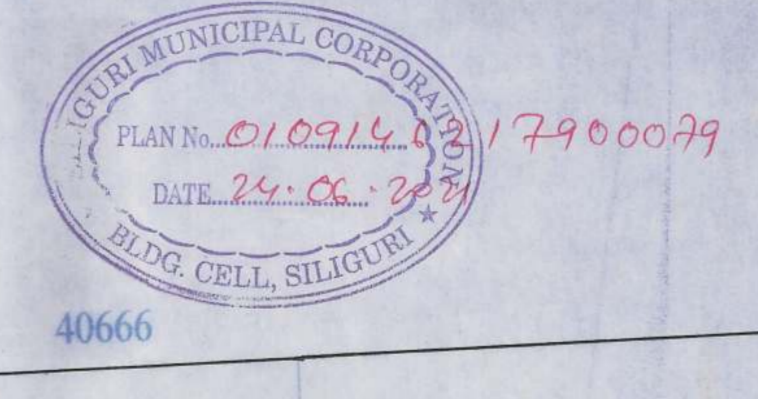


PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 23.06.2021 & RECOMMENDED SL. NO. 121

CONDITIONALLY APPROVED THE PLAN AND NOTED RELEVANT INFORMATION BEFORE LET OUT PLAN & CASTING OF FOUNDATION & ROOF CASTING OF PERMISSIBLE BUILDING OUTLINE

Filed in the meeting of Council of Administration
 Held on 23.06.2021
 SL. NO. 121



SITE PLAN (SCALE 1:600)

FOR OFFICIAL USE

CERTIFICATE OF OWNER
 I HEREBY CERTIFY THAT I HAVE CONSENTED TO THE PROPOSED BUILDING AND DEVELOPMENT AUTHORITY HAS ALSO UNDER TAKE TO BEYOND THESE BUILDINGS AND AFTER COMPLETION OF THE BUILDING.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.
 DIRECTOR

SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL REVIEWER
 I HEREBY CERTIFY THAT THE PROPOSED BUILDING FOR CONSTRUCTION AT SEVOKE ROAD, KODAKKALANGAL, NO. 40, IS IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1986 AND THE BUILDING REGULATIONS, 1987. I HAVE REVIEWED THE ARCHITECTURAL DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1986 AND THE BUILDING REGULATIONS, 1987. I HAVE ALSO REVIEWED THE FOUNDATION AND SUPER STRUCTURE DETAILS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1986 AND THE BUILDING REGULATIONS, 1987. I HAVE ALSO REVIEWED THE CODE OF PRACTICE AND NATIONAL BUILDING REGULATIONS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1986 AND THE BUILDING REGULATIONS, 1987.

SANJIV PAREKH
 CHARTERED ENGINEER
 REGISTERED WITH R.I.A.C.C.

