



Maradu Municipality Ernakulam

Kerala Municipality Building Rules , 2019

Appendix B2

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

Site Approval And Building Permit

File No. : 4026983-2025

Permit No : BP/93123/2025

Permit Date : 29 September, 2025



Building permit to construct

Block 1-New construction,Residential over all built up area = 150.53 m2

Overall built-up area = 150.53 m2

From, Smt/Sri.

Iqias Ottamalika Maheen

Ottamalika
Kalaparambil
682304

Mobile number: 9400346314

Site approval and permission is hereby granted for 1) New construction ,the details and conditions here under,

Revenue Ward : Ambedker Nagar

Election Ward : Ambedker Nagar

Survey/Resurvey-
SubDivision Number : /97-1-14 , 1-15

Village : Maradu

Taluk : Kanayannur

District : Ernakulam

Extend Of Land : 186.12m2

Nearest Building No. : 203

Subject to the conditions stated below

1. Adequate safety measures shall be ensured for protection against damage to health, life, buildings and property of the workers and inhabitants around, during and after building construction. The owner and the developer shall be solely responsible for any such damages.
2. This permit is generated electronically by validating the plan submitted in dxf format, and in case of any discrepancy of values with those shown in the drawing in pdf format appended to this permit, the values shown in this permit order shall prevail over the values in the drawings in pdf.
3. Owner shall arrange all safety measures at site and inform this to office before starting work.
4. Adequate safety precaution shall be provided at all stage of construction for safe guarding the life of workers and public from any hazards.
5. The work shall be carried out strictly following the KMBR/KPBR provisions under the supervision of a qualified engineer as per the plans. The name and address of the engineer having supervision over the construction shall be informed in advance.



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6. Arrangement should be there to dispose the solid and liquid waste from the proposed building inside the owners site itself and it should not be diverted to any public drain or public place. A drawing showing the treatment plant proposed shall be submitted in advance.
7. The owner shall be responsible for the structural stability and other safety of the building.
8. Ground Water recharge arrangements/Rain water harvesting tank/Solar heating and lighting shall be provided as per KMBR/KPBR.
9. No construction shall be made in road widening area.
10. No over hanging in open space shall be provided.
11. Sewage and solid waste disposal arrangements shall be made scientifically.
12. The Plan and Permit shall be exhibited in front of construction site itself for inspection purpose.
13. For the development, that happens and warrants tree to be cut, at least same number of trees shall be planted, maintained and brought up with in the plot in the immediate vicinity of the development.
14. Pipe composting /biogas plants/vermi composting etc.. anyone of these should be provided with appropriate technique at the time of completion of the building, for processing organic waste at source itself.
15. Every permit holder for the construction of a building, and for the demolition of an existing building or concrete structure shall be responsible for safe disposal of waste generated during the process of such construction and demolition in accordance with the Construction and Demolition Waste Management Rules, 2016.
16. Adequate safety measures shall be ensured for protection against damage to health, life, buildings and property of the workers and inhabitants around, during and after building construction. The owner and the developer shall be solely responsible for any such damages.
17. Fire fighting equipment should be installed conforming to the fire and safety norms specified in part 4 of Fire and Life Safety of National Building Code of India 2016 and subsequent amendments.

Proposed Construction Details

Block 1

Floor Description	Level	Occupancy	Builtup Area (m ²)	Floor Area (m ²)	Area provided for parking inside the
Ground Floor	0	Residential	83.08	70.73	0.0
First Floor	1	Residential	60.85	60.85	0.0
Terrace	1000	Residential	6.6	6.6	0.0

Total Proposed Builtup Area(m²) : 150.53, Total Proposed Floor Area(m²) : 138.18

Existing Construction Details

Block 1

Floor Description	Level	Occupancy	Builtup Area (m ²)	Floor Area (m ²)	Area provided for parking inside the
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Regularised Construction Details

Block 1



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Floor Description	Level	Occupancy	Builtup Area (m ²)	Floor Area (m ²)	Area provided for parking inside the
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Permit fee details is as follows,

Fee Description	Amount (Rs)
Application Fees	500
Permit Fees	9032
Total	9532



**LOCAL SELF GOVERNMENT
GOVERNMENT OF KERALA
BUILDING DETAILS - KMBR/ KPBR SCRUTINY**



APPLICATION TYPE	General Building
UPLOADED FILE	PLOT 06.dxf

UPLOADED DATE	21/08/2025
UPLOADED TIME	07:08

STATUS :	ACCEPTED
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1) GENERAL DETAILS

