Without additional fee	With additional fee of Rs 5000 per sq. metre for the additional area
1	2		3	4	5	6	7	8
1	Residential A1		65	60	3	4	2.5	
2	Lodging	Houses&Special Residential A2	65	55	2.5	4	1.5	2.25
3	Educat-ional B	Upto Higher Secondary	35	35	2.5	3	1.5	1.75
		Others	50	45	2.5	3	1.5	1.75
4	Medical/Hospital C		50	45	2.5	3.5	2.5	
5	Assembly D		40	35	1.5	2.5	0.7	1.25
6	Office E		60	50	3	4	3	
7	Mercantile/Commercial F		65	60	3	4	2.75	3.5
8	Industrial-I G1		60	50	3.5		2.75	1
9	Industrial-II G2		40	35	3		2.5	1
10	Storage H		70	65	3	4	2.75	3.75
11	Hazardous I		45	40	2		2	
12	Multiplex complex J		65	60	3	3.5	2.5	3



- (i) The value of maximum permissible coverage of a building of a particular occupancy group shall be limited by the value given under column (3) and shall be the maximum area covered by the building at any storey, fully or partly above ground level after accounting for the exterior open spaces (front, sides and rear) and interior open spaces.
- (ii) For apartments / flats under Group A1 – Residential occupancy by Government or Quasi Government agencies of Joint venture with Government aimed at housing economically weaker sections (EWS) and or lower income groups (LIG) and Centrally Sponsored Housing Schemes for EWS, a maximum F.S.I. of 5 shall be permitted without additional fee, if built-up area of each and every dwelling unit in it is less than 100 sq. metres. Classification of income groups and matters related to the same shall be decided by the Government in consultation with the Committee constituted under the provisions of Chapter IX of these rules.
- (iii) In the case of buildings used exclusively for worships, the maximum permissible coverage shall be 50 per cent.
- (iv) In the case of Government owned Information Technology Parks, Government approved private Information Technology parks, Government approved private Information Technology buildings under Group E occupancy, the maximum permissible F.S.I. shall be 4 and the maximum permissible coverage shall be 60%. The additional fee prescribed in Table 6 shall not be applicable in such cases.
- (v) In the case of multiple occupancy buildings, required plot area is calculated for each floor separately taking in to account each occupancy in the floor based on the permissible coverage values as per these rules. Coverage shall be considered satisfactory only if such maximum among the calculated plot area for each floor is less than or equal to the actual plot area.
- (vi) In the case of a group of buildings within any plot, required plot area is calculated individually for each building in the plot based on the permissible coverage values as per these rules and the sum of the plot area so calculated is compared with the actual plot area. Coverage shall be considered satisfactory only if the calculated plot area is less than or equal to the actual plot area.
- (vii) In the case of a multiple occupancy building as well as a group of buildings within a plot other than Group G2, I and J occupancies, the maximum permissible Floor Space Index shall be the weighted average of the Floor Space Index under the respective occupancies; weightage for each individual occupancy being the built-up area under each such occupancy and the total weightage being the sum total of built-up area of such building(s).



$$\text{Weighted F.S.I.} = [f_1 \times A_1 + f_2 \times A_2 + f_3 \times A_3 + \dots] / A$$

Where: $f_1, f_2, f_3 \dots$ - denote the maximum permissible F.S.I. of different occupancies in the building(s) within the plot,

$A_1, A_2, A_3, \dots$ - denote the built-up areas under respective occupancies in the building(s) within the plot; and

A - denotes the total built-up area of the building(s) and is equal to $A_1 + A_2 + A_3 + \dots$

- 28 **Access - (1)** The minimum width of access to a building and plot as well as the minimum width of the existing street giving access to the plot from the main street shall be as shown in Table 7 and 8, unless otherwise specifically mentioned elsewhere in these rules. The width of the main street shall not be less than the minimum width of access to the building and plot as well as width of street giving access to the plot.

