

**TENDER DOCUMENT**

For

**CIVIL CONSTRUCTION OF NUTMEG PROCESSING PLANT****PREAMBLE**

**PROJECT** : CIVIL CONSTRUCTION OF NUTMEG PROCESSING PLANT

**LOCATION** : CHALAKUDY SERVICE CO-OPERATIVE  
BANK LTD.NO.R 192, HEAD OFFICE,  
CHALAKUDY PO,  
THRISSUR, KERALA – 680 307

**COMPLETION** : WITHIN 10 WEEKS FROM DATE AGREEMENT

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for Chalakudy Service Co-Operative Bank

Place : Chalakudy

Date :



 Authorised Signatory

**ARTICLE 1****DEFINITIONS**

For this Tender, terms set forth in this **Article 1.1**, when employed in singular or plural form, are defined to mean, unless the context otherwise requires, the following.

- 1.1 Project** means construction of **217.08 M<sup>2</sup>** Nutmeg Processing Plant as per Drawing No. LSGD 1.1A and the specifications given as the Annex.1 at the premises of **CHALAKUDY SERVICE CO-OPERATIVE BANK NO.R 192, CHALAKUDY PO, THRISSUR, KERALA - 680307**
- 1.2 Civil Construction** means and includes Plinth, PCC Floor, Walls, Workers Toilet block, Septic tank, etc., as detailed in **Drq.No. LSGD 1.1A** attached as Annex.1 & Estimation given attached as Annex 2
- 1.3 Bidder/Contractor** means, the Eligible Person / Firm / Co-operative Society or Company who had tendered for **Project** and has been selected to undertake completion of **Project**
- 1.4 Offer** means sealed offer based on this Tender No.2235\_T1/2023 from **Bidder/Contractor** for undertaking **Civil Construction of Project**
- 1.5 Contract Document** means and includes, Tender Document and acceptance thereof, including conditions, specifications, designs, drawings and formal **Agreement**.
- 1.6 Contract Value** means the fixed amount, **including all taxes** and duties, offered by **Bidder/Contractor** to complete **Civil Construction of Project**.
- 1.7 Earnest Money Deposit (EMD)** (equivalent of 2 % of **Contract Value** by Demand Draft from a Scheduled Bank, to be submitted along with **Offer**) is to ensure that **Bidder/Contractor** does not submit a dummy **Offer** or back out at time of Tender opening.  
  
EMD provided by successful **Bidder/Contractor** is retained against **Security Deposit**. In the event of successful **Bidder/Contractor** backing out, respective **EMD** is forfeited.  
  
EMDs from unsuccessful **Bidders/Contractors** are returned within 15 days from date of opening of the **Tender**
- 1.8 Time of completion** means the period in which the **Civil Construction of Project** is to be completed from the date of signing the **Contract**
- 1.9 Project Officer** means the executive, duly authorised by **Chalakydy Service Co-Operative Bank** as in charge of execution of **Civil Construction of Project** and to whom **Bidder/Contractor** will report all technical aspects of **Civil Construction of the Project**.
- 1.10 Certificate of Practical Completion** is the certificate issued by **Project Officer**, confirming that **Bidder/Contractor** has **completed** the contractual obligations as per **Offer**.
- 1.11 Defects liability period** of 12 months is a period of time following **Practical Completion**. If any defect during this period is observed and notified by **Project Officer**, **Bidder/Contractor** shall rectify the same at his cost.



- 1.12 Performance Guarantee** of 5% of **Contract Value** and for a period of 12 months from date of **Completion Certificate**, is against due and faithful completion of **Project**.
- After adjusting the **EMD**, balance of **Performance Guarantee** may be recovered by percentage deduction from the successful **Bidder/ Contractor's**, respective "on account" bills.
- 1.13 Performance Guarantee** amount shall be returned to the **Bidder/Contractor** after expiry of **Defects liability period**, (subject to **Bidder/Contractor** rectifying defects, if any during the period) against **No Claim Certificate** issued by **Project Officer**.
- 1.14 Agreement**, which is part of **Contract Documents**, means the formal Agreement executed between **Secretary, Chalakudy Service Co-Operative Bank** and **Bidder/Contractor**. **Agreement** will govern all terms and conditions of completion of **Project**.
- 1.15 Drawings**, which is part of **Contract Documents**, mean the drawings which will form part of **Project** under Permit No..... Issued by Chalakudy Gram Panchayath, sanctioning the construction of **Project**.
- 1.16 Specifications** mean the specifications for Materials and Civil Construction specified in **Drawings** which may be amplified, added to or superseded by written instruction of **Project Officer** during **Time of Completion**.

## ARTICLE 2

### TENDER CONDITIONS

#### 2.1 ELIGIBILITY / QUALIFICATION

**Bidder/Contractor** must have Experience in Civil Construction of Industrial Buildings and should have constructed at least one building completed within the last three years, cost of construction of which should be above Rs. 50 lacs

If so desired by **Chalakudy Service Co-Operative Bank**, **Bidder/Contractor** will make arrangements for **Project Officer** to see the Buildings.

#### 2.2 Permissions/Approvals

**Bidder/Contractor** must have all necessary statutory and valid Permissions/Approvals as well as Registration for WCT (Work Contract, Tax), Service Tax etc. necessary, to undertake **Project**.

#### 2.3 Construction Material

Materials as per specifications in Tender and brought on site by **Bidder/ Contractor** shall be used in construction only after inspection and approval by **Project Officer**

**ARTICLE 3****FORM OF TENDER****3.1 Competence**

If **Bidder/Contractor** is,

An individual, **Offer** shall be signed with full name and complete address, both permanent address and communication address.

A partnership firm, **Offer** shall be signed by the Managing Partner of the firm. Notarised copy of Registered Partnership Deed of the firm shall be submitted along with **Offer**.

A company incorporated under the companies Act (1 of 1956), **Offer** shall be signed by its Managing Director duly authorised on their behalf and shall bear the official seal of the company.

**3.2 Covering Letter**

**Offer** shall have a covering letter, signed and sealed, in the following format, typed in the letterhead of **Bidder/Contractor**.



From.....

Ref : .....

To.....

Date : .....

**Sub: Offer for Civil Construction of Nutmeg Processing Plant Tender**  
**No.2235 T1/2023**

Dear Sir,

I/We hereby submit **Offer for Civil Construction of Nutmeg Processing Plant**

**Contract Amount** – Civil Construction Rs. .... lacs (.....)  
 Rate/Sq. Meter Rs. .... lacs (.....)

**Commencement** – within ..... weeks from date of **Agreement**

**Completion** – within .....weeks from date of **Agreement**

**Defects liability Period** – 12 months from date of completion

**Earnest Money Deposit** – Rs. .... (.....)

2 % of Contract Value) by DD No..... dated

.....from.....

**Validity of Offer** – 30 days from date of **Offer**

Should this Offer be accepted, I/We hereby agree, to abide by and fulfil all the terms and conditions and execute all the works referred to in Tender Documents. If I /We fail to commence the work by the specified date mentioned above, I/We understand that my/our contract may be cancelled.

Yours faithfully,

For .....

Authorised Signatory

**Attachments: Detailed Offer with**  
**Annex. 1** List of Building/s  
**Annex. 2** Copies of Approvals/Registration/Permissions  
**Annex. 3** Approvals/Permission s/Registration

Place:

For

Date:

Authorised Signatory



RM AGRONATURE PVT LTD

PROJECT :Construction of factory building for nutmeg processing centre at chalakudy for chalakudy service Co Bank -Ltd

NO	DETAILED ESTIMATE	No	L	B	H	QTY.	unit	amount
<b>APPEDIX -A CIVIL CONSTRUCTION</b>								
1	Clearing grass and other overgrowths of vegetation and small trees of girth up to 30 cm including rooting out and removal of rubbish up to a distance of 150 m outside the periphery of the area cleared							
	man coolies engaged for clearing the yard	Say	5.00	nos			Rs	
2	Man mazdoor engaged to remove all the debris and clearing							
	man coolies engaged for clearing the site	Say	10.00	no			Rs	
3	Earth work excavation in Ordinary soil and depositing on bank with initial lead up to 50 m and lift upto 1.5 m including breaking clods, watering, ramming and sectioning of spoil							
	foundation							
	coloumn footing	17	1.20	1.20	1.500	36.72		
	septic tank	1	3.00	1.50	1.800	8.10		
	cross wall	2	15.80	0.30	0.300	2.84		
		2	9.48	0.30	0.300	1.71		
	do	5	3.12	0.30	0.300	1.40		
	do	1	11.44	0.30	0.300	1.03		
	ramp	1	5.40	1.50	0.450	3.65		
	sock pit	2	1.20	1.20	1.200	3.46		
						58.91		
		Say	59.00	m3			Rs	m3
4	Cement Concrete 1:4:8 using 40 mm (nominal size) broken stone including all labour, material, and conveyance charges etc complete							
	foundation	17	1.20	1.20	0.100	2.45		
		2	15.80	0.30	0.100	0.95		
		2	9.48	0.30	0.100	0.57		
	do	5	3.12	0.30	0.100	0.47		
		1	11.44	0.30	0.100	0.34		
	ramp foundation	1	5.40	1.50	0.100	0.81		
	flooring	1	15.80	9.48	0.100	14.98		
	manager & office room	1	5.70	2.88	0.100	1.64		
	toilets	2	2.10	1.38	0.100	0.58		
	urinal	1	1.30	2.88	0.100	0.37		
	septic tank	1	3.00	1.50	0.100	0.45		
	total					23.61		
		Say	24.00	m3			Rs	m3
5	Cement Concrete 1:1½:3 using 20 mm (nominal size) broken stone for reinforced concrete work including all labour, material, and conveyance charges etc complete for coloumn							
	main building(2x6) footing F2 first step	17	1.20	1.20	0.60	14.69		
		Say	15.00	m3			Rs	m3
6	Cement Concrete 1:1½:3 using 20 mm (nominal size) broken stone for reinforced concrete work including all labour, material, and conveyance charges etc complete for plinth beam							
	cross wall length wise	2	15.80	0.20	0.450	2.84		
	width wise	2	9.48	0.20	0.450	1.71		
	do	4	3.12	0.20	0.450	1.12		
	do	1	2.88	0.15	0.450	0.19		
	do	1	11.44	0.20	0.450	1.03		
	ramp	1	5.400	0.20	0.450	0.48		
	total					7.37		
		say	8.000	m3			Rs	m3