LOCAL BODY:	Maradu
LOCAL BODY TYPE:	Municipality
LOCAL BODY CATEGORY:	Municipality Corporation
SURVEY / RESURVEY NUMBER:	97/1-14
REVENUE WARD:	20
VILLAGE:	MARADU
DESAM:	MARADU
PLOT AREA (IN Sq M):	186.12
ACCESS WITH (IN METERS):	3.5
NUMBER OF MECHANICAL PARKING:	0
EXISTING AREA TO BE DEMOLISHED (IN Sq M):	0.0
ALTERED AREA (IN Sq M):	0.0
COMPOUND WALL LENGTH (IN METERS):	0.0
ROAD WIDENING AREA(IN Sq M):	0
A2 OCCUPANCY, NUMBER OF ROOMS:	0
MEDICAL IP, NUMBER OF BEDS:	0
HAZARDOUS, NUMBER OF WOKERS:	0
CONNECTED LOAD (In KW):	85
CONTRACT DEMAND (In KVA):	120
AC AREA (IN Sq M):	0

2) OVERALL AREA SUMMARY

2-1) PROPOSED AREA

BLOCKS	BUILT UP AREA (Sq M)	FLOOR AREA (Sq M)	SHEET ROOF AREA (Sq M)
1	150.54	138.18	0.00

2-2) COVERED AREA

BLOCKS	COVERED AREA (Sq M)
1	83.08

2-3) UNITS

BLOCKS	TOTAL UNITS (NUMBERS)
1	1

TOTAL AREA

BUILT UP AREA(Sq M)	FLOOR AREA (Sq M)	COVERED AREA (Sq M)	SHEET ROOF AREA Sq M)
150.54	138.18	83.08	0.00

3) BLOCKWISE VALIDATIONS**BLOCK 1**

HEIGHT OF BUILDING IN METERS	7.05
CATEGORY OF CONSTRUCTION	New Construction

PROPOSED AREA AND OCCUPANCY

FLOOR	FLOOR DESCRIPTION	OCCUPANCY	BUILT UP AREA (Sq M)	FLOOR AREA (Sq M)	AREA PROVIDED FOR PARKING INSIDE THE BUILDING IN SQ M
0	GROUND	A1 - Single family dwelling units	83.08	70.73	-
1	FIRST	A1 - Single family dwelling units	60.85	60.85	-
Terrace	Terrace	A1 - Single family dwelling units	6.60	6.60	-
Total			150.53	138.18	

1.FRONT YARD

RULE NO	LEVEL	OCCUPANCY	DESCRIPTION	REQUIRED	PROVIDED	STATUS
26(4)Table-4A,Proviso 1	0	A1 - Single family dwelling units	(Minimum distance, Mean distance)	(2, 2)	(3.00, 3.00)	Accepted
26(10) Table 5			Permissible projection in Front yard	The maximum width of projection in Front yard shall not be more than 0.75 meters.		Verify

Remarks : Required Front Yard to be decided on Field Inspection, based on the abutting condition of un-notified road.

2.HEIGHT OF BUILDING

RULE NO	DESCRIPTION	UP TO	PROVIDED	STATUS
24(1A)	Height of Building for Block 1	Upto 16.00 mtrs.	7.05 mtrs.	Accepted

3.REAR YARD

RULE NO	LEVEL	OCCUPANCY	DESCRIPTION	REQUIRED	PROVIDED	STATUS
26(4)Table-4,26(4)Table-4A	0	A1 - Single family dwelling units	(Minimum distance, Mean distance)	(1,1.5)	(2.54,3.33)	Accepted
26(10) Table 5			Permissible projection in Rear yard	The maximum width of projection in Rear yard shall not be more than 0.75 meters.		Verify

4. SIDE YARD

RULE NO	LEVEL	OCCUPANCY	SIDE NUMBER	DESCRIPTION	REQUIRED	PROVIDED	STATUS
26(4)Table-4	0	A1 - Single family dwelling units	Side Yard1	(Minimum distance, Mean distance)	(1, 1)	(1.53, 1.53)	Accepted
26(4)Table-4	0	A1 - Single family dwelling units	Side Yard2	(Minimum distance, Mean distance)	(1, 1)	(1.05, 1.05)	Accepted
26(10) Table 5				Permissible projection in Side Yard 1	The maximum width of projection in Side Yard 1 shall not be more than 0.75 meters.		Verify
26(10) Table 5				Permissible projection in Side Yard 2	The maximum width of projection in Side Yard 2 shall not be more than 0.60 meters.		Verify

4) PLOT LEVEL VALIDATIONS

1.ACCESS WIDTH

RULE NO	DESCRIPTION	OCCUPANCY/CON DITION	REQUIRED	PROVIDED	STATUS	REMARKS
28(1), Table 7	Minimum access width	A1 - Single family dwelling units	0(MTR)	3.5(MTR)	Accepted	

2.COVERAGE IN PERCENTAGE

RULE NO	DESCRIPTION	OCCUPANCY	PERMISSIBLE	PROVIDED	STATUS
27(1)	Should be less than 65.00	A1 - Single family dwelling units	Should be less than 65.00	44.67	Accepted

3.DISTANCE TO ROAD

RULE NO	DESCRIPTION	REQUIRED	PROVIDED	STATUS
23(2)	Un-Notified road, Distance from Block 1 to Road 1	Mininum 2 mtrs.	3.00 mtrs.	Accepted