TABLE 7

ACCESS FOR GROUP A1, A2, B, C, E AND F OCCUPANCIES

Total built-up area in sq. metres		Minimum access width in metres
Group A1	Group A2, B, C, E & F	
Up to 200	--	No minimum
Above 200 upto 400	Upto 200	1.5
Above 400 upto 4000	Above 200 upto 1500	3.6
Above 4000 upto 8000	Above 1500 upto 6000	5
Above 8000 upto 24000	Above 6000 upto 18000	7
Above 24000	Above 18000	10

TABLE 8

ACCESS FOR GROUP D, G1, G2, H, I AND J OCCUPANCIES

Sl.No	Total Built-up area in sq. metres	Minimum access width in metres			
		Group D and H	Group G1	Group G2 & I	Group J
1	Upto200	1.5	3	7	Not applicable
2	Above 200 upto 500	3.6	3.6		
3	Above 500 upto 700	5	5		
4	Above 700 upto 4000	7	7		
5	Above 4000	10			
6	Multiplex complex (above 12000)				12

Provided that the access width of any building shall be modified to be in accordance with the provisions in any Town Planning Scheme for the area:



Provided further that other than for high rise buildings, in case there is deficiency as per provisions of these rules, in minimum width of the existing street giving access to the plot from the main street, at one or two short stretches (the total length of the street with reduced access width shall not be more than 1/4th of the total length of the street or 25 metres whichever is less), the Secretary, if convinced that the movement of vehicles and traffic will not be seriously affected, may allow a tolerance upto twenty centimetres in the minimum width of street at such stretches, required as per these rules.

Provided also that wherever off-street car parking is required for the building as per these rules, motorable access of width not less than 3metres shall be provided to the building and plot.

Provided also that in the case of A1 occupancy, it is necessary that if the number of units is not more than 8, then the width of such motorable access to off-street car parking shall not be less than 2.4 metres.

Provided also that in the case of automobile service stations, automobile wash stalls or service garages, all with repairing facilities under Group G1 occupancies, the access width shall not be less than 7 metres.

Provided also that in the case of all livestock and poultry farms, the access width shall not be less than 1.2 metres if the total built up area is upto 500 sq. metres, 3 metres if the total built up area is above 500 sq. metres but upto 1000 sq. metres and 5 metres if the total built up area is above 1000 sq. metres.

Provided also that in the case of vaults, crematoria or burial grounds, the access width shall not be less than 3 metres.

Provided also that in the case of fuel filling station intended only to fuel boats and the like, the access width shall not be less than 5 metres.

Provided also that in the case of type C Magazines as per the provisions containing in the Explosives Rules, 2008, such width shall not be less than 3.6 metres.

Provided also that internal access to an individual building shall be the mandatory access width required as per Table 7 and 8 above. An internal access can be through the mandatory open space of a building in any occupancy, in the group of buildings, provided the minimum distance between the building and the street giving access to the building shall be 3 metres for high rise buildings and 2 metres for other buildings.

Provided also that such internal street may be permitted in the open spaces which are not used for other mandatory uses such as off-street parking, recreational open space, loading/unloading space etc. specified in these rules.

Provided also that in the case of Government and aided schools upto higher Secondary (including Vocational Higher Secondary) level, the existing access and



street shall be sufficient for carrying out the following constructions, reconstruction, addition or alteration of building(s) in the plot, namely:

- (i) any addition of toilet blocks and other sanitation arrangements.
- (ii) other building works without increase in the total built-up area of all the buildings put together in the plot prior to carrying out such works.

Provided also that in the case of all existing schools upto the level of Higher Secondary, including Vocational Higher Secondary, if the total built up area of the construction(s) including existing and proposed does not exceed 5000 sq. metres, 3.6 metres access shall be sufficient.

Provided also that in the case of high rise buildings, the minimum width of access shall be the width as stipulated in Chapter XVII of these rules.

Provided also that in the case of modern meat processing unit /slaughter houses and Electric and gas crematorium in Group G2 occupancy, 5metres access shall be sufficient.

