



GOVERNMENT OF KERALA

Abstract

LSGD- Setting up of Project Management Unit (PMU) for LSGD Planning and permission for selection of a suitable HR Management Consulting Agency through a competitive procurement process for recruiting contract staff for the PMU - sanction accorded - orders issued

LOCAL SELF GOVERNMENT (DC) DEPARTMENT

G.O.(Rt)No.146/2026/LSGD Dated, Thiruvananthapuram, 16-01-2026

Read 1 Letter no.SGD/PD/34580/2025-TCPB2 dated 24.11.2025 of the Principal Dircetor, LSGD

ORDER

The Local Self Government Department (Planning), in exercise of its functions under the Kerala Town and Country Planning Act, 2016, is responsible for the preparation and implementation of spatial plans for the State. It is also entrusted to frame rules regulating the built environment under the Kerala Municipality Act, 1994 and the Kerala Panchayat Raj Act, 1994, and to issue statutory approvals in respect of larger projects. LSGD Planning functions through the various State Plans Schemes under the Chief Town Planner, the Chief Town Planner (Planning), and certain Central Sector Schemes like AMRUT. Along with regular staff of LSGD Planning, staff recruited on contract basis are also placed for its functioning under the various schemes, due to the substantial amount of work being undertaken. State Town and Country Planning Committee has been constituted as Section 3 of the Kerala Town & Country Planning Act 2016, as a high-level committee on matters related to spatial planning. As per the Act, the Spatial Perspective Plan for the State must be prepared and published within 2 years of the constitution of the said committee. The work on preparation of the Spatial Perspective Plans for the Districts is currently underway. This will ensure that the entire land in the State comes under the framework of spatial planning, as envisaged in the Act. The preparation of Master Plans for different cities is also in various stages, as is the work for preparing Master Plans for 49 towns under AMRUT 2.0 scheme of the Government of India. The renewed focus of both the State and Union Governments on spatial planning has put emphasis on the works

done by LSGD Planning and timely completion of the plans being prepared is of prime importance.

2. As per the letter read as 1st paper above, the Principal Director, LSGD has proposed to form a Project Management Unit (PMU) in the office of the Principal Director LSGD by incorporating contractual appointments under various plan schemes coming under the Planning wing of the Local Self Government Department so as to increase the efficiency of the Department. It has also been proposed that the establishment of Project Management Unit for LSGD Planning shall be outsourced to a management consulting agency. There is adequate provision earmarked for administrative expenses under these schemes which can be pooled to establish this Project Management Unit. The selection of a suitable management consulting agency shall be through a competitive procurement process.

3. As per the letter read in the 1st paper above, Principal Director's proposal for the establishment of Project Management Unit for LSGD Planning by outsourcing the same to a suitable management consulting agency is as detailed below:

3.1 Establishment and operations of PMU

The pool of required candidates for the LSGD Planning PMU shall be provided by any management consulting agency under Government of Kerala. Local Self Government Department representatives shall be involved in the process of recruiting the required professionals into the PMU to be run by the management consultancy agency. A panel made up of the following members will manage the recruitment process:

- i. Chief Town Planner / Chief Town Planner (Planning) or Senior Town Planner
- ii. Town Planner at O/o Chief Town Planner / District Town Planner
- iii. Representative/s from the Management Consulting Agency

The centage charges for the management consulting agency shall be decided through a price discovery mechanism through a competitive procurement process and shall be payable from the Heads of Account of the respective Plan Schemes. The Administrative Sanction already accorded with these schemes includes HR component as well.

3.2 Functions of the Management Consulting Agency

All matters related to the establishment, operations, and management of PMU.

3.3 Period of appointment

Appointment of staff/task members to the PMU will be on contract basis for one year/ completion of the project/ scheme and may be extended based on the performance of the incumbent and requirement of the schemes with the approval of Principal Director, LSGD and the Chief Town Planner, LSGD Planning.

3.4 Placement of the staff for the PMU

The PMU staff recruited as above on contract basis shall be required to work at the respective offices of LSGD Planning and shall report to the Town Planner/Senior Town Planner concerned, under the overall supervision of the Task Team Leader of the Management Consulting Agency assigned for the PMU. The supervisory control over the PMU, including allotment of work to individual task members in the PMU and action to be taken if the work is unsatisfactory, shall be vested with the Principal Director, LSGD and the Chief Town Planner, LSGD Planning.

3.5 Schemes under which professional staff are employed.

The various schemes being undertaken by LSGD Planning which require professional staff are given below, including the details of the professionals required. Presently, the task members of the PMU are engaged/proposed to be engaged in schemes such as (i) Preparation of Spatial Perspective Plan for the State (2217-05-800-67), (ii) Research and Development in selected aspects of human settlement planning and development (2217-05-001-68), (iii) The Art and Heritage Commission (2217-80-800-82), (iv) Scheme for preparing Master Plans and detailed Town Planning Schemes, (v) Spatial Perspective Plan for Districts (SPPD) and (vi) Support Scheme for formulation of GIS based Master Plans for towns under AMRUT 2.0 (2217-05-192-48-42).

