

APPENDIX B2

[See rule 6(17) & 9(4)]

SITE APPROVAL AND BUILDING PERMIT**KOZHIKODE MUNICIPAL CORPORATION**

File no: TP3/99150/22

Dated: 13/02/2023

Ref:-- Application dated 22/12/2022 from Sri / Smt. **M.BAIJU, MANAGING DIRECTOR, M/S QUEENS HABITATS PVT LTD, 11/128, PRAMOD BUILDING, CHEROOTY ROAD, CALICUT-673001** Site approval and permission is granted for the construct / reconstruct / erection / re-erection / addition / alteration of building / hut / digging of well / **RESIDENTIAL** (Specify the construction) in building no. or near building no : **25/640** in survey / resurvey no : **39/1A,39/4** , Village: **KOTTOOLI** , Taluk: **Kozhikode** , District **Kozhikode** for **RESIDENTIAL** (Specify the occupancy) purpose subject to the conditions stated below.

Plot A1 (A1 Type)			Plot A2 (A2 Type)		
F S I - 0.99	Coverage- 59.06 %		F S I - 0.92	Coverage- 59.95 %	
Front yard - 3.44 m	Side 1 - 1.0 m		Front yard - 3.0 m	Side 1 - 1.0 m	
Rear yard - 1.5 m	Side 2 - 1.0 m		Rear yard - 1.5 m	Side 2 - 1.05 m	
Occupancy: Residential			Occupancy :Residential		
Height of the building -690 m	Plot Area - 273.99 Sq.m (6.77 cent)		Height of the building - 690 m	Plot Area - 296.31 Sq.m (7.322 cent)	
Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	Use	Built-up area (Sq.m.)	Floor area (Sq.m.)
GF Residential	161.82	138.72	GF Residential	177.66	148.93
FF Residential	140.83	134.32	FF Residential	129.13	125.36
Total	302.65	273.04	Total	306.79	274.29
Plot A3 (A3 Type)			Plot B1 (B1 Type)		
F S I - 0.93	Coverage- 59.66 %		F S I - 0.87	Coverage- 56.60 %	
Front yard - 3.0 m	Side 1 - 1.05 m		Front yard - 3.5 m	Side 1 - 1.0 m	



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Rear yard - 0.6m , 1.55m		Side 2 - 1.0 m		Rear yard - 0.6 m, 1.55m		Side 2 - 1.05 m	
Occupancy:Residential				Occupancy :Residential			
Height of the building -690 m		Plot Area - 286.12 Sq.m (7.070 cent)		Height of the building - 690 m		Plot Area - 232.61 Sq.m (5.748 cent)	
Use	Built- up area (Sq.m.)	Floor area (Sq.m.)		Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	
GF Residential	170.73	141.08		GF Residential	131.66	101.78	
FF Residential	135.26	127.51		FF Residential	104.69	101.33	
Total	305.99	268.59		Total	236.35	203.11	
Plot B2 (B2 Type)				Plot C1 (C Type)			
F S I - 0.79		Coverage- 51.91 %		F S I - 0.85		Coverage- 51.20 %	
Front yard - 2.17m, 3.0m, 4.31m		Side 1 - 1.0 m		Front yard - 3.15 m		Side 1 - 1.5 m	
Rear yard - 0.6 m, 1.55m		Side 2 - 1.05 m		Rear yard - 1.26 m, 1.5m (avg)		Side 2 - 1.01 m	
Occupancy:Residential				Occupancy :Residential			
Height of the building -690 m		Plot Area - 257.07 Sq.m (6.352 cent)		Height of the building - 690 m		Plot Area - 221.87 Sq.m (5.483 cent)	
Use	Built- up area (Sq.m.)	Floor area (Sq.m.)		Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	
GF Residential	133.46	101.81		GF Residential	113.61	86.95	
FF Residential	105.08	101.81		FF Residential	102.52	102.52	
Total	238.54	203.62		Total	216.13	189.47	
Plot C2 (C Type)				Plot C3 (C Type)			
F S I - 0.91		Coverage- 55.16 %		F S I - 0.90		Coverage- 54.03 %	
Front yard - 3.5 m		Side 1 - 1.0 m		Front yard - 3.15 m		Side 1 - 1.30 m	
Rear yard - 0.6m, 1.60m		Side 2 - 1.155 m		Rear yard - 0.6 m, 1.60m		Side 2 - 1.28 m	
Occupancy:Residential				Occupancy :Residential			
Height of the building -690 m		Plot Area - 205.95 Sq.m (5.090 cent)		Height of the building - 690 m		Plot Area - 209.19 Sq.m (5.170 cent)	
Use	Built- up area (Sq.m.)	Floor area (Sq.m.)		Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	
GF Residential	113.61	86.95		GF Residential	113.61	86.95	