- (2) In the case of access to the multiple occupancy building, the minimum width of access to a building and plot as well as the minimum width of existing street giving access to the plot from the main street shall be the minimum width of access required for the total built-up area of the building taken together as the most restrictive occupancy for the purpose of this rule.
- (3) In the case of a group of buildings within any plot, the minimum width of access to the plot as well as the minimum width of existing street giving access to the plot from the main street shall be the minimum width of access required for the total built-up area of all the buildings taken together as the most restrictive occupancy for the purpose of this rule.
- (4) No person shall at any time construct or cause or permit to construct or reconstruct any building which in any way encroaches upon or diminishes the area set apart as access to that building.
- (5) No person shall construct a building or undertake construction work on a building which reduces the access to any building previously existing, below the minimum width required under these rules.
- (6) No building shall be constructed so as to deprive any other building of an existing access.
- (7) Every access shall be drained and lighted to the satisfaction of the Secretary and manhole covers or other drainage, water or any other fittings laid in such access shall be flush with finished surface level so as not to obstruct safe travel over the same.
- (8) The clear headroom for motorable access within the plot shall not be less than 5 metres.



(9) Waterway other than sea routes will be considered as an access to islands as per these rules, if the following conditions are satisfied:-

- (a) Waterway which is considered as access to the island shall be navigable.
- (b) Road access as per these Rules shall be provided upto the public boat landing/jetty area except for single family residential buildings.
- (c) Approval shall be obtained from the Fire and Rescue Services Department.

29. Parking, loading and unloading spaces - (1) Area of each off-street parking space provided for parking motor cars shall not be less than 15 sq. metres, length of the parking bay shall not be less than 5.5 m.

- (2) For buildings of different occupancies, off-street parking spaces for motor cars shall be provided within the plot as specified in Table 9 and 10 as the case be.
- (3) Parking requirement is calculated based on built-up area. The area provided for parking inside the building shall not be taken into account while calculating the built-up area for assessing the parking requirement of the building.

TABLE 9
OFF-STREET PARKING SPACE FOR APARTMENTS/FLATS UNDER GROUP-A1

Built up Area per Dwelling Unit	Off-street Parking Spaces at the rate of
Upto 75 sq. metres	1 for every 3 dwelling units
Above 75 sq. metres upto 185 sq. metres	1 for every dwelling unit
Above 185 sq. metres upto 300 sq. metres	1.5 for every dwelling unit
Above 300 sq. metres	2 for every dwelling unit

Note: Fractions if any in the total number of parking worked out shall be rounded off to the next whole number. In addition to the above, additional car parking space has to be provided inside the plot if required and on-street parking will not be permitted.

TABLE10
OFF-STREET PARKING SPACE FOR OCCUPANCIES OTHER THAN GROUP-A1

Sl. No	Occupancy	One parking space for every or fraction of
(1)	(2)	(3)
1	Group A2-Lodging houses & Special Residential	90 sq. metres of built-up area for buildings having total built-up area upto 1260 sq. metres

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		and 60 sq. metres of built-up area for the total built-up area in excess of 1260 sq. metres.
2	Group B-Educational (i) High Schools, Higher Secondary Schools, Junior Technical Schools, Industrial Training Institute etc. (ii) Higher educational institutions	(i) 300 sq. metres of built-up area. (ii) 125 sq. metres of built-up area
3	Group C- Medical/Hospital	90 sq. metres of built-up area
4	Group D- Assembly	25 sq. metres of built-up area Note:- (i) In the case of wedding halls and community halls, for calculating the built-up area for the purpose of parking, the built-up area of either the auditorium or the dining hall, whichever is higher, alone need be taken. (ii) In the case of library, for calculating the built-up area for the purpose of parking, the area of the stacking space for books shall be excluded.
5	Group E- Office Building	90 sq. metres of built-up area for buildings having total built up area upto 1260 sq. metres and 60 sq. metres of built-up area for the total built up area in excess of 1260 sq. metres.
6	Group F- Mercantile/ Commercial building exceeding 75 sq. metres built-up area	90 sq. metres of built-up area for buildings having total built-up area upto 1260 sq. metres and 60 sq. metres of built-up area for the total built up area in excess of 1260 sq. metres.
7	Group G1- Industrial-I Building	250 sq. metres of built-up area
8	Group G2- Industrial- II Building	250 sq. metres of built-up area
9	Group H-Storage	250 sq. metres of built-up area
10	Group J Multiplex complex	60 sq. metres of built-up area

