



KALINGA NAGAR DEVELOPMENT AUTHORITY

AT-UMAPADA, P.O.-F.C.PROJECT, JAJPUR ROAD, DIST-JAJPUR, PIN-755020

Phone: 06726-223652 (FAX), Mail ID: kndajprd@gmail.com

FORM-II

[See Regulation-9(4)]

No. BP-179/15 2308 KNDA

Date 15/10/15

Permission under Sub-section (3) of the Section-16 of the Orissa Development Authority Act'1982 is hereby granted in favour of **Sri Alekh Kumar Swain, Sri Krushna Chandra Rout & Sri Trijlochan Dash, GPA Holder- Sri Ansuman Pattnaik, M.D, M/s Altrade Construction Pvt. Ltd.** for construction of (S+5) storied **Residential Apartment Buildings** over plot No.493, 492, 513, 514, 515, 512, 519, 1979 & 1978 Khata No. 317/50, 317/49,317/91, 317/53, 113, 497/989 & 497/985, Village-Kusunupur & Trijanga of the Development Plan Area of KNDA with the following parameters and conditions:

1. Parameters (in Sq.Mtr.) :

Floors	Gross Covered Area Approved	Proposed use
Stilt	2912.71 Sq.mtr.	Parking
Block-A (1 st Floor to 5 th Floor)	2797.00 Sq.mtr (559.40 Sq.m X 5 floor)	Residential
Block-B (1 st Floor to 5 th Floor)	2814.70 Sq.mtr (562.94 Sq.m X 5 floor)	Residential
Block-C (1 st Floor to 5 th Floor)	2767.50 Sq.mtr (553.50 Sq.m X 5 floor)	Residential
Block-D (1 st Floor to 5 th Floor)	2721.25 Sq..mtr (544.25 Sq.m X 5 floor)	Residential
Block-E (1 st Floor to 2 nd Floor)	215.56 Sq.mtr (107.78 Sq.m X 2 floor)	Residential
Total Gross Built up Area:	14,228.72 Sq.mtr	
FAR	1.65	
PARKING	3321.19 Sq.mtr	
Height	17.59 Mtr.	

Setbacks approved to be provided

Sides	Set back Area
Front Side	7.50 M
Rear Side	6.22 M
Left Side	6.12 M
Right Side	6.09 M

- The building shall be used exclusively for **Residential** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **3321.19 Sq.Mtr.** as shown in the approved plan shall be left for parking of vehicle and no part of it will be used for any other purpose.
- The land over which construction is proposed is accessible by an approved means access of **60'-0" Ft. (18.00 Mtr)** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.

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7. The applicant shall free gift **6.00 Mtr** wide strip of land to the Vyasanagar Municipality/Danagadi Panchyat for further widening of the road to the standard width.
8. The permission granted under these regulations shall remain valid up to **three years** from the date of issue. However the permission shall have to be revalidated before the expiry of the above period on payment of such fee as may be prescribed under rules and such revalidation shall be valid for one year.
9.
 - i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under BDA (Planning & Building Standards) Regulation-2008 as adopted by KNDA or under any other law for the time being in force.
 - ii) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things:
 - a) The title over the land or building.
 - b) Easement Rights
 - c) Variation in area from recorded area of a plot or building
 - d) Structural Stability
 - e) Workmanship and soundness of materials used in the construction of buildings
 - f) Quality of building services and amenities in the construction of the buildings
 - g) The site/area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land etc. and
 - h) Other requirements or licenses or clearance required to be obtained for the site/ premises or activity under various other laws.
10. In case of any dispute arising out of land record or in respect of right , title, interest after this permission is granted, the permission so granted shall be treated as automatically cancelled during the period of dispute.
11. Neither granting of the permit nor the approval of the drawing and specifications nor inspection made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC-2005 and these regulations.
12. This permission is accorded for construction of the building in following stages:
 - a) In the first stage permission shall be accorded conditionally to develop the infrastructure as per specification of Local Authority and Public Health Engineering Department.
 - b) After joint inspection, up to 75% of the proposed building height shall be allowed.
 - c) After completion of construction up to 75% of the proposed building as per the approved plan and plantation of 20% of the plot area, the remaining 25% construction shall be allowed.



