



[illegible]

5	Other Construction Details														
S/no	Construction	Whether Government or Quasi Govt:	Access Width	Parking Unit	FAR Area in Sqm	Coverage Area in Sqm	Permit Fee Area in Sqm	Existing Building	Existing Area	Other Rule Description	Other Rule Comments	Special Condition	Wall Length	Number of Well	Permit Fee
1	New Construction	x	3	1	130.05	71.54	130.05	x	0				0	0	780.3
2	New Construction	x	3	1	60	60	0	✓	0				0	0	0
Land development details:															
6	Height of Construction in Meters:														
Construction	From ground level without stair room,machine room,etc.				From ground level with stair room,machine room,etc.			From Street level without stair room, machine room, etc			From Street level with stair room, machine room, etc				
1st Construction	6.84000015258789				6.84000015258789			6.84000015258789			6.84000015258789				
2nd Construction	3.53999996185303				3.53999996185303			3.53999996185303			3.53999996185303				
7	Details of Application for Regularisation														
Construction	If the Application is for Regularisation				Whether completed or not			If not completed the stage of construction			Roof Type				
1st Construction	True				False			3			Pucca				
2nd Construction	False				False			0			Thatched				
8	Details of permit/approved plan already obtained:														
Permit No.															
Permit Date															
9	Details of Fee paid:														
Amount					0										
Receipt Number															
Receipt Date															

10 **Details of Documents, Plan, Certificates etc. to be submitted**

1. Ownership 2. Land Tax Receipt 3. Site Plan 4. Location Plan 5. Building/Development Plan

11 **DECLARATION**

I **ABDU RAHMAN KP** here by declare that the measurements, specification and other details mentioned above are correct, complete and true to the best of my knowledge and belief, and that I shall abide by the approved plan and the provisions in the Act and Rules in under taking the construction.

Place :Malappuram

Date :28/03/2019

Signature of the Applicant with Name

12 **CERTIFICATE**

1. Certified that the site plan is prepared after verification of ownership document, site and the measurements shown are found to be correct.

2. Certified that the building plan is prepared in accordance with the provisions in the Kerala Panchayath building rules, 2011, Kerala Panchayath Act 1994, and the Provision contained in the sanctioned Town Planning Schemes/Sanctioned Master Plans.

Signature

Name :MOHAMMED FAYIS.M

Reg.No. :E-2050/08/13575/KKD/684/2018/EA

Address MELEPATT HOUSE  
VALANCHERY PO  
MALAPPURAM  
676552

(Registered Architect/Engineer/ Town Planner/Supervisor)

Place:Malappuram

Date :28/03/2019

13 **UNDERTAKING**

I **MOHAMMED FAYIS.M** here by undertake that the building construction/Land Development will be carried on/being carried on/was carried on as per the approved plan and permit in accordance with the Rules in force.

Signature

Name :MOHAMMED FAYIS.M

Reg.No. :E-2050/08/13575/KKD/684/2018/EA

Address MELEPATT HOUSE  
VALANCHERY PO  
MALAPPURAM  
676552

(Registered Architect/Engineer/ Town Planner/Supervisor)

Place:Malappuram

Date :28/03/2019

14 **VERIFICATION**

Certified that the extract of the Building Permit Application prepared electronically on **28/03/2019** at was verified by me in details and to the best of my knowledge and belief the entries made there in are correct.

15 **Permit Fee**

Rs. 780.3

**Check list for Building Permit**

	Area of plot	405 Sqm	
	<b>Building Rule documents Checklist</b>		
1.	Application form fully filled and duly signed by the applicant and designer as per KPBR		Yes
2.	<b>Check list to prove the ownership of plot</b>		
a.	Original deed.		Yes
b.	Tax receipt from village officer.		Yes
c.	Since original deed is not available, the attested copy of deed and certificate from the concerned authority furnished.		Yes
d.	Tax receipt of existing building if any.		Yes
3.	Site/Location plan showing correct measurements from nearest important junction.		Yes
4.	North direction is vertical in Site plan and Location plan.		Yes
5.	Proposed building plan, section, elevation and site plan as per KPBR(2011) attached.		Yes
6.	Copy of registration Certificate of Licensed Architect/Engineer/Supervisor as per KPBR attached.		Yes
7.	Plot is within the residential zone.		Yes
7(i).	Under taking in stamp paper prepared correctly and signed.		Yes
8.	Checklist regarding compilation to main Rule		