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FF Residential	102.52	102.52	FF Residential	102.52	102.52
Total	216.13	189.47	Total	216.13	189.47
Plot D1 (D1 Type)			Plot D2 (D2 Type)		
F S I - 0.61	Coverage- 42.61 %		F S I - 0.84	Coverage- 55.93 %	
Front yard - 5.95 m	Side 1 - 1.10 m		Front yard - 3.0 m	Side 1 - 1.0 m	
Rear yard - 1.78m	Side 2 - 0.60m , 0.8m, 1.33m		Rear yard -1.79 m	Side 2 - 1.0 m	
Occupancy:Residential			Occupancy:Residential		
Height of the building -690 m	Plot Area - 260.91 Sq.m (6.448 cent)		Height of the building - 690 m	Plot Area - 208.09 Sq.m (5.142 cent)	
Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	Use	Built-up area (Sq.m.)	Floor area (Sq.m.)
GF Residential	111.18	85.66	GF Residential	116.39	93.20
FF Residential	75.1	75.1	FF Residential	83.30	83.30
Total	186.28	160.76	Total	199.69	176.50
Plot D3 (D3 Type)			Plot D4 (D Type)		
F S I - 0.63	Coverage- 38.31 %		F S I - 0.90	Coverage- 54.79 %	
Front yard - 5.71 m	Side 1 - 1.0 m		Front yard - 3.15 m	Side 1 - 1.0 m	
Rear yard - 5.74 m	Side 2 - 1.13 m		Rear yard - 1.5 m	Side 2 - 1.1 m	
Occupancy :Residential			Occupancy :Residential		
Height of the building -690 m	Plot Area - 289.58 Sq.m (7.155 cent)		Height of the building - 690 m	Plot Area - 202.50 Sq.m (5.004 cent)	
Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	Use	Built-up area (Sq.m.)	Floor area (Sq.m.)
GF Residential	110.96	84.37	GF Residential	110.96	84.37
FF Residential	99.10	99.10	FF Residential	99.10	99.10
Total	210.06	183.47	Total	210.06	183.47
Plot D5 (D Type)			Clubhouse		
F S I - 0.80	Coverage- 48.39 %		F S I - 0.76	Coverage- 40.57 %	
Front yard - 3.07 m	Side 1 - 2.0 m		Front yard - 3.5 m	Side 1 - 1.10 m	
Rear yard - 1.5 m	Side 2 - 1.0 m		Rear yard - 2.04 m	Side 2 - 2.5 m	



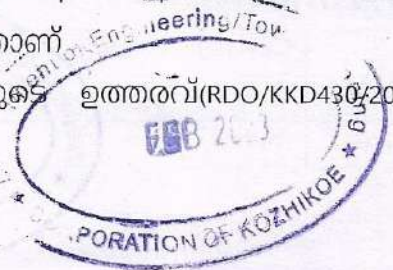
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Occupancy:Residential			Occupancy:Special Residency		
Height of the building -690 m		Plot Area - 229.27 Sq.m (5.666 cent)	Height of the building - 840 m		Plot Area - 189.46 Sq.m (4.682 cent)
Use	Built-up area (Sq.m.)	Floor area (Sq.m.)	Use	Built-up area (Sq.m.)	Floor area (Sq.m.)
GF Residential	110.96	84.37	Recreation	76.875	49.61
FF Residential	99.10	99.10	Special Residency	76.05	76.05
			Special Residency	18.67	18.67
Total	210.06	183.47	Total	171.59	144.33