The total requirement of professional staff within the PMU to manage the requirements of the above schemes are as detailed below:

<i>Sl. No.</i>	<i>Category of post</i>	<i>Total no. of personnel in each category</i>	<i>Qualification</i>	<i>Government order/ letter/ handbook on which the qualification is</i>

				<i>based on</i>
1	<i>Planner Consultant</i>	4	<i>Post-Graduation in Town and Country Planning or Equivalent with at least 10 years experience in the field</i>	<i>G.O. (Rt) No. 2766/2009/LSGD dated 24/10/2009</i>
2	<i>Planner Associate</i>	37	<i>Post-Graduation in Town and Country Planning or equivalent</i>	<i>G.O. (Rt) No. 2766/2009/LSGD dated 24/10/2009</i>
3	<i>Planning Assistant</i>	8	<i>B. Tech. (Civil Engineering)/ B. Arch./ B. Plan. / Degree in Architectural Engineering or equivalent</i>	<i>G.O. (Rt) No. 2766/2009/LSGD dated 24/10/2009</i>
4	<i>Planning Assistant (GIS)</i>	12	<i>Post-Graduation in Geography/ Geology or equivalent with expertise in GIS software (OR) Degree in Remote Sensing or GIS or equivalent with proficiency in GIS applications</i>	<i>G.O. (Rt) No. 2766/2009/LSGD dated 24/10/2009</i>
5	<i>Computer Assistant—GIS</i>	2	<i>Diploma in Civil Engineering/ Architecture or equivalent</i>	<i>G.O. (Rt) No. 2766/2009/LSGD dated 24/10/2009</i>
6	<i>Computer</i>	3	<i>Degree or equivalent and</i>	<i>G.O.(Rt)No.</i>

	<i>Assistant—Office</i>		<i>Certificate courses in MS office and DTP with proficiency in word processing in English and Malayalam</i>	<i>2766/2009/LSGD dated 24/10/2009</i>
7	<i>Architect</i>	1	<i>B.Arch.</i>	<i>Govt. Letter No. EU4/170/2021- LSGD dated 15/02/2022</i>
8	<i>Surveyor</i>	3	<i>Degree or Diploma in Civil Engineering / ITI Certificate in Draftsman (Civil) or Surveying</i>	<i>Handbook for preparation of IDDP & LDP</i>

	<i>Total</i>	70	
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3.6 Details of professional staff proposed to be filled through the PMU in FY 2025-'26

In LSGD Planning, professional staff, on contract, have already been appointed for a period of one year, and the recruitment process is ongoing for certain posts in four schemes, viz., Research and Development in Selected Aspects of Human Settlement Planning and Development, The Art and Heritage Commission, Scheme for Preparing Master Plans and Detailed Town Planning Schemes, and Support Scheme for Formulation of GIS-based Master Plans for Towns under AMRUT2.0. As their existing contracts expire, or there is discontinuance, it has been proposed that further recruitment can be conducted through the PMU. In the remaining two schemes - Preparation of Spatial Perspective Plan for the State (SPPS) and Spatial Perspective Plan for Districts (SPPD)-the appointments can be made through the PMU. In FY 2025-'26 the following professional staff are proposed to be filled through the PMU (The monthly consolidated pay for the posts are proposed based on the government orders G.O.(Rt)No.384/2017/LSGD dated 10/02/2017 and G.O.(P)No.54/2025/Fin dated 19/04/2025)

S. No.	Plan Scheme under which the post exists	Category of post	No. of posts	Consolidated monthly salary per person (by the Management Consulting Agency)	Amount to be disbursed as salary in 1 contract year	Amount to be disbursed as salary in FY 2025-'26 assuming the posts are filled by 1st January 2025 (upto Mar 2026)
1	Preparation of Spatial Perspective Plan for the State (2217-05-800-67)	Planner Consultant	1	51,600	6,19,200	1,54,800
		Planner Associate	2	35,000	8,40,000	2,10,000
		Planning Assistant	1	30,000	3,60,000	90,000
		Planning Assistant (GIS)	1	30,000	3,60,000	90,000
		Computer	1	22,240	2,66,880	66,720

		<i>Assistant-Office</i>			
	Total	6		24,46,080	6,11,520
2 <i>Preparation of Spatial perspective plan for Districts (2217-80-800-83)</i>	<i>Planner Consultant</i>	1	51,600	6,19,200	1,54,800
	<i>Planner Associate</i>	2	35,000	8,40,000	2,10,000
	<i>Planning Assistant (GIS)</i>	2	30,000	7,20,000	1,80,000
	Total	5		21,79,200	5,44,800
	Grand Total	11		46,25,280	11,56,320