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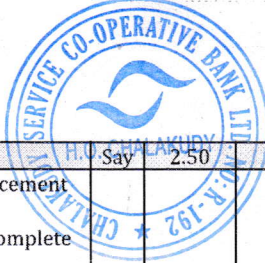




7	Reinforced cement concrete M30 (one part cement one and half part sand three part 20 mm metal total cement per m3 not less than 400 kg) including all form works, watering , curing, etc complete but excluding cost of reinforcement for COLUMNS in Ground floor						
	main building	12	0.500	0.20	1.50	1.80	
	do	7	0.500	0.20	1.50	1.05	
	leanto roof						
						2.85	
		say	3.000	m3	Rs		m3
8	supplying and spreading and compacting contractor's own earth cut and conveyed from out side						
	work room	1	15.80	9.48	0.450	67.40	
	office and manger room	1	5.70	2.88	0.450	7.39	
	ramp foundation	1	5.40	1.20	0.450	2.92	
	toilets	1	2.10	1.38	0.450	1.30	
	urinal	1	1.30	2.88	0.450	1.68	m3
	foyer	1	1.50	2.88	0.450	1.94	
						82.63	
		say	83.00	m3	Rs		
9	Cement concrete solid block masonry in CM 1:6 using CC blocks of 30x20x15cm size,locally made best quality,for super structure. Ground floor						
	cross wall length wise	2	15.80	0.20	3.000	18.96	
	cross wall width wise	2	9.48	0.20	3.000	11.38	
	do	4	3.12	0.20	3.000	7.49	
	do	1	11.44	0.20	3.000	6.86	
	toilet	1	2.880	0.12	3.000	1.03	
	urinal	1	1.300	0.12	3.000	0.46	
	ramp	1	5.400	0.20	0.45	0.49	
	do	1	3.120	0.20	2.50	1.56	
	sock pit	1	1.20	0.20	1.50	0.36	
	steps	1	1.50	0.60	0.45	0.41	
	total					48.99	
	deduct for doors and windows						
	DOORS						
	main door	1	1.20	0.20	2.10	0.50	
	D90	3	0.90	0.20	2.10	1.13	
	D75	3	0.75	0.20	2.10	0.95	
	Rolling shutter	1	3.00	0.20	3.00	1.80	
	windows						
	W3	2	1.50	0.20	1.50	0.90	
	V2	3	0.75	0.20	0.50	0.08	
	total					5.36	
	total less deduction					43.63	
		Say	44.00	m3	Rs		m3
10	Reinforced cement concrete 1:1½:3 (one part cement one and half part sand three part 20 mm metal ) including all form works, watering , curing, etc complete but excluding cost of reinforcement for SUNSHADE LINTLE BEAMS in						
	cross wall length wise	2	15.80	0.20	0.150	0.95	
	cross wall width wise	2	9.48	0.20	0.150	0.57	
	do	4	3.12	0.20	0.150	0.37	
	toilet	1	2.88	0.12	0.150	0.05	
	toilet	1	1.300	0.12	0.150	0.03	
	foyer beam	1	4.620	0.20	0.300	0.27	
	do	1	11.440	0.20	0.150	0.34	
						2.58	
		Say	3.00	m3	Rs		m3
11	Reinforced cement concrete 1:1½:3 (one part cement one and half part sand three part 20 mm metal )including all form works, watering , curing, etc complete but excluding cost of reinforcement for septic tank						
		2	3.00	0.15	1.80	1.62	
		4	1.30	0.15	1.80	1.40	

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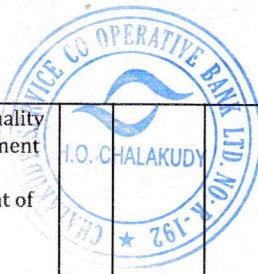
		Say	2.50	m3	Rs		m3
12	Reinforced cement concrete 1:11/2:3 (one part cement one and half part sand three part 20 mm metal including all form works, watering, curing, etc complete but excluding cost of reinforcement for pre cast slabs						
	bottom wearing coat for septic tank	4	0.90	0.90	0.05	0.12	
	cover slab for septic tank	1	3.00	1.50	0.10	0.48	
	do for sock pit	1	1.20	1.20	0.12	0.17	
						0.77	
		Say	1.00	m3	Rs		m3
13	Cement Concrete 1:1½:3 using 20 mm (nominal size) broken stone for reinforced concrete work including all labour, material, and conveyance charges etc complete " Vacuum Dewatered Flooring ( V D F ) (Ready mixed concrete as per approved quality)total cement per m3 not less than 350 kg and approved hardening compunds as directed by the						
	hall	1	15.80	9.48		149.78	
	rooms including all (office ,toilets,urinals,foyer etc)	1	11.44	3.12		35.69	
						185.47	
		Say	186.00	m2	Rs		m2
14	Reinforcement for RCC works , bend, tied and placed in position ( plain grill requiring bending cold) using tore steel including all labour, material, and conveyance charges etc complete						
	coloumn footing		15.00				m3
	plinth beam		8.00				m3
	coloumn		3.00				m3
	lintel beam and sunshade		3.00				m3
	septic tank		2.50				m3
	cover slab		0.77				m3
	VDF flooring		75.00				m2
			107.27	100kg/m		10727.00	kg
				q	Rs		
16	Plastering with cement mortar 1:4, 12mm thick one coat floated hard and trowelled smooth including all labour, material, conveyance charges etc complete						
	factory hall inside	1	48.64		3.00	145.92	
	toilets	2	6.96		3.00	41.76	
	urinal	1	6.32		3.00	18.96	
	manger & office space	1	17.16		3.00	51.48	
	foyer space	1	4.62		3.00	13.86	
		1	4.62		0.90	4.15	
	basement	1	56.32		0.45	25.34	
	pillar	1	0.96		3.00	2.88	
	outside area	1	56.32		3.00	168.96	
						473.31	
	deduct for doors and window						
	DOORS						
	main door	1	1.20		2.10	2.52	
	D90	3	0.90		2.10	5.67	
	D75	3	0.75		2.10	4.72	
	Rolling shutter	1	3.00		3.00	9.00	
	windows						
	W3	2	1.50		1.50	4.50	
	V2	3	0.75		0.50	1.12	
						27.53	
	total less deduction					445.78	
		say	446.00	m2	Rs		m2
17	Fabrication and supply of aluminium ventilator						m2
	ventilator	3	0.75		0.50	1.13	
		Say	1.50	m2	Rs		m2
18	Fabricating and supplying openable Aluminium window using Aluminium section pure polyester powder coated shutter frame using 4mm plain glass ncluding hinges handle tower bolt etc.. cost and conveyance etc. Complete						
		2	1.50		1.50	4.50	m2

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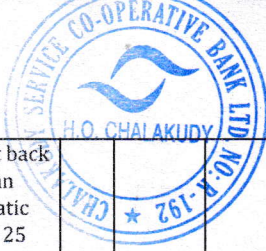