1. Total Built-up Area (Residential - A1): 3054.86
Total Built-up Area (Special Residence - A2): 171.59
Grand Total: 3226.45
2. Total Floor area (Residential - A1): 2678.73
Total Floor Area (Special Residence- A2): 144.33
Grand Total: 2823.06
3. Total Covered area (Residential - A1): 1338.43
Total Covered Area (Special Residence- A2):76.875
Grand Total: 1415.305
4. Total Plot Area - 98.72 cent (3995.48 sq.m)
5. Total F S I- Total Floor Area / Total Plot Area
 $2823.06 / 3995.48$
 $=0.70$
6. Total Coverage- Total Covered area / Total Plot Area x 100
 $1415.305/3995.48 \times 100$
 $= 35.42 \%$

Subject to the conditions stated below

- 1) TP 3/ 72759/ 2022 DATED 12/ 10 / 2022 development permit ലെ നിബന്ധനകൾക്കു വിധേയമായും നിർമ്മാണം നടത്തേണ്ടതാണ്
- ❖ ബഹു; കോഴിക്കോട് സബ് കളക്ടറുടെ ഉത്തരവ് (RDO/KKD430/2020/02 DATE- 17/02/2022)



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- ❖ കെട്ടിട നിർമ്മാണവുമായി ബന്ധപ്പെട്ട് പ്ലോട്ടിനോട് ചേർന്നുള്ള വെള്ളക്കെട്ട് ,നീർച്ചാൽ എന്നിവയ്ക്ക് യാതൊരു വിധ ദോഷവും ഉണ്ടാകാൻ പാടില്ല
- ❖ തരാം മാറ്റൽ ഉത്തരവിൽ പറഞ്ഞിട്ടുള്ള 10 % ഭൂമി തണ്ണീർ തടമായി നിലനിറുത്തണം ആയതിലേക്ക് യാതൊരു നിർമ്മാണവും പാടില്ല
- ❖ പ്ലോട്ടിനുള്ളിലെ മഴവെള്ളം പ്ലോട്ടിൽ തന്നെ നിലനിറുത്തണം അല്ലായെങ്കിൽ NATURAL DRAIN ൽ എത്തിക്കുന്നതിന് ആവശ്യമായ സംവിധാനം ഉൾപ്പെടുത്തണം
- ❖ കെട്ടിട നിർമ്മാണവുമായി ബന്ധപ്പെട്ട് കെട്ടിടം ,പ്ലോട്ട് എന്നിവയ്ക്കു യാതൊരു വിധ ദോഷവും വരാതെ മുൻ ഒരുക്കം എടുക്കണം

2) Adequate safety measures shall be ensured for protection against damages to health, life, building and property of the workers and inhabitants around, during and after the building construction. The owner and the developer shall be solely responsible for any such damages.

3) Permit is valid up to **FIVE** years.

4) ദ്രവ മാലിന്യ സംസ്കരണപ്പ്ലാന്റും ജലത്തിന്റെ ഉപയോഗം മൂലമുണ്ടാകുന്ന മാലിന്യജലത്തിന്റെ പുനഃചംക്രമണത്തിനും പുനരുപയോഗത്തിനുള്ള ഏർപ്പാടും ഉൾപ്പെടുത്തേണ്ടതാണ്



Signature and name of secretary

SUPERINTENDING ENGINEER
 KOZHIKODE CORPORATION
 Pin Code-673032