



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-122/15 _____/KNDA

Date _____

Permission under Sub-section (3) of the Section-16 of the Orissa Development Authority Act'1982 is hereby granted in favour of **Smt. Golap Manjari Jena & Sri Arada Jena** for construction of **(B+S+3)** storied **Commercial Building** over plot No. **451,452,453,450/1648,453/1160 &452/820**, Khata No. **81,51,333/345 & 333/263** Village-**Padmapur** under the Development Plan Area of KNDA with the following parameters and conditions:

1. Parameters (in Sq.Mtr.):

Floors	Covered Area Approved	Proposed use
Basement Floor	460 sq.mtr.	Parking
Stilt Floor	507 sq.mtr	Parking
First Floor	507 sq.mtr	Commercial (Office)
Second Floor	507 Sq.mtr	Commercial (Office)
Third Floor	507 Sq.mtr	Commercial (Office)
Total Built up area in all floors	2,488 Sq.mtr	
F.A.R	1.546	
Parking	665.00 Sq.mtr	

Setbacks approved to be provided

Sides	Set back Area
Front Side	4.00 Mtr.
Rear Side	4.01 Mtr.
Left Side	4.00 Mtr
Right Side	4.11Mtr.

- The building shall be used exclusively for **Commercial (Office)Building** 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 **665.00 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 **56'-0" & 20'-0"** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.

7. The applicant shall free gift **xxx** Sq. Mtr wide strip of land to the Vyasaganar Municipality 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. 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.

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13. 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.
14. 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
15. 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.
16. This permission is accorded on deposit /submission of the followings:

Item	Amount (in Rs.)	Amount in words.
Scrutiny Fee	23,375/-	Twenty three thousand three hundred and seventy five only through challan
Sanction Fee	1,49,280/-	One lakh forty nine thousand two hundred and eighty only through challan.
Security Fee	2,48,800/-	Two lakh forty eight thousand and eight hundred only in shape of Challan.

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

- I. The applicants shall strictly adhere to the terms and conditions imposed in the NOC/Clearance given by the **PHED/NESCO/ Vyasagar Municipality**.
- 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. Plantation over **10%** 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.

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