**Building Type: Occupation Group - A1. Residential building up to 7 m height for Construction 1.**

Sl. No	No	Mandatory permissible type as per building rules	Required	Provided	Remarks of Verifier
1	1	(A.1.1)Front Yard - Average - in meters - Proviso 1 to Rule 27 (3)	<=3	6.30	
2	2	(A.1.2)Front Yard - Minimum - in meters - Proviso 1 to Rule 27 (3)	<=1.8	5.20	
3	3	(A.2.1)Rear Yard - Average - in meters - Proviso 1 to Rule 27 (4)	<=2	2.65	
4	4	(A.2.2)Rear Yard - Minimum at all points - in meters - Proviso 1 to Rule 27 (4)	<=1	1.30	
5	5	(A.3.1)Side Yard - Minimum on one side other than the front and the rear - in meters - Rule 27 (5)	<=1.2	2.80	
6	6	(A.3.2)Side Yard - Minimum on the other side in meter.- Rule 27 (5)	<=1	7.60	
7	7	(A.3.3)Side Yard - If one side have 1.20m. depth the other side can be reduced to 75 cm, if there is no opening such as doors and windows (Ventilator can be provided above 2.10 m. height from floor level) - Proviso 1 to Rule 27 (5)	<=0.75	0.75	
8	8	(A.3.4)Side Yard - If one side have 1.20m. depth the other side can abut (with consent), without any opening at that side.-Proviso 1 to Rule 27 (5)	0	NA	
9	9	(A.3.5)Maximum width of cornice roof/ sun- shade or weather proof for open space not less than the minimum required - in meter - Rule 27 (10)	>=0.6	0.60	
10	10	(A.3.6)Increase in the width of cornice roof/weather shade shall be permitted corresponding to the increase in open space, subject to the condition that the minimum width of the remaining open space should be - in meter - Proviso 1 to Rule 27 (10)	<=0.5	0.50	
11	11	(A.3.7)Maximum width of cornice roof/ sun- shade or weather proof for open space not less than 1.5 meters - in meter - Proviso 2 to Rule 27 (10)	>=0.75	0.75	
12	12	(B.1)Minimum distance between central line of a street and building (other than compound wall fence etc.) - in meters - Rule 28 (1)	<=4.5	4.50	
13	13	(B.2)Minimum distance for the construction of a building other than a compound wall in a plot boundary abutting a National Highway, State Highway or other roads notified by the Panchayat - in meters - Rule 28 (1)	<=3	3.00	
14	14	(B.3)In the case of buildings up to 7 meters height Minimum distance for the construction of a building other than a compound wall in a plot boundary abutting a road other than National Highway, State Highway or other roads notified by Panchayat - in meters - Rule 28 (1)	<=2	2.00	
15	15	(B.4)Minimum distance in the case of cul-de-sac of what ever width but not exceeding 150 meter length or pedestrian lanes or street below 3 meter width, it shall be sufficient if the distance between the plot boundary abutting the street and building up to 7 meters height irrespective of the distance from the central line of the road to the building - in meters - Proviso 1 to Rule 28 (1)	<=1.5	1.50	
16	16	(C.1)Minimum average width of all new developments including land sub divisions, plot developments and pooling of land owned by different owners shall be - in meters - Rule 31 (i)	<=6	6.00	
17	17	(C.2)Minimum frontage of all new developments including land sub divisions, plot developments and pooling of land owned by different owners shall be - in meters - Rule 31 (i)	<=4	4.00	
18	18	(C.3)Minimum average depth of all new developments including land sub divisions, plot developments and pooling of land owned by different owners shall be - in meters - Rule 31 (i)	<=12	12.00	
19	19	(C.4)Minimum area of all new developments including land sub divisions, plot developments and pooling of land owned by different owners shall be - in sq. meters - Rule 31 (i)	<=125	125.00	