4.FSI

RULE NO	DESCRIPTION	OCCUPANCY	REQUIRED	PROVIDED	STATUS
27	Should be less than 4.00, with additional fee of @ Rs.5000 x (FAR-3.00)*PlotArea	A1 - Single family dwelling units	Should be less than 4.00 with additional fee of @ Rs.5000 x (0.74-3.00)*186.12	0.74	Accepted

5.LIGHT AND VENTILATION

RULE NO	DESCRIPTION	REQUIRED	PROVIDED	STATUS
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RULE NO	DESCRIPTION	REQUIRED	PROVIDED	STATUS
41	Every habitable room has been furnished with sufficient number of openings, such as windows and ventilators affording effectual means of admission of light and air by direct communication with the external air - Minimum size(s) of air shaft(s) as specified in Table 18 / has been sufficiently lighted and ventilated by artificial means, as stipulated in rule 41		YES	Verify

6.RAIN WATER HARVESTING

RULE NO	DESCRIPTION	OCCUPANCY	REQUIRED	PROVIDED	STATUS
76(1)	Ground water recharging system			Defined in the plan.	Accepted
23(2)	Minimum distance from Ground Water Recharge-01 to UN_NOTIFIED_ROAD_1		2(MTR)	5.22(MTR)	Accepted

7.SECURITY ZONE

RULE NO	DESCRIPTION	DECLARED	STATUS
24(3)	Building in Security Zone	No	Verify

8.SEP TIC TANK

RULE NO	DESCRIPTION	REQUIRED	PROVIDED	STATUS
79(4)	Minimum distance from Proposed Septic Tank-1 to Plot boundary	0.3(MTR)	1.45(MTR)	Accepted
23(2)	Minimum distance from Proposed Septic Tank-1 to UN_NOTIFIED_ROAD_1	2(MTR)	15.57(MTR)	Accepted

9.UNPAVED AREA

RULE NO	DESCRIPTION	REQUIRED	STATUS
26(8)	Minimum of ((Plot Area- Total Covered Area)* 0.50) m2, shall be kept unpaved for the percolation of rainwater	51.52	Verify

10.WASTE DISPOSAL

RULE NO	DESCRIPTION	REQUIRED	PROVIDED	STATUS
79(1)	Provisions for segregation of waste	Mandatory	Defined in the plan.	Accepted
79(4)	Minimum distance from Proposed Waste disposal-1 to Plot boundary	0.3(MTR)	1.57(MTR)	Accepted
23(2)	Minimum distance from Proposed Waste disposal-1 to UN_NOTIFIED_ROAD_1	2(MTR)	15.27(MTR)	Accepted

5) DECLARATIONS BY THE APPLICANT (S)

SL.NO	DECLARATION	PROVIDED VALUE
1	It shall be the responsibility of the licensee and the owner to ensure that, the construction meets with proper and safe means for access to all livable areas.	
2	Is there any opening on the sides of the buildings, at a height above 2.10 m, where the open space available is less than or equal to 60 cm?	NA

SL.NO	DECLARATION	PROVIDED VALUE
3	Is there any opening on sides of the buildings, at a height below 2.10 m, where the open space available is less than or equal to 60 cm?	NA
4	Is there any opening on rear side of the buildings, at a height above 2.10 m, where the open space available is less than 1.0 m?	NA
5	Is there any opening on rear side of the buildings, at a height below 2.10 m, where the open space available is less than 1.0 m?	NA
6	Whether NOC from the adjacent plot owner to abut the side of the buildings available?	NA
7	Whether NOC from the adjacent plot owner to abut the rear of the buildings available?	NA
8	Whether the building belongs to the category of Govt. Or Aided School?	NA
9	Whether the building situated in a plot included in an authorised Commercial Zone?	NO
10	Is there any opening on side 01 of the commercial building situated in the Commercial Zone?	NA
11	Is there any opening on side 02 of the building situated in the Commercial Zone?	NA
12	Every habitable room has been furnished with sufficient number of openings, such as windows and ventilators affording effectual means of admission of light and air by direct communication with the external air - Minimum size(s) of air shaft(s) as specified in Table 18 / has been sufficiently lighted and ventilated by artificial means, as stipulated in rule 41	
13	The width of Un-notified road is less than 6m	



Permit Number : BP/93123/2025



Validity: This certificate is valid up to 28-09-2030 Only.

Note:

1. A development permit or a building permit issued under these rules shall be valid for five years from the date of issue and may be extended for a further period of five years.
2. extension or renewal
3. The fee for the extension of period of permits shall be ten percent of the building permit fee and the fee for renewal of the period of permit shall be fifty percent of the development permit fee, in force at the time of renewal.
4. The development work or construction work shall be commenced and completed within the valid period of the permit.



Licensee: AJAY THOMAS(ARCHITECT-DEEMED-LICENSE)

Field Verifier: Name: Shylaja k k, Designation: Overseer Grade II

Verifier: Name: Shylaja k k, Designation: Overseer Grade II

Approved By: Name: Sasikala p r, Designation: Assistant Engineer

Approved On: 29-09-2025 14:08:34

Date: 29-09-2025

Place: Maradu