22	Supplying ,paving, anti skid ceramic tiles of good quality and colour over 12mm thick cm 1:3,adding pure cement grout for the proper binding of the tiles , including pointing the joints and closing the voids with cement of the colour to match to smooth finish, etc. complete,						
	toilet	2	2.10	1.38		5.80	
	urinal	1	1.86	1.30		2.46	
						8.26	
		Say	8.50	m2	Rs		m2
23	Flooring with Vitrified floor tiles over a bed of cement plaster 1:3,12mm thick,with uniform spacing 2 mm pointing with epoxy finish of suitable colour to match including all cost and labour charges.						
	factory room	1	15.32	9		137.88	
	factory hall skirting	1	45.24	0.1		4.524	
	manager& office room	1	5.70	2.88		16.42	
	skirting	1	14.46	0.10		1.44	
	Foyer	1	3.12	1.50		4.68	
	skirting	1	2.22	0.10		0.22	
						165.16	
		Say	165.50	m2	RS		m2
24	Flooring with anti-skid Eurocon flooring tiles 12mm thick in CM 1:3 and pointing with coloured cement including all cost						
	ramp	1	5.40	1.50		8.10	
		Say	8.50	m2	Rs		m2
25	Providing gypsum board ceiling to GI plated grids frame work fixed to GI plated angle hangers which anchored to RCC slab including drilling RCC slab and fixing with necessary bolts, nuts, plastic plugs and gypsum boards fixed to grids						
	main hall	1	15.32	9		137.88	
	manager&office room	1	5.70	2.88		16.42	
						154.30	
		Say	154.50	m2	Rs		m2
26	Painting two coats with ready mixed plastic emulsion paint approved quality paint as specified and including priming coat after rubbing with sand paper and cleaning the surface						
	area as per plastering					446.00	
	sunshade					11.32	
						457.32	
		Say	457.50	m2	Rs		m2
<b>PLUMBING ITEMS</b>							
28	Supplying and fixing European type white glazed earthen ware W.C. pan ( Indian make - best quality )with trap Duro plastic lid,Low level flush tank. including all necessary fittings ,cutting and making good the walls, floors etc complete						
		Say	2.00	nos	Rs		
29	Supplying and fixing 550 x400 mm or nearest size wash hand basin of Colour glazed earthen ware ( Indian make - best quality ) with CI brackets , 15mm CP brass pillar taps, and 15 GM wheel valve, PVC connector, PVC waste pipe 32 mm dia., including cutting and making good the walls, painting the brackets and waste connections etc with suitable paint two coats etc, complete ( Indian fittings- best quality)						
	wash area	Say	2.00	nos	Rs		

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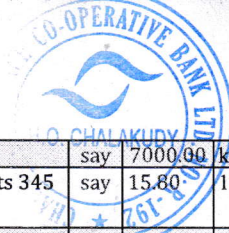




30	Supplying and fixing white glazed earthen ware flat back lipped front urinal of size 430x 230x 350 mm ( Indian make - best quality ) with 7.5 l capacity with automatic flushing system with fittings, CI brackets, flush pipe 25 mm dia of required length, etc, complete, and making good the walls.						
		Say	3.00	NO	Rs		
31	Supplying and fixing health faucet including cost, labour charges etc. complete.						
		Say	2.00	no	Rs		
32	Supplying 450x300mm nearest size bevelled edge coppered back mirror of Indian superior make glass, with hard board or plastic sheet on the rear and fixing the same in position with necessary T.W plugs embedded in cement mortar and screwed on to it with CP fixing screws						
		Say	2.00	nos	Rs		
33	Supplying and fixing C.P. Tap- long body 15mm of good						
		Say	3.00	nos	Rs		
34	Shower hose ,CP ordinary Heavy duty best quality						
		Say	2.00	no	Rs		
35	225mmx225mm or nearest size C.I.Grating						
		Say	2.00	no	Rs		
36	Good quality Stainless steel soap tray						
		Say	2.00	no	Rs		
37	Supplying and fixing Nozzle Bib Cock   Nozzle Tap with Handle Valve   Brass Valve for Hose Pipe Connection for Gardening Watering Washing Machine Bikes Cars (1/2 Inch,						
	outside	Say	2.00	no	Rs		
38	Supplying and fixing 110 mm PVC pasted pipe for Sanitary purpose 4 kg/cm <sup>2</sup> including all necessary fittings cost of solvent and labor charges						
		Say	10.00	m	Rs		m
34	Supplying and fixing 50 mm PVC pasted pipe (water supply						
		Say	30.00	m	Rs		m
35	Supplying and fixing 32 mm PVC pasted pipe (water supply						
		Say	30.00	m	Rs		m
36	Supplying and fixing 25 mm PVC pasted pipe (water supply						
		Say	50.00	m	Rs		m
37	Supplying and fixing 20 mm PVC pasted pipe (water supply						
		say	30.00	m	Rs		m
38	Supplying and fixing in position and making connections for PVC water storage tank						
	ground level storage tank	Say	5000.00	litter	Rs		litter
39	Excavator engaged for removal of excess earth from site as actual requirement at site						
		Say	6.00	hours	Rs		hr.
40	Providing and fixing Stain less Steel grade 304 pipe for hand rails, using 50 mm dia, stain less steel pipe for top rail and 25 mm dia pipe for balusters and horizontals at suitable spacing						
	hand rails for ramp	1	5.40			5.40	m
		Say	5.50	m	Rs	3244.00	m
<b>Appendix A total</b>						<b>Total</b>	
<b>APPENDIX B ROOFING</b>							
1	Design, supply, fabrication, and erection of built up steels sections confirmed to IS2016, E250 Grade steel	say	15.8	12.6	9.48	7	Tons

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		say	7000.00	kg	Rs		/kg	
2	Supply and fixing of cold form steel purlins and girts 345 MPA Yield strength	say	15.80	12.6	9.48		2.00	tons
		say	2000.00	kg	Rs		/kg	
3	Supply and fixing of 0.45mm thick roofing sheet galvalume	say						m2
	roof	1	15.80	9.48			149.78	
		1	11.44	3.12			35.69	
	outside Wall cladding	1	56.80	2.2			124.96	
							310.43	m2
		say	3340.30	sq. feet	Rs		/Sq. feet	
4	Supply, laying and fixing of roof ridge 0.45 thick galvalume sheet	say	15.8					Running meter
		say	15.80	Running meter	Rs		/Running meter	
5	Supply, laying and fixing of rain gutter made of galvalume sheet	say	45.44	Running meter				Running meter
6	Supplying and fixing eve board with 8 mm thick plain fibre cement board sheets having an average width of 12 cm with lines and levels							
	all round	1	48.64		2.00		97.28	
		Say	97.50	m2	Rs			m2
TOTAL APPENDIX B Roof								
<b>ABSTRACT</b>								
APPENDIX A CIVIL CONSTRUCTION TOTAL								
APPENDIX B ROOFING								
Total A+B								
								round off
								Total =
RUPEES -								

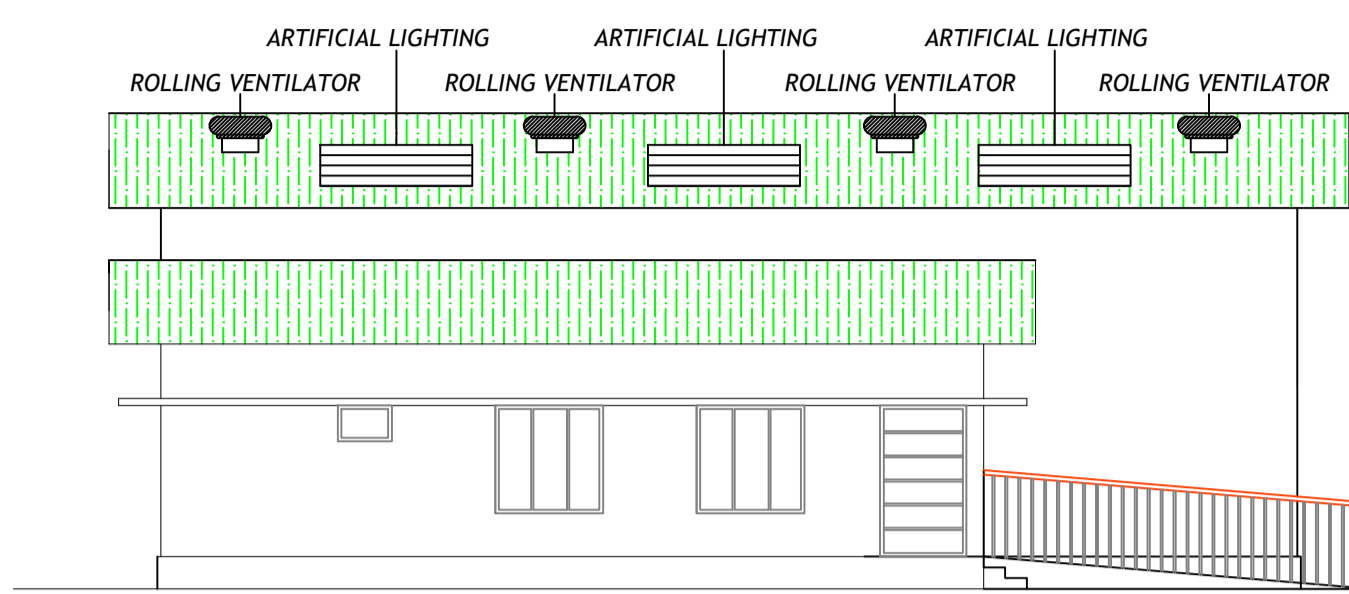
For CHALAKUDY SERVICE CO-OPERATIVE BANK  
LTD. No.R.192