3.7 Details of professional staff proposed to be filled through the PMU in FY 2026-'27

Including employees in the above mentioned 11 posts, a total number of 49 employees are to be filled on contract basis during 2026-27 as detailed below (The monthly consolidated pay for the posts are proposed based on the G.O.(Rt) No.384/2017/LSGD dated 10/02/2017, G.O.(P)No.54/2025/Fin dated 19/04/2025 and Govt. letter No.EWB3/207/2023-LSGD dated 27/03/2025)

Sl. No.	Plan Scheme under which the post exists	Category of post	No. of posts	Consolidated monthly salary per person (by the Management Consulting Agency)	Amount to be disbursed as salary in 1 contract. year	Amount to be disbursed as salary in FY2026-'27 (Up to Mar 2027)
1	<i>Research and Development in selected aspects of human settlement planning and development (2217-05-</i>	<i>Planner Associate</i>	1	35,000	4,20,000	4,20,000

	001- 68)					
Total		1		4,20,000	4,20,000	
2	<i>The Art and Heritage Commission (2217-80-800-82)</i>	<i>Architect to Be appointed from 1st Nov 2026</i>	1	30,000	3,60,000	1,50,000
Total		1		3,60,000	1,50,000	
3	<i>Scheme for preparing Master Plans And detailed Town Planning</i>	<i>Planner Associate</i>	6	35,000	25,20,000	25,20,000
		<i>Planning Assistant</i>	1	30,000	3,60,000	3,60,000
		<i>Planning</i>	2	30,000	7,20,000	7,20,000

	<i>Schemes (2217-05-001-64)</i>	<i>Assistant (GIS)</i>				
		<i>Computer Assistant-GIS</i>	2	20,000	4,80,000	4,80,000
		<i>Surveyor</i>	3	22,240	8,00,640	8,00,640
		<i>Computer Assistant-Office</i>	1	22,240	2,66,880	2,66,880
		<i>Planner Associate to Be appointed from 1st Nov 2026 (KTM)</i>	1	35,000	4,20,000	1,75,000
		<i>Planner Associate to Be appointed from 1st Dec 2026 (TVM)</i>	1	35,000	4,20,000	1,40,000
		<i>Planning</i>	1	30,000	3,60,000	1,20,000

		<i>Assistant to Be appointed from 1st Dec 2026 (PKD)</i>				
		<i>Planning Assistant (GIS) to be appointed from 1st Dec 2026 (PKD)</i>	1	30,000	3,60,000	1,20,000
		<i>Planning Assistant (GIS) to be appointed from 1st Dec 2026 (WYD)</i>	1	30,000	3,60,000	1,20,000
Total		20				58,22,520
4	<i>Support scheme For formulation of GIS based Master Plans for Towns under AMRUT 2.0 (2217-05-192- 48-42)</i>	<i>Planner Consultant</i>	1	51,600	6,19,200	6,19,200
		<i>Planner Associate</i>	15	35,000	63,00,000	63,00,000
Total		16				69,19,200

<i>The contract period for the posts which were filled in FY 2025-'26 from 1st January 2025 for 1 year through the PMU, as per the previous table, will expire on 31st December 2025. The fresh staff for these posts will be recruited through PMU. The amount to be disbursed as their salary in FY</i>	11			11,56,320
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<i>2026 - 27 will be for 3 months.</i>				
Grand Total	49			1,44,68,040

4. As per the letter read in the 1st paper above, the Principal Director, LSGD has requested to accord sanction to establish a Project Management Unit for LSGD Planning through outsourcing to a suitable Management Consulting Agency which will establish the PMU as described above. The PMU will consist of a total number of 11 personnel in 2025-26 and a total number of 49 personnel in 2026-27. Principal Director, LSGD has also requested to accord sanction to select a suitable management consulting agency through a competitive procurement process and defray the expenditure from the concerned Heads of Account of the respective Plan Schemes.
5. Government have examined the matter and are pleased to accord sanction to establish a Project Management Unit for LSGD Planning through outsourcing to a suitable Management Consulting Agency, as detailed above. Sanction is also accorded to select a suitable Management Consulting Agency through a competitive procurement process for the same. The expenditure for the PMU and the procurement of the agency for running the PMU shall be met from the concerned Heads of Account of the respective Plan Schemes.

(By order of the Governor)

TINKU BISWAL
PRINCIPAL SECRETARY

To:

The Principal Director, LSGD
 The Chief Town Planner, Local Self Government Department (Planning)
 The Principal Accountant General (A&E) Kerala Thiruvananthapuram
 The Accountant General (Audit I/ Audit II), Kerala Thiruvananthapuram
 The Information Officer, I&PRD (Web & New Media)
 The Executive Director, Information Kerala Mission.
 Finance (Development Wing) Department
 Stock File / Office Copy.

Forwarded /By order

Section Officer

Copy to:

Private Secretary to Hon'ble Minster for LSGD

PA to Principal Secretary, LSGD