



GENERAL NOTES

LAND AREA : 193.70 Ares. (19370 sqm.)

TOTAL BUILT-UP AREA : 81077.33 sqm.

TOTAL FLOOR AREA : 58247.50 sqm.

TOTAL COVERED AREA : 6840.11 sqm.

F.S.I - 3.007

COVERAGE - 35.312%

ALL DIMENSIONS IN C. M. S.

PROJECT

PROPOSED RESIDENTIAL BUILDING
(NANMA ONE COCHIN) IN WARD NO : 45,
RS NO: 1/34 & 1/38
AT THRIUPNITHURA MUNICIPALITY.

REVENUE DETAILS

VILLAGE

NADAMA

TALUK

KANAYANNUR

DISTRICT

ERNAKULAM

SCALE

DATE

DRAWN

CHECKED

JOB NO

DRG NO

SHEET NO

ISSUED FOR

APPROVAL

TITLE

SITE PLAN

CONSULTANT:

FPM PLUS

THE CALICUT CO-OP. HOUSE CONSTRUCTION
SOCIETY BUILDING,
YMCA CROSS ROAD,
CALICUT -1

OWNER

SHAN MOHAMED
MANAGING PARTNER
M.S. ZANUS PROJECTS
S/O. S.M. MOHAMMED
EASTERN TOWERS,
DOOR NO. 38-32/20A,
BLOCK - 2A, NH BYPASS,
EDAPPALLY (PO),
ERNAKULAM - 680024

ARCHITECT

P.T. SUBASH
B.Arch, F.I.A.,
Reg. No. CA/89/12646

CERTIFICATE

1. Certified that the plot boundaries, measurements and other details shown in the site plan are correct and
2. Certified that the drawings are in conformity with the provisions of the Master Plan/
Detailed Town Planning Scheme/ Interim Development Order as applicable under the
Kerala Town and Country Planning Act 2016.
3. Certified that the drawings are in conformity with the provisions of the Kerala Municipality
Building Rules, 2019 and other applicable statutes.

SECRETARY

1. Certified that the document(s) in support of the ownership of the plot has/have been
verified and that the applicant(s) has/have every right of construction in this plot.
2. Certified that the plot boundaries, measurements and other details shown in the site plan
have been verified at site and found correct and
3. Certified that the drawings are in conformity with the provisions of the Master Plan/
Detailed Town Planning Scheme/ Interim Development Order as applicable under the
Kerala Town and Country Planning Act 2016.
4. Certified that the drawings are in conformity with the provisions of the Kerala Municipality
Building Rules, 2019 and other applicable statutes.

SECRETARY

Office Seal

AREA STATEMENT.		
FLOORS	BUILT-UP AREA	FLOOR AREA
GROUND FLOOR	6840.11 sq.m	485.27 sq.m
FIRST FLOOR	6840.11 sq.m	749.31 sq.m
SECOND FLOOR	6801.47 sq.m	919.50 sq.m
THIRD FLOOR	3113.99 sq.m	1185.35 sq.m
FOURTH FLOOR	2913.75 sq.m	2804.35 sq.m
FIFTH FLOOR	2577.35 sq.m	2463.16 sq.m
SIXTH FLOOR	2577.35 sq.m	2463.16 sq.m
SEVENTH FLOOR	2577.35 sq.m	2463.16 sq.m
EIGHTH FLOOR	2577.35 sq.m	2463.16 sq.m
NINTH FLOOR	2577.35 sq.m	2463.16 sq.m
TENTH FLOOR	2577.35 sq.m	2463.16 sq.m
ELEVENTH FLOOR	2577.35 sq.m	2463.16 sq.m
TWELFTH FLOOR	2577.35 sq.m	2463.16 sq.m
THIRTEENTH FLOOR	2577.35 sq.m	2463.16 sq.m
FOURTEENTH FLOOR	2577.35 sq.m	2463.16 sq.m
FIFTEENTH FLOOR	2577.35 sq.m	2463.16 sq.m
SIXTEENTH FLOOR	2577.35 sq.m	2463.16 sq.m
SEVENTEENTH FLOOR	2577.35 sq.m	2463.16 sq.m
EIGHTEENTH FLOOR	2577.35 sq.m	2463.16 sq.m
NINETEENTH FLOOR	2577.35 sq.m	2463.16 sq.m
TWENTIETH FLOOR	2577.35 sq.m	2463.16 sq.m
TWENTY-FIRST FLOOR	2577.35 sq.m	2463.16 sq.m
TWENTY-SECOND FLOOR	2577.35 sq.m	2463.16 sq.m
TWENTY-THIRD FLOOR	2577.35 sq.m	2463.16 sq.m
TWENTY-FOURTH FLOOR	2577.35 sq.m	2463.16 sq.m
TWENTY-FIFTH FLOOR	2577.35 sq.m	2463.16 sq.m
TERRACE FLOOR	443.55 sq.m	377.36 sq.m
TOTAL	81077.33 sq.m	58247.50 sq.m

UNIT AREA STATEMENT.		
TYPE	BUILT-UP AREA	FLOOR AREA
A1	64.77 sq.m	63.57 sq.m
A2	64.77 sq.m	63.57 sq.m
A3	64.77 sq.m	63.57 sq.m
A4	64.77 sq.m	63.57 sq.m
B1	42.07 sq.m	40.87 sq.m
B2	42.07 sq.m	40.87 sq.m
B3	42.07 sq.m	40.87 sq.m
B4	42.07 sq.m	40.87 sq.m

SYMBOL	DESCRIPTION
---	PLOT LINE
---	STREET (EXISTING)
---	ENTRY
---	BUILDING (TO BE DEMOLISHED)
---	BUILDING (PROPOSED)
---	DRAINAGE SEWERAGE WORK
---	ELECTRIC LINE

TOTAL LENGTH OF PRO: COMPOUND WALL = 90.70 METRE.

REQUIRED NO.	PROVIDED NO.
TOTAL NO. OF FLATS - 907 nos.	
No. of flats with floor area upto 75 m ² - 907	Ground (Differently-abled) - 80
Parking required @ 1 for every 3 units with floor area upto 75 m ² - 303	First - 93
15 % of required parking for visitor's - 46	Second - 97
	Third - 68
TOTAL - 349 nos.	PROVIDED TOTAL - 349 nos.

	REQUIRED	PROVIDED
SCOOTER PARKING	1140 m ²	1140 m ²
PARKING FOR DIFFERENTLY-ABLED	10 nos	11 nos
RECREATION AREA	3494.85 m ²	3500.00 m ²
RAIN WATER STORAGE	171002.75 lts	180000 lts

THRIUPNITHURA MUNICIPALITY
APPROVED PLAN
19/11/2024
P.T. SUBASH
B.Arch, F.I.A.,
Reg. No. CA/89/12646
Asst. Executive Engineer
1502, Thripunithura Municipality
CONDOEMINUM
I, the undersigned engineer
do hereby certify that the
drawings and details shown
in the site plan are correct
and in conformity with the
provisions of the Master Plan/
Detailed Town Planning Scheme/
Interim Development Order as
applicable under the Kerala
Town and Country Planning
Act 2016.