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SECRETARY

Secretary

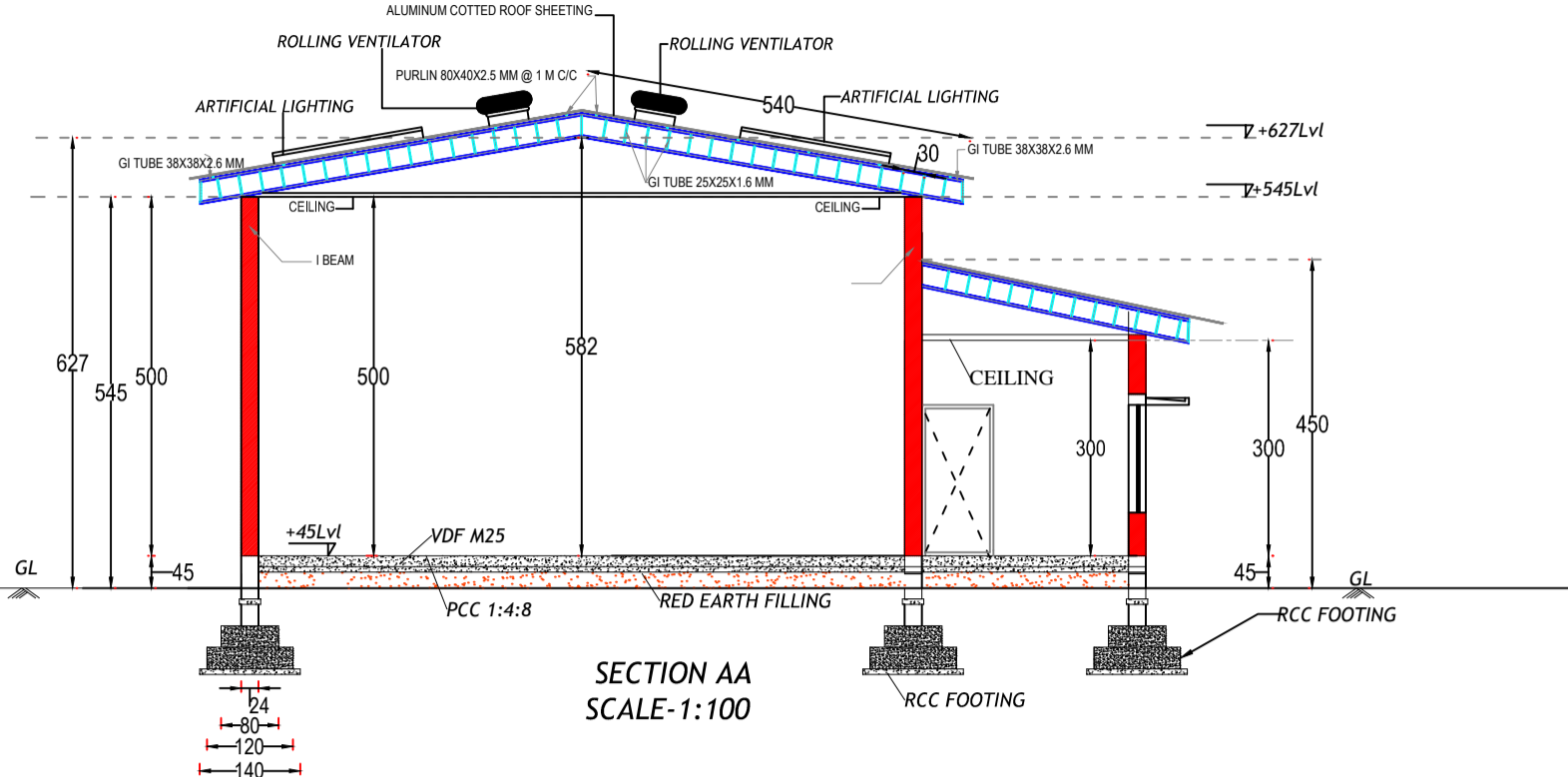


# PROPOSED PLAN OF INDUSTRIAL BUILDING FOR PRESIDENT (JOHNSON) CHALAKUDY SERVICE CO-OPERATIVE BANK @ POTTA VILLAGE (OCCUPANCY =G1)

