



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-123/11 126 /KNDA

Date 22/3/16

Permission under Sub-section (3) of the Section-16 of the Orissa Development Authority Act'1982 is hereby granted in favour of **Hotel GINNI**, proprietor: **Sri Ajaya Kumar Agarwal** for construction of **(B+G+3)** storied **Hotel Building** over plot No.**98(P),53(P),57(P) & 29(P)** Khata No. **28,115/1 Village-Khurunti** as allotted by IDCO under the Development Plan Area of KNDA with the following parameters and conditions:

1. Parameters (in Sq.Mtr.) :

| Floors | Gross Covered Area Approved | Proposed use |
|----------------------------|-----------------------------|--------------|
| Basement | 398.00 Sq.mtr | Hotel |
| Ground Floor | 953.00 Sq.mtr | Hotel |
| First Floor | 918.00 Sq.mtr | Hotel |
| Second Floor | 961.00 Sq.mtr | Hotel |
| Third Floor | 961.00 Sq.mtr | Hotel |
| Total Built-up Area | 4191.00 Sq.mtr | |
| F.A.R | 0.45 | |
| Parking | 2441.38 Sq.mtr (Open) | |
| Height | 11.60 M | |
| Plantation Area | 2409.39 Sq.mtr | |

Setbacks approved to be provided

| Sides | Set back Area |
|------------|---------------|
| Front Side | 12.08 M |
| Rear Side | 155.37 M |
| Left Side | 9.61 M |
| Right Side | 16.16 M |

- The building shall be used exclusively for **Hotel 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 **2441.38 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"** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.

7. The applicant shall leave **20'-0"** wide strip of land at the front for further widening of the road to 100' -0" as per the provision of final CDP of KNDA.
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.

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 | 41,875/- | Forty one thousand eight hundred and seventy five only |
| Sanction Fee | 2,51,460/- | Two lakh fifty one thousand and four hundred sixty only |
| Security Fee | 4,19,100/- | Four lakhs nineteen thousands and one hundred only deposited in Andhra Bank, Jajpur Road through challan. |

17. **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 NESCO 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. 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.
- V. 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.
- VI. The Owner/Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction

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defect. Authority will be no way be held responsible for the same in what so ever manner.

- VII. The concerned owner/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.
- VIII. The applicant shall submit the Fire Clearance Certificate from the Fire Authority prior to issue of Occupancy Certificate by KNDA.
- IX. The applicant shall make own arrangement of storm water/ rain water & waste water discharge in a scientific manner within the premises and the precaution shall be taken to avoid ground water pollution.
- X. The applicant shall make own arrangement of sewerage disposal through sewerage treatment plant and make necessary arrangement for containing / utilizing the treated solid and liquid sewage within the premises.
- XI. The applicant shall make own arrangement of garbage collection, separation and disposal in scientific manner within the premises.
- XII. The applicant shall obtain necessary NOC/Clearance from the State Pollution Control Board, Kalinga Nagar and shall strictly in adherence to the terms and conditions imposed in the NOC/Clearance of the State Pollution Control Board, Kalinga Nagar, Odisha.
- XIII. The building shall exclusively be used for the purpose for which it is permitted.


PLANNING MEMBER
Kalinga Nagar Development Authority

Memo 127/KNDA

Date 22/3/16

Copy forwarded along with 2(two) copies of the approved plan to Sri Ajay Kumar Agarwal, Proprietor: Hotel GINNI, At- Kalinga Nagar, Duburi, Dist- Jajpur , PIN-755 026 for information and necessary action.


PLANNING MEMBER
Kalinga Nagar Development Authority

Memo 128/KNDA

Date 22/3/16

Copy with a copy of the approved plan forwarded to the Director, Town Planning, Odisha, Bhubaneswar for information.


PLANNING MEMBER
Kalinga Nagar Development Authority

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