13. The owner/applicant shall;
- a) Permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for the purpose of enforcing the regulations;
 - b) Obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work;
 - c) give written notice to the Authority before commencement of work on building site in Form-V, periodic progress report in Form-VIII, notice of completion in Form-VI and notice in case of termination of services of technical persons engaged by him and
 - d) obtain Occupancy Certificate from the Authority prior to occupation of building in full or part.
14. a) In case the full plot or part thereof on which permission is accorded is agricultural kism, the same may be converted to non-agricultural kism under section-8 of OLR Act before commencement of construction.
- b) The owner/applicant shall obtain NOC from NAA/Environmental Clearance from Ministry of Forest and Environment, Govt. of India and submit to KNDA where ever applicable, before commencement of construction.
- d) The owner/applicant shall get the structural plan and design vetted by the institutions identified by the Authority for building more than 30 mtr. Height before commencement of construction.
15. Where ever tests of any materials are made to ensure conformity of the requirements of the regulations in force, records of the test data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
16. The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued.
- a) A copy of the building permit; and
 - b) A copy of approved drawings and specifications
17. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these regulations, it shall notify the owner and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved.

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18. This permission is accorded on deposit /submission of the followings:

Item	Amount (in Rs.)	Amount in words.
Application Form Fee	3,000/-	Three thousands only
Scrutiny Fee	95,675/-	Ninety five thousand Six hundred and seventy five only through bank challan
Sanction Fee	7,11,450/-/-	Seven lakhs eleven thousands Four hundred and fifty only through bank challan
Security Fee	14,22,900/-	Fourteen lakhs twenty two thousands and nine hundred only through Bank Challan.

19. **Other Conditions to be complied by the applicant are as per the following:**

- I. The owner/applicant/technical person shall strictly adhere to the terms and conditions imposed in the NOC/Clearance given by the **PHED/NESCO/ Vyasaganar Municipality** etc. where ever applicable.
- II. Storm Water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Regulation-44 of BDA (Planning & Building Standard) Regulation,2008 as adopted by KNDA.
- III. The space which is meant for parking shall not be changed to any other use and shall not be partitioned /closed in any manner.
- IV. **20%** of the parking space in group housing /apartment building shall be exclusively earmarked for Ambulance, Fire tender, Physical Handicapped persons and outside visitors with signage as per norms and Regulation-35 (11) (12) of BDA (Planning & Building Standard) Regulation,2008 as adopted by KNDA.
- V. Plantation over **20%** of the plot area shall be made by the applicant as per provision under Regulation-28 of BDA (Planning & Building Standard) Regulation, 2008 as adopted by KNDA.
- VI. If the construction/development are not as per the approved plan/deviated beyond permissible norms, the performance security shall be forfeited and action shall be initiated against the applicant/builder/developer as per the provision of the ODA Act, 1982 Rules and Regulations made there under.
- VII. The Owner/Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defect. Authority will be no way be held responsible for the same in what so ever manner.
- VIII. The concerned Architect/Applicant/Developer are fully responsible for any deviations additions & alternations beyond approved plan/defective construction etc. shall be liable for action as per the provisions of the Regulation.

- IX. The applicant shall submit the Fire Clearance Certificate from the Fire Authority prior to issue of Occupancy Certificate by KNDA.
- X. The applicant shall make own arrangement of sewerage treatment and zero discharge drainage system failing which occupancy certificate shall not be issued
- XI. The number of dwelling units so approved shall not be changed in any manner.
- XII. The building shall exclusively be used for the purpose for which it is permitted.


PLANNING MEMBER
Kalinga Nagar Development Authority

Memo 2329/KNDA

Date 15/10/15

Copy forwarded along with 2(two) copies of the approved plan to - Sri Ansuman Pattnaik, M.D, M/s Altrade Construction Pvt. Ltd. Plot-A/143, Aishwarya Palace, Saheed Nagar, Bhubaneswar. GPA Holder of Sri Alekh Kumar Swain, Sri Krushna Chandra Rout & Sri Trilochan Dash for information and necessary action.


PLANNING MEMBER
Kalinga Nagar Development Authority

Memo 2330/KNDA

Date 15/10/15

Copy with a copy of the approved plan forwarded to the Executive Officer, Vyasagr Municipality, Jajpur Road for information.


PLANNING MEMBER
Kalinga Nagar Development Authority