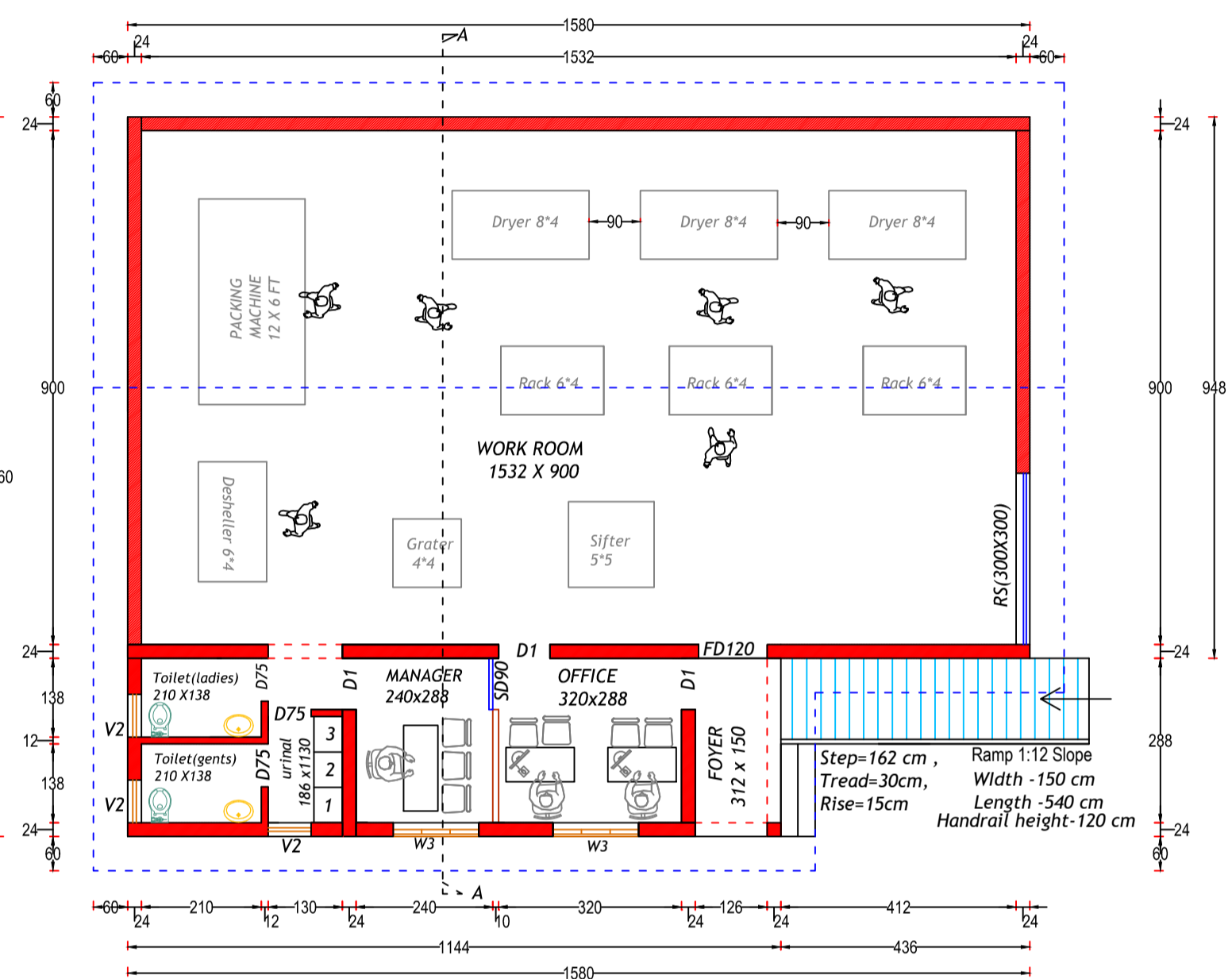


ELEVATION SCALE - 1:100

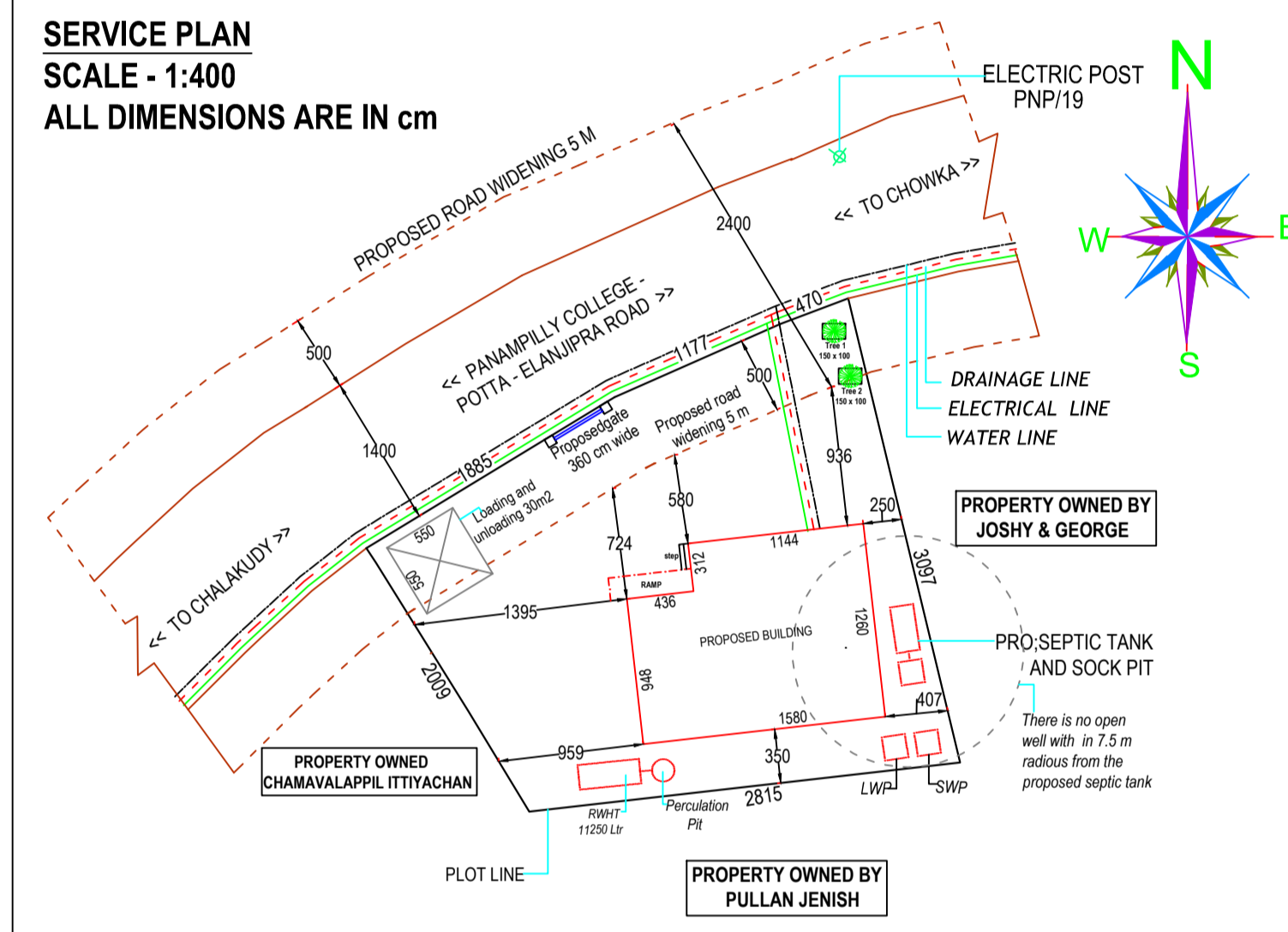
HANDRAIL HEIGHT -120 cm



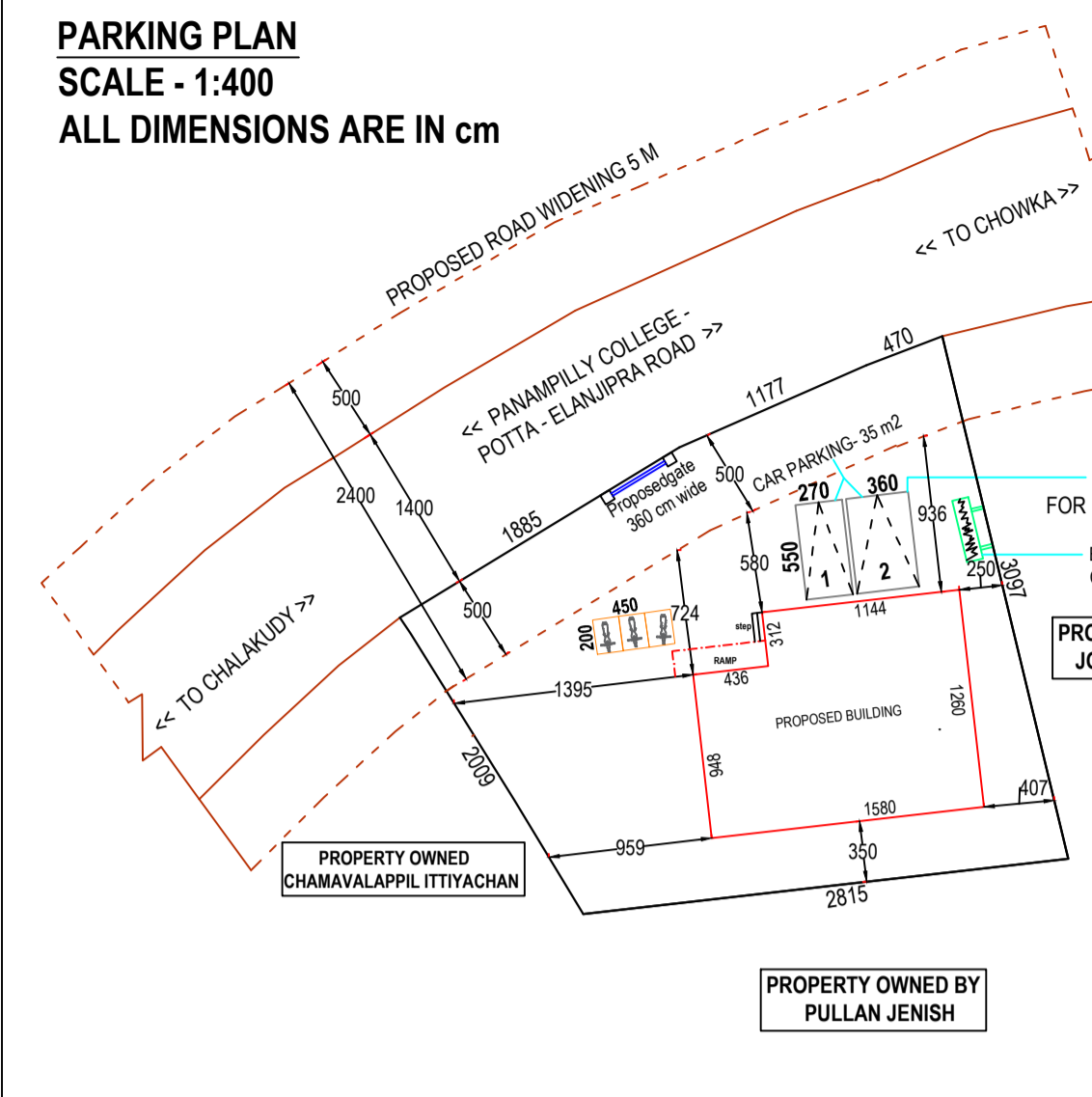
SECTION AA SCALE-1:100



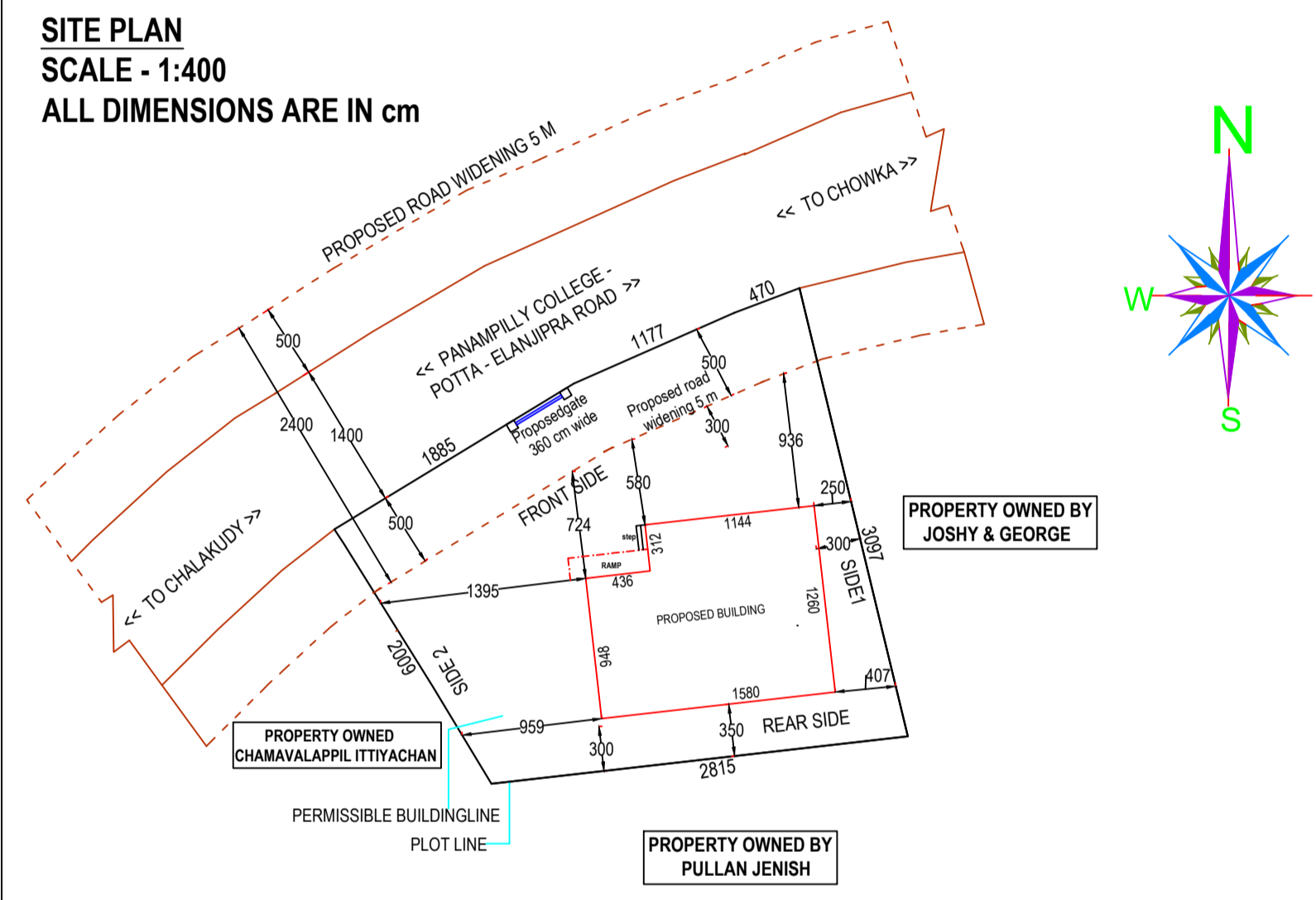
GROUND FLOOR PLAN -  
BUILT UP AREA - 185.47 m<sup>2</sup> , 1996 SQ.FEET



