

The Hindu 12.07.2016

CAG pulls up Corporation

Permits issued in violation of Kerala Municipal Building Rules

: The Comptroller and Auditor General (CAG) report on Local Self-Government Institutions up to 2015, tabled in the Assembly on Monday, has pulled up the city Corporation for issuing permits to buildings in violation of the provisions of the Kerala Municipal Building Rules and Coastal Zone Regulations.

One of the several cases cited is that of Artech's controversial shopping mall-cum-residential apartment at Pattoor, which was found to have encroached upon 14.4 cents of poramboke land.

HC order flouted

The audit found that the construction activities were going on unimpeded, in violation of the directive of the High Court, which had prohibited additional constructions.

The 14th floor of the residential building and the shopping complex was built after the High Court directive. No action was taken by the Corporation to stop these constructions, said the report.

Another case was that of the 12-floor Hotel Windsor Rajadhani in Kowdiar, the construction of the last four floors of which were done without the Corporation's permit.

The civic body had in December 2015 issued a notice to the owner pointing out the violations and demanding arrears of Rs.1.93 crore for 6 years.

The CAG has criticised the Corporation for laxity in preventing the construction and even in failing to collect the tax.

Government blamed

In the case of the Secretariat Annexe II building, the blame is on the State government for recommending the Corporation

Secretary to regularise the construction, which was done without even intimating the Corporation or getting any of the clearances.

The report further said that the Corporation took a decision to allow a corridor-cum-foot overbridge across a PWD road connecting two blocks of the KIMS Hospital, to remain temporarily, despite its earlier order to demolish the unauthorised construction.

The audit observes that out of 15,201 permits issued by the Corporation between 2010 and 2015, NOC from the Airport Authority of India was sought only in 689 cases. The AAI had brought to the Corporation's notice five constructions that violated height restrictions, as these can impair air traffic services and restrict manoeuvres during take-off and landing. However, the Corporation was found to have taken no steps in this regard, the report said.

CRZ norms violated

The audit identified a number of constructions in the Vizhinjam

and Kovalam area in violation of CRZ norms.

It cited the cases of Sagara Beach Resort and Beach Hotel – Oasis Café Restaurant. In the case of Heera Lake Front, near Veli, the audit found that it was situated within 100 metres of the high tide line.

The Corporation had not sought the approval of the Coastal Zone Management Authority before issuing permit.

Commercial firms

Several major commercial buildings along the busy Statue-East Fort stretch, including Pothys, Big Bazaar, Kalyan Sarees and Jayalakshmi Silks, were found to have converted a portion of their cellar parking for other purposes.

Buildings in Vizhinjam, Kovalam violate CRZ norms

Parking space converted for other purposes

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