Provided that in the case of a building/building complex accommodating more than one occupancy, parking as above shall be made available in the same plot itself, earmarking the occupancy wise parking areas as detailed in Table 9 and 10 for the respective occupancies:

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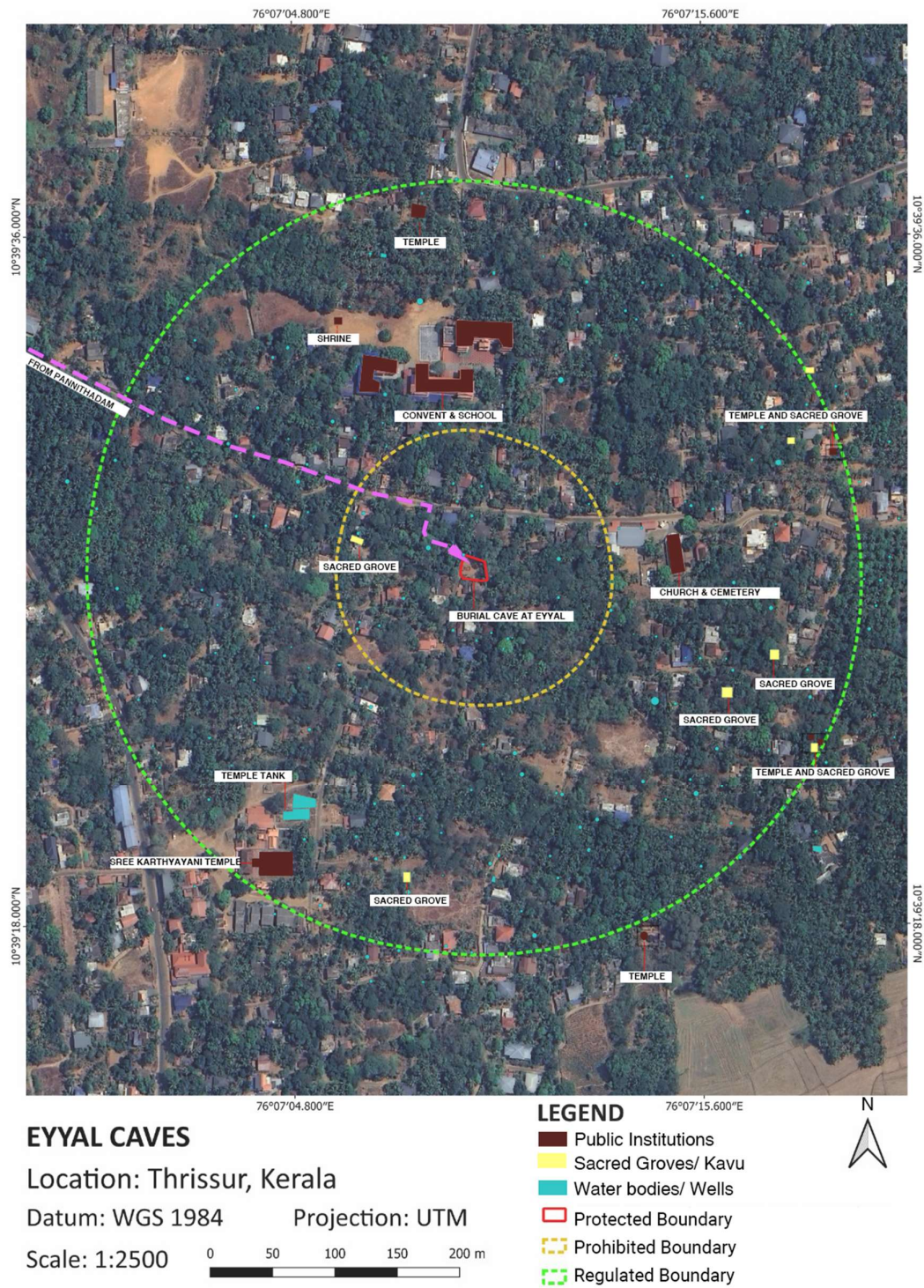