20	20	(C.5)Every street in the layout and the street giving access to the land proposed for subdivision from the main street to a residential plot shall be motor able with a minimum width - in meters - Rule 31 (ii) (b)	<=7	7.00	
21	21	(C.6)Minimum road width - in meters - in the case of cul-de-sacs with a length not exceeding 150 meters - Proviso 1 to Rule 31 (ii) (b)	<=5	5.00	
22	22	(C.7)Minimum road width - in meters - in the case of cul-de-sacs with a length not exceeding 25 meters - Proviso 1 to Rule 31 (ii)(b)	<=3	3.00	
23	23	(C.8)In the case of residential area, where motor able street cannot be made due to difficult terrain, the minimum width of new street shall be - in meters - Proviso 2 to Rule 31 (ii) (b)	<=5	5.00	
24	24	(C.9)In the case of residential area, where motor able street cannot be made due to difficult terrain, the minimum width of new street for cul-de-sac having length not exceeding 150 meters shall be - in meters - Proviso 2 to Rule 31 (iii) (b)	<=3	3.00	
25	25	(D.1)Percentage of Max. coverage for built up area up to 300 sq. meters - in Category - I Grama Panchayats - Rule 35 (2)	>=65	32.47	
26	26	(D.2)Percentage of Max. coverage for built up area up to 300 sq. meters - in Category - II Grama Panchayats - Rule 35 (2)	>=60	32.47	
27	27	(D.3)Percentage of Max. coverage for built up area more than 300 sq. meters - in Category - I Grama Panchayats - Rule 35 (2)	>=65	32.47	
28	28	(D.4)Percentage of Max. coverage for built up are more than 300 sq. meters - in Category - II Grama Panchayats - Rule 35 (2)	>=55	32.47	
29	29	(E.1)Max. FAR for buildings up to 300 sq. meters (on all floors) without additional fee in Category - I Grama Panchayats - Rule 35 (2)	>=3	0.46	
30	30	(E.2)Max. FAR for buildings up to 300 sq. meters (on all floors) without additional fee in Category - II Grama Panchayats- Rule 35 (2)	>=2.5	0.46	
31	31	(E.3)Max. FAR for More than 300 sq. meters (on all floors) without additional fee - in Category - I Grama Panchayats Rule 35 (2)	>=3	0.46	
32	32	(E.4)Max. FAR for More than 300 sq. meters (on all floors) without additional fee - in Category - II Grama Panchayats Rule 35 (2)	>=1.75	0.46	
33	33	(E.5)Max. FAR for More than 300 sq. meters (on all floors) with additional fee at the rate of Rs. 5000 per sq. meter of additional floor area in Category - I Grama Panchayats - Rule 35 (2)	>=4	0.46	
34	34	(E.6)Max. FAR for More than 300 sq. meters (on all floors) with additional fee at the rate of Rs. 5000 per sq. meter of additional floor area in Category - II Grama Panchayats - Rule 35 (2)	>=2.5	0.46	
35	35	(E.7)Max. FAR for More than 300 sq. meters (on all floors) with additional fee at the rate of Rs.1000 per sq. meter of additional floor area - in Category - I Grama Panchayats Rule 35 (2)	>=4	0.46	
36	36	(F)Rainwater recharge arrangements are required for buildings (except thached buildings and single family residence buildings of total floor area up to 150 sq. meters and total plot area up to 320 sq. meters) - minimum in liters per sq. meter of total floor area - Rule 101	25	NA	
37	37	(G)In the case of an application for development or redevelopment of any land or to construct or reconstruct a building or make alteration or addition or extension within any Security Zone, the Secretary shall consult the District Collector concerned before permission is granted. The District Collector, after getting specific recommendations from the Director General of Police, shall furnish his reply. The objection if any raised and/or restriction and/or regulation if any suggested by the District Collector shall be complied by the Secretary while issuing the permit. - Rule 5 (8)& Rule 7 (8)	0	NA	
38	38	(H.1)In the case of construction of building within a distance of 100 meters from the boundary of the property maintained by Defence Establishment, N.O.C. from Defence Authority is required before issuing permit - Rule 7 (5)	0	NA	
39	39	(H.2)In the case of construction of buildings within 30 meters from Railway boundary, N.O.C. from Railway Authority is required before issuing permit - Rule 7 (6)	0	NA	
40	40	(I)In the case of construction/ land development which involve any earth work excavation to a depth of more than 1.5 meters, if the depth of cutting is more than the horizontal distance of such cutting from the plot boundary, permit shall be issued only after satisfying the conditions stipulated in Rule 12	0	NA	
41	41	(J.1)Every owner shall display the permit and approved drawings in the site in a visible place in a visible manner - Rule 22 (5)	0	NA	
42	42	(J.2)Every owner shall take adequate safety precautions at all stages of construction or reconstruction or addition or alteration or repairs or removal of the various parts of the building for safeguarding the life of workers and public against hazards consequent on any aspect of the work - Rule 22 (6)	0	NA	
43	43	(J.3)Every owner shall ensure that all protective works carried out to safeguard the adjoining properties during construction are sufficient and in good order to ensure safety - Rule 22 (7)	0	NA	
44	44	(J.4)Every owner shall be responsible for the loss or injury caused to any person or property due to the lapse on his part to provide safety precautions or protective measures or safeguard - Rule 22 (8)	0	NA	
45	45	(K.1)Any land development or redevelopment of land or construction in any area notified by Government of India as Coastal Regulation Zone under the Environment( Protection) Act, 1986 (29 of 1986) and Rules made there under shall be subject to the restrictions that may be imposed by Government of India contained in the said notification as amendment from time to time - Rule 26 (4)	0	NA	