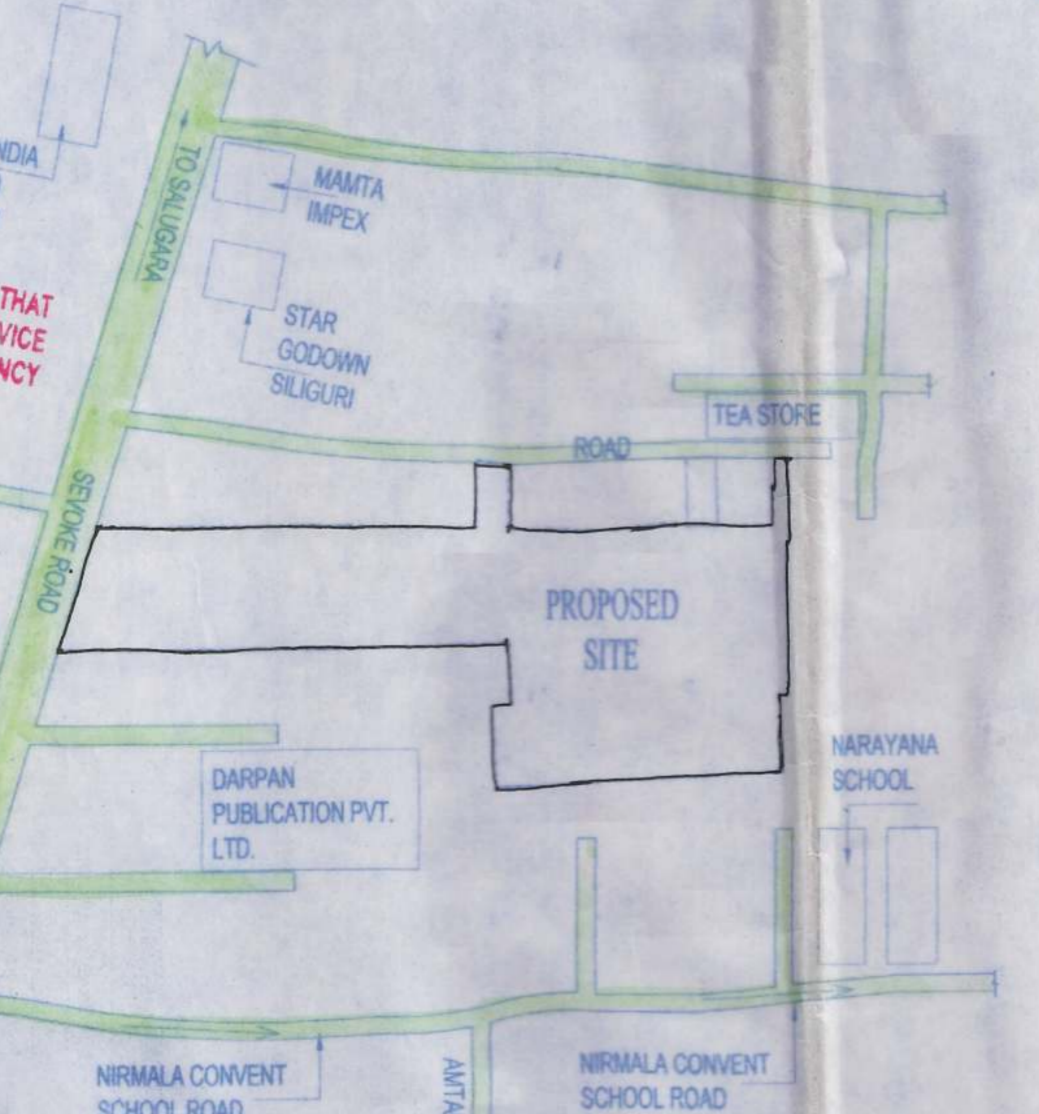
SIGNATURE OF STRUCTURAL REVIEWER

CERTIFICATE OF STRUCTURAL STABILITY
 I HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT SEVOKE ROAD, KODAKKALANGAL, NO. 40, IS IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1986 AND THE BUILDING REGULATIONS, 1987. I HAVE REVIEWED THE ARCHITECTURAL DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1986 AND THE BUILDING REGULATIONS, 1987. I HAVE ALSO REVIEWED THE FOUNDATION AND SUPER STRUCTURE DETAILS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1986 AND THE BUILDING REGULATIONS, 1987. I HAVE ALSO REVIEWED THE CODE OF PRACTICE AND NATIONAL BUILDING REGULATIONS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1986 AND THE BUILDING REGULATIONS, 1987.

SANJIV PAREKH
 M.E. (STRUCTURAL), P.E. (CONST. ENG.),
 R.I.E. (REG. NO. 14824-4)
 R.I.A.C.C.

SIGNATURE OF STRUCTURAL ENGINEER

THE PLAN IS CONDITIONALLY SANCTIONED THAT NO OBJECTION CERTIFICATE FROM FIRE SERVICE REQUIRED BEFORE SANCTION OCCUPANCY CERTIFICATE



LOCATION PLAN (SCALE 1:4000)

PROPOSED USE - COMMERCIAL & RESIDENTIAL

COUNCIL
 R.P. WAREHOUSE & TEA INDUSTRIES LIMITED
 REPRESENTED BY MR. M. M. ADARSH
 SUBURBAN MUNICIPAL CORPORATION
 SEVOKE ROAD, KODAKKALANGAL, NO. 40
 STATE OF KERALA

SCHEDULE OF LAND

NO.	DESCRIPTION	AREA (SQ.M)
1	189/1 S-1 (1075/117/1461)	2440.00
2	189/1 S-1 (1075/117/1461)	1800.00
3	1700/1 S-1 (147/142/11)	1700.00
4	189/1 S-1 (112/12/14 S-112)	1000.00
5	1700/1 S-1 (147/142/11)	1700.00
6	1700/1 S-1 (147/142/11)	1700.00

VAL. FOR THREE YEARS FROM THE DATE OF SANCTIONED.

Sanjiv Parekh
 Chartered Engineer
 Registered with R.I.A.C.C.

AREA STATEMENT

- APPROVED L.U.C.C. NO. = 4073/SUB
- LAND AREA AS PER DEED = 3662.06 SQ.M (8949/9) & PARTLY (54)
- NATURE OF USAGE - RESIDENTIAL CUM COMMERCIAL - (G.U.D.H. & PARTLY (54))
- PROPOSED HEIGHT OF THE BUILDING = 40 M, 60.00 M, 12.00 M & 12.30 M (G.U.D.H. & PARTLY (54))
- PERMISSIBLE GROUND COVERAGE = 40.00% = 1464.86 SQ.M
- PROPOSED GROUND COVERAGE = 38.43% = 1404.34 SQ.M
- PERMISSIBLE F.A.R. = 2.84
- PROPOSED F.A.R. = 2.84
- PERMISSIBLE BUILT UP AREA (G.U.D.H. ALL COVERED AREAS) = 15097.74 SQ.M
- PROPOSED BUILT UP AREA (G.U.D.H. ALL COVERED AREAS) = 13008.87 SQ.M
- PERMISSIBLE BUILT UP AREA (G.U.D.H. ALL COVERED AREAS) = 13008.87 SQ.M
- TOTAL COVERED AREA = 13008.87 SQ.M
- PERCENTAGE OF RETAIL SHOP AREA = 88.81% OF TOTAL BUILT UP AREA
- NO. OF TENEMENTS = 272 NOS.
- TOTAL TENEMENT AREA = 8369.42 SQ.M
- PROPOSED F.A.R. = (10948/73/2662/35) = 2.84
- REQUIRED RESERVED OPEN SPACE AREA = 7.00% = 2967.02 SQ.M
- PROVIDED RESERVED OPEN SPACE AREA = 7.00% = 2588.65 SQ.M
- REQUIRED TREE COVERED AREA = 18.00% = 6591.66 SQ.M
- PROVIDED TREE COVERED AREA = 18.00% = 5979.84 SQ.M

ARCHITECTS

AGRAWAL & AGRAWAL

BARBARA KOLKATA

SCALE: 1:200 DATE DEALT CHECKED

SHEET NO. - 0218 30.07.2021 ROSEY KAUSHIK