Provided further that, in the case of Government Owned Information Technology Parks, Bio Technology buildings / Parks, Government Approved Private Information Technology Parks and Government Approved Private Information Technology Buildings under Group E occupancy, the off-street car parking requirement shall be at the rate of one parking space for every 120 sq. metres of built-up area or fraction thereof.

- (4) Every off-street parking space shall be provided with adequate vehicular access to a street, area of drives, aisles and such other provisions required and adequate area for maneuvering of vehicles in addition. Such drives, ramps, aisles intended for vehicular movements shall satisfy the following:
 - (i) Drive way leading to off-street parking space shall have width not less than 3 metres and shall be motorable. But in the case of A1 occupancy, if the number of units is not more than 8, then the width of such motorable access to off-street car parking shall not be less than 2.4 metres.
 - (ii) Width of ramp for driveway for one-way direction shall not be less than 3.5 metres, 5.5 metres for two-way direction and at curves it shall not be less than 4 metres and 6 metres respectively, and slope of such ramps shall not be steeper than 1: 7.
 - (iii) The width of vehicular passage for rows of parking for motor cars shall not be less than 4.5 metres
 - (iv) The headroom for the drive way, ramps, passage etc. for motor car movement shall not be less than 2.2 metres at any point.
 - (v) The headroom of floors exclusively used for parking of cars and two wheelers shall not be less than 2.2metres.
 - (vi) Minimum turning radius of 9 metres to be provided for fire tenders.
- (5) Wherever any off-street parking space is required under these rules, 25% of that area shall be provided additionally for parking two wheelers.
- (6) In the case of apartments/flats, 15% of mandatory off-street parking space as in Table 9 shall be provided additionally, earmarked and maintained exclusively to accommodate visitors' parking.
- (7) In addition to the parking space as in Table 10, in the case of Group F Mercantile or Commercial, Group G1- Industrial-I and Group G2- Industrial-II and Group H - storage occupancies, loading and unloading spaces each 30 sq. metres shall be provided within the plot, at the rate of one such space for each 1000 sq. metres of built-up area or fraction thereof, exceeding the first 700 sq. metres of built-up area.
- (8) Not exceeding fifty percent of each mandatory open yard shall be taken into account for calculating the required parking space if such open yard has adequate vehicular access and area for maneuvering.
- (9) The minimum mandatory open spaces around any building(s) as well as mandatory parking spaces as per these rules shall not be sold or let out for parking of vehicles other than that for the building(s).



Location Setting of the Monument



ANNEXURE-VI

Site Pictures of the Monument and Surroundings



Image 1: Approach road to the monument



Image 2: Image of gate and compound wall on the western part of the protected boundary



Image 3: View from the monument to the west and south direction





Image 4: Views to the east and North direction from the monument



Image 5: Views of the monument and vegetation on site



Image 6: Views of the temporary drains on site and open roof of monument



Image 7: Views of the monument showing loose laterite walls



Image 8: Views of the monument



Image 9: Brightly colored two storied vernacular typology of residences in the prohibited area



Image 10: Images of flat roofed modern typology of residences in regulated area



Image 11: Images of vernacular typology of residences in the regulated area



Image 12: Images of Nirmala Matha Convent School Gateway and St. Francis Xavier's Church Eyyal



Image 13: Images of temple water tank, sacred groves and associated shrine, located within the Regulated Area



Image 14: Images of historic Sree Karthyayani Temple, Eyyal located within the Regulated Area