46	46	(K.2)No building shall be constructed or reconstructed and no addition or alteration to any existing building shall be made in the intervening spaces between the building and any overhead electric supply line as described in Table 1 and as specified in the Indian Electricity Rules as amended from time to time - Rule 26 (5)	0	NA	
47	47	(L)There shall be provision for safe disposal of waste - Rule 30	0	NA	
48	48	(M.1)When the area of the land under development work, lay out or sub-division (exceeding ten plots) is 50 ares or more, ten percent of the total area shall be provided for recreational open spaces and shall be suitably located to be accessible to the residents of the locality (The open space shall be provided exclusive of streets, cul-de-sacs, water body or swimming pools) - Rule 31 (iii)	0	NA	
49	49	(M.2)While considering the area of the land, the area of any contiguous land belonging to the same owner, though not proposed for immediate development shall be taken into account - Proviso to Rule 31 (iii)	0	NA	
50	50	(M.3)The recreational open space to be provided under item (iv) shall have an access as if it were a separate plot and as far as possible it shall be in one piece and in no case less than in 2 ares in area with a minimum width of 6 meters - Rule 31 (iv)	0	NA	
51	51	(M.4)The layout or sub-division proposal shall be in conformity with the provisions of published or sanctioned development plan for the area and if the land is affected by any reservation for a public purpose, the Secretary may agree to adjust its exact location to suit the development but not so as to affect its area - rule 31 (v)	0	NA	
52	52	(M.5)The street junction shall be splayed or rounded off to give sufficient turning radii and sight distance for vehicles and the side of the splay shall be minimum of 10 meters for roads exceeding 10 meters width - Rule 31 (vi)	0	NA	
53	53	(M.6)In the case of layout or sub-division of land having an area of two hectares or more a suitable plot for an electric transformer shall be provided - Rule 31 (vii)	0	NA	
54	54	(M.7)In the case of layout for subdivision of plots, where the number of residential plots exceeds 20 and the area of the land is above 0.5 hectare and up to 2 hectares, approval of the District Town Planner shall be obtained - Rule 31 (viii)	0	NA	
55	55	(M.8)In the case of layout for subdivision of plots, where the number of residential plots exceeds 20 and the area of the land exceeds 2 hectares, approval of the Chief Town Planner shall be obtained - Rule 31 (viii)	0	NA	
56	56	(M.9)If the site forms part of approved layout, copy of sub-division layout shall be enclosed along with the plans for approval - Rule 31 (ix)	0	NA	
57	57	(M.10)Adequate arrangements for surface water drainage shall be provided - Rule 31 (x)	0	NA	
58	58	(M.11)? Throughout the entire period of land development, the owner shall display the details of the permit near the entrance to the site in a board of size not less than 100 centimetres X 75 centimetres. The details to be displayed include name and address of the owner and developer with phone number, details of plots such as number, area and use, the area and location of recreational open spaces, road widths, Number and Date of the approval of District Town Planner/ Chief Town Planner, Number and date of the permit and the name of Local Self Government Institution. - Rule 31(xii)	0	NA	
59	59	(N.1)Maximum height of a building or part thereof shall not exceed 1.5 times the width of the street abutting the plot plus 1.5 times the width of the yard from the building to the abutting street and this height may be further increased at the rate of 3 meters for every 0.50 meters or part thereof by which the building is set back from the building line - Rule 36 (a)	0	NA	
60	60	(N.2)If a building plot abuts on two or more streets of different width, the building shall be deemed to abut the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued at this height along the narrower street - Rule 36 (b)	0	NA	
61	61	(N.3)The height restriction as per this rule shall be compulsory only for buildings or parts of buildings coming within 12 meters of building line - Proviso 1 to Rule 36 (b)	0	NA	
62	62	(N.4)Appurtenant roof structures like staircase tower, overhead tank, air conditioning rooms, lift rooms, cellular telecommunication equipment, or tower structures, cabin-rooms, chimneys, parapet walls and similar roof structures other than pent houses shall not be included in the height of the building for the purpose of this rules -Proviso 2 to Rule 36 (b)	0	NA	
63	63	(O)The minimum clear width of access to a building and plot as well as the width of the street giving access to the plot from the main street shall be as shown in Table 3, unless otherwise specifically mentioned elsewhere in these rules - Rule 37 (1)	0	NA	
64	64	(P)Parking area - Table - 4 A - Rule 38 (2)	0	NA	
65	65	(Q)Solar assisted water heating system shall be provided for Apartment houses or Residential Flats exceeding 500 sq. meters plinth area. Before issuing occupancy certificate Secretary shall ensure that the building has completed the installation of solar water heating system. - Rule 103	0	NA	
66	66	(R)Any other rules applicable	0	NA	