SERVICE PLAN  
SCALE - 1:400  
ALL DIMENSIONS ARE IN cm



PARKING PLAN  
SCALE - 1:400  
ALL DIMENSIONS ARE IN cm

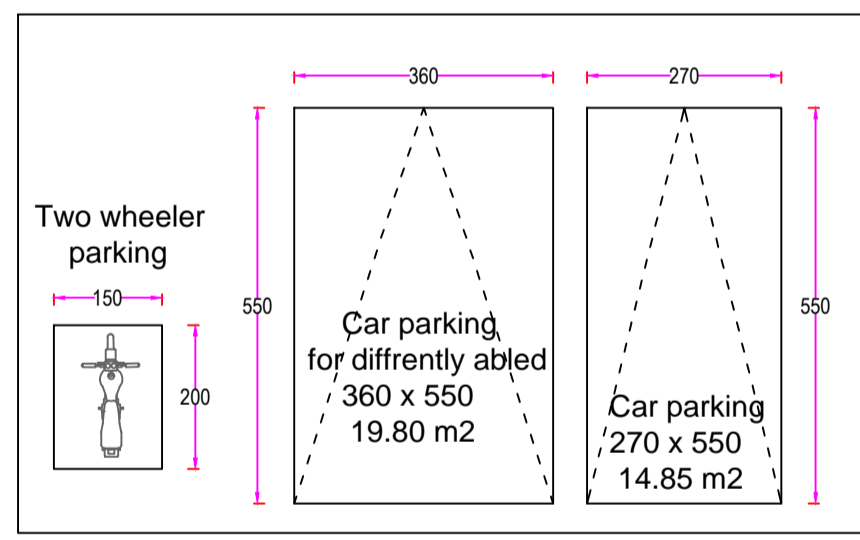


SITE PLAN  
SCALE - 1:400  
ALL DIMENSIONS ARE IN cm

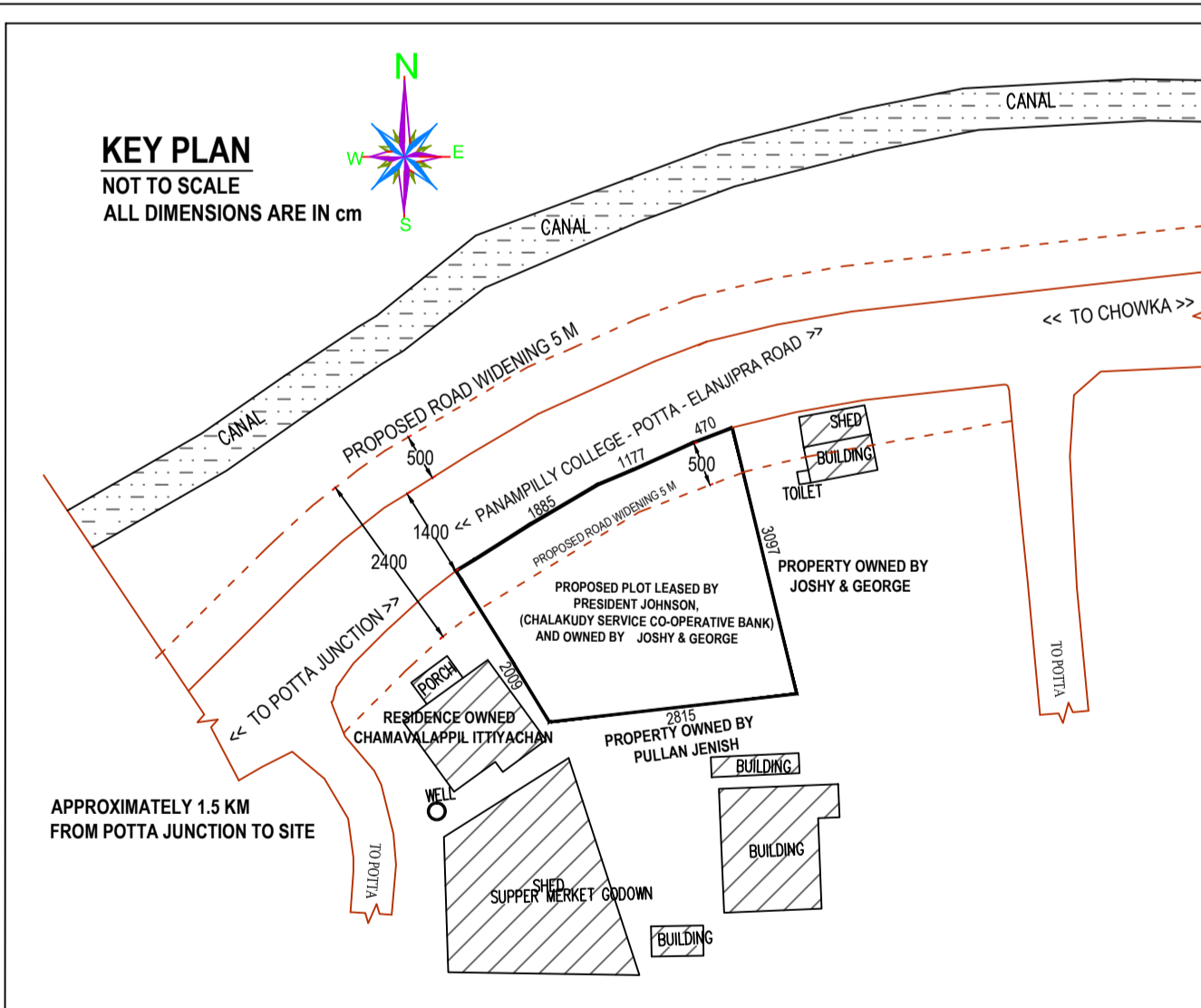
**PARKING AREA CALCULATION (G1- (INDUSTRIAL BUILDING))**

CAR PARKING (1 car parking = 5.5\*2.7m = 14.85 m<sup>2</sup>). Differently abled = 3.6\*5.5 = 19.80 m<sup>2</sup>

1	1 FOR EVERY 240m <sup>2</sup> OF FLOOR AREA - 185.47 m <sup>2</sup> /240 = 0.77 = 1 Parking	REQUIRED CAR PARKING - 1 nos.	PROVIDED - 1 nos.
2	REQUIRED DIFFRENTLY ABLED PARKING - 1 nos	PROVIDED - 1 nos.	
TOTAL CAR PARKING = 1+1 = 2 (1 car parking + 1 for differently abled)			
TOTAL CAR PARKING AREA = 14.85 + 19.80 = 34.65 m <sup>2</sup>			
TWO WHEELER PARKING@ 25% OF CAR PARKING = 34.65 *25%/100 = 8.66 m <sup>2</sup>			
TWO WHEELER PARKING (1 Two wheeler parking = 2*1.5 = 3m <sup>2</sup> )			
REQUIRED TWO WHEELER PARKING - 8.66 / 3 = 2.88 nos , Round off 3 nos			
PROVIDED TWO WHEELER PARKING - 3 nos			

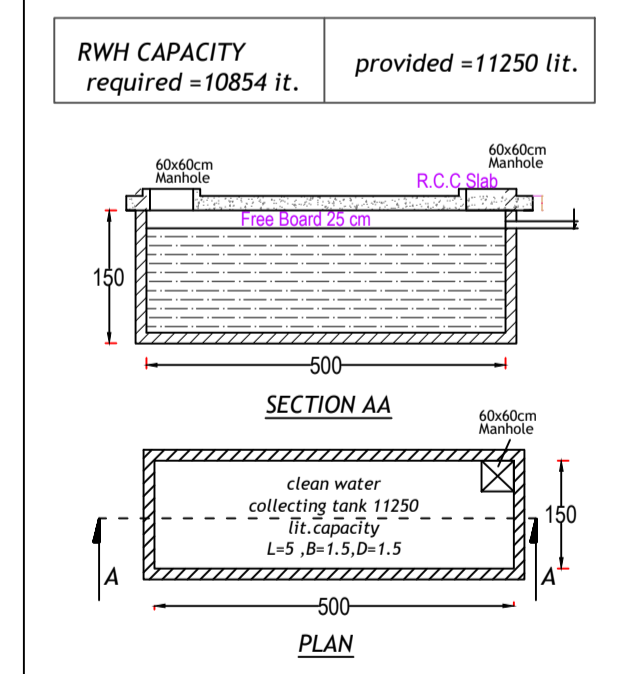


S/NO	DESCRIPTION	REQUIRE/ PERMISSIBLE(m)	PROVIDED(m)
1	ACCESS WIDTH TO THE PLOT (If the total built up area is above 200sq.m. but up to 500 sq.m)	3	14
2	COVERAGE	60	22.92 %
3	FLOOR SPACE INDEX	3.5	0.23
4	ACCESS WIDTH TO THE BUILDING (If the total built up area is above 200 sq.m. but up to 500 sq.m)	3	3.60
5	No OF FOUR WHEELER PARKING	1	1
6	No OF TWO WHEELER PARKING	3 nos	3 nos
7	No OF PARKING FOR DIFFRENTLY ABLED	1	1
8	LOADING/UNLOADING SPACE	N/A	1 UNIT
9	SETBACKS ( BUILT UP AREA UP TO 200 sq.meters)		
10	FRONT	3	
11	SIDE 1	2	
12	SIDE 2	2	
13	REAR YARD	2	
14	RAIN WATER STORAGE CAPACITY IN LITRE (50% x sq.metre of covered area)	10854	11250
15	WATER CLOSET FOR MALE	1	1
16	WATER CLOSET FOR FEMALE	1	1
17	URINAL	1	2

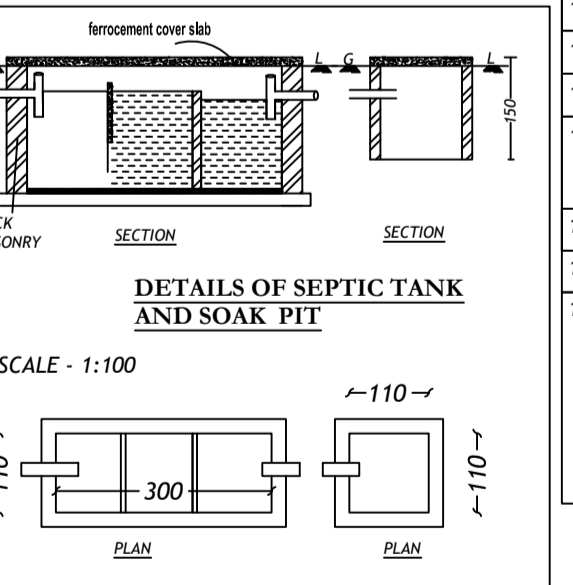
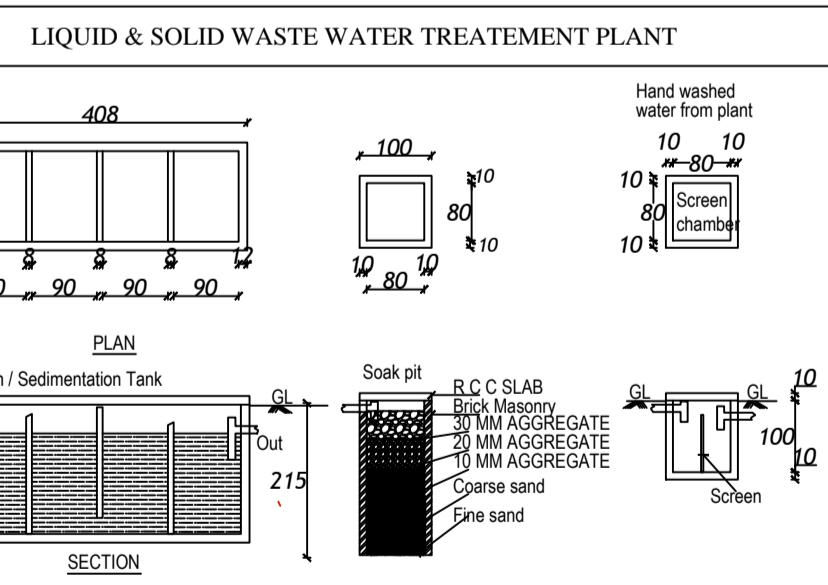
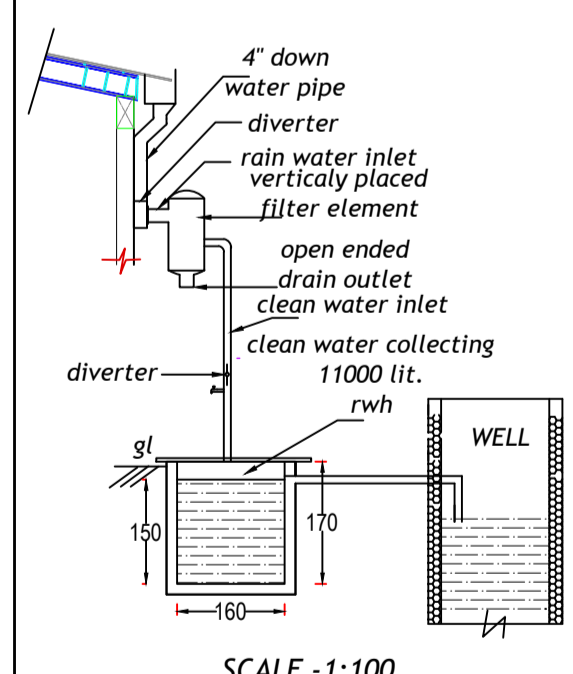


KEY PLAN  
NOT TO SCALE  
ALL DIMENSIONS ARE IN cm

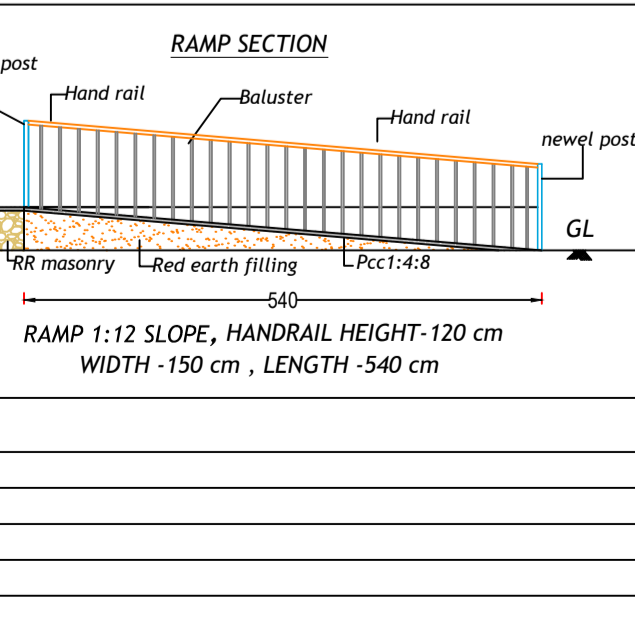
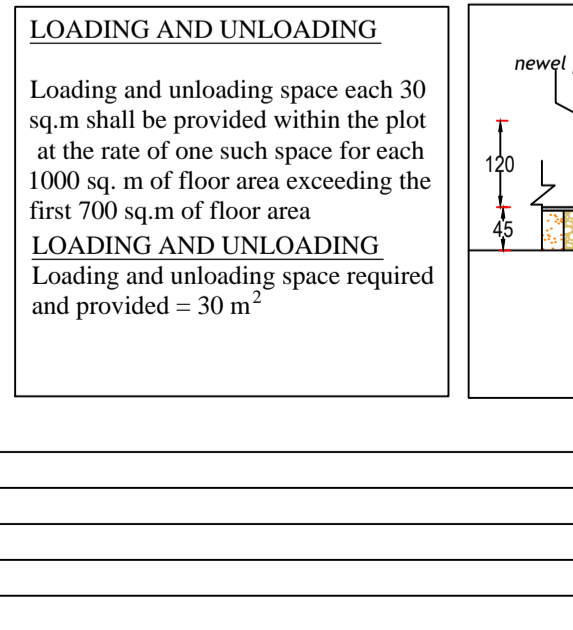
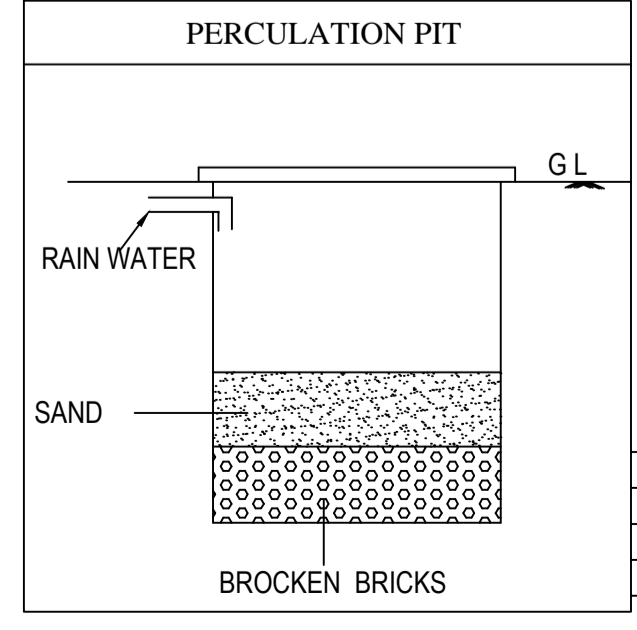
**URBAN FORESTRY**  
1. Planting trees at the rate of minimum one tree per 450sq.m of plot area for plots exceeding 450 sq.m of area  
2. A Space of minimum 1m x 1.5 m has to be provided for planting trees  
plot area - 809 m<sup>2</sup> , Required trees - 809 / 450 = 1.79  
Required - 1.79 nos , provided = 2 nos



PERCOLATION PIT



DETAILS OF SEPTIC TANK AND SOAK PIT  
SCALE - 1:100



**PROPOSED SANITATION CALCULATION**

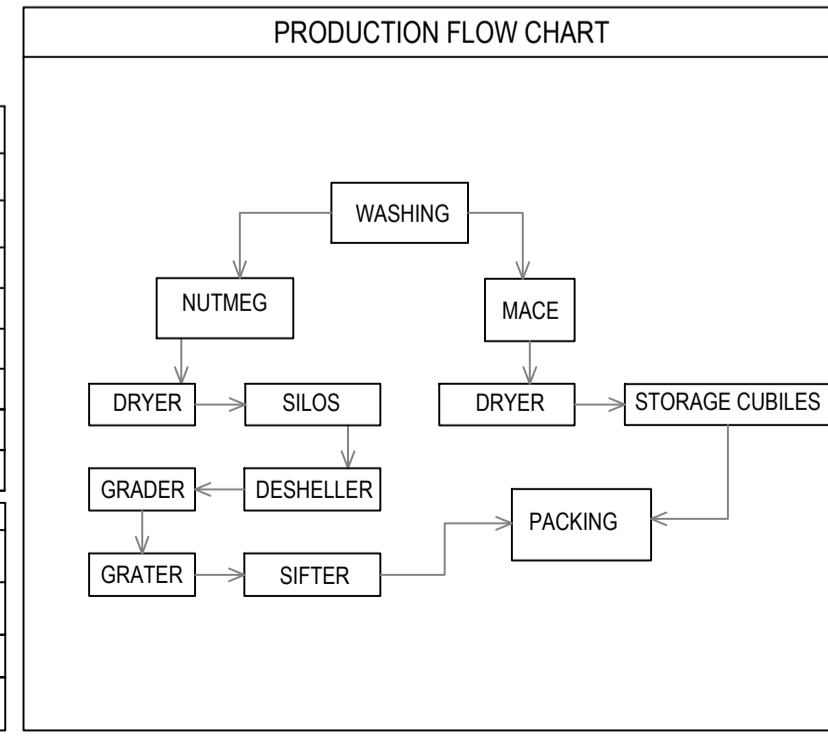
BUILT UP AREA- 185.47 m<sup>2</sup>  
OCCUPANT LOAD FOR CALCULATING SANITATION REQUIREMENTS - 30  
BUILT UP AREA / OCCUPANT LOAD = 185.47/30 = 6.18 nos  
ASSUMING THAT 1/3 FEMALES AND 2/3 MALES  
NO.MALES = 6.18 \* 2/3 = 4.12 = round off = 5 nos  
NO.FEMALES = 6.18 \* 1/3 = 2.06 = round off = 3 nos  
TOTAL NUMBER OF PERSONS = 8nos  
NO.OF WC = 1 FOR 25 MALE  
1 FOR 15 FEMALE  
NO.OF URINALS = 1 FOR 25 PERSONS

**MACHINERY DETAILS**

NO	DESCRIPTION	QTY	HP	KW
1	DRYER	3	42.24	31.5
2	KENNEL GRADER	1	1.0	0.74
3	RECTANGLE SIFTER	1	2.0	1.5
4	GRATER	1	2.99	2.23
5	NUTMEG CRACKER	1	2.99	2.23
6	PACKING MACHINE	1	11.06	8.25
7	TOTAL	8	62.30	46.45

**TOILET AREA CALCULATION**

G1- (INDUSTRIAL BUILDING) total 8 person	Required	Provided
No. of WC 1FOR 25 MALE	1	1
No. of WC 1FOR 15 FEMALE	1	1
No. of URINAL 1 FOR 25 PERSON	1	2



S/NO	COLOUR SCHEME INDEX	NATIONAL COLOURING CODE	LEGEND
1	Plot line	Thick black line	—
2	Street(existing)	Brown line	—
3	Street(proposed)	Brown dotted line	- - - - -
4	Permissible building line	Thick black dotted line	- - - - -
5	Building(existing)	Black outline	—
6	Building(proposed to be demolished)	Yellow hatching	▨
7	Building(proposed)	Red outline	—
8	Drainage sewage works	Red dotted line	- - - - -
9	Water supply works	Black dot and dash line	- · - · -
10	Electric line	Green line	—

**JOINERY DETAILS**

NO	DESCRIPTION	QTY	REMARKS
FD	DOOR	120 X 210	1
D1	DOOR	90 X 210	3
D2	MOLDED PVC DOOR	75 X 210	3
RS	ROLLING SHUTTER	300 X 300	1
W3	WINDOW GLAZED	150 X 150	2
V2	VENTILATOR	75 X 50	3

**SITE DETAILS**

VILLAGE	POTTA
TALUK	CHALAKUDY
DISTRICT	THRISSUR
WARD NUMBER	II
BLOCK NUMBER	-
OLD SURVEY NUMBER	397-190
PLOT AREA	809 m <sup>2</sup>
NO&DATE OF DOCUMENT	7838/01-07-2023
NEAREST BUILDING NO	II/263
ELE.POST.NO	PNP/19
MUNICIPALITY	CHALAKUDY

AREA DETAILS	BUILT UP AREA (m <sup>2</sup> )	FLOOR AREA (m <sup>2</sup> )	COVERED AREA (m <sup>2</sup> )
PRO: BUILDING	185.47	183.13	185.47
TOTAL	185.47	183.13	185.47

F.S.1 = FLOOR AREA/PLOT AREA = 185.47 / 809 = 0.23  
COVERAGE = COVERED AREA/PLOT AREA\*100 = 185.47 / 809\*100 = 22.92 %

**NAME AND ADDRESS OF THE LAND OWNER**  
JOSHY PULLAN CHALAKUDY  
POTTA 680722  
THRISSUR

**NAME AND ADDRESS OF THE APPLICANT**  
PRESIDENT (JOHNSON)  
CHALAKUDY SERVICE CO-OPERATIVE BANK Ltd NO R 192, CHALAKUDY P.O., THRISSUR-680307

**OFFICE USE (J2)**  
Certified that :  
(i) 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  
(ii) The plot boundaries, measurements and other details shown in the site plan have been verified at site and found correct and  
(iii) The drawings are in conformity with the provision of the masterplan/detailed town planning scheme/interim development order as applicable under the Kerala town and country planning act 2016  
(iv) The drawings are in conformity with the provision of the Kerala municipality building rules, 2019 other applicable statutes

(signature)  
secretary  
Panchayat  
office seal

**ENGINEER CERTIFICATE (J1)**

Certified that :  
(i) the plot boundaries, measurements and other details shown in the site plan are correct and  
(ii) the drawings are in conformity with the provision of the masterplan/detailed town planning scheme/interim development order as applicable under the Kerala town and country planning act 2016  
(iii) the drawings are in conformity with the provision of the Kerala municipality building rules, 2019 other applicable statutes

signature :  
Name :  
Reg.No :  
Address :  
(Registered Institution/  
Architect /Townplanner/  
Supervisor)

SHEET NO: 1  
RE:DATE - 10/10/2023  
DRAFTED BY : SOORYANARAYANAN  
ALL DIMENSIONS ARE IN CM  
**PROJECT DESIGNED BY**

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