



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-223/15 09 KNDA

Date 11/01/16

Permission under Sub-section (3) of the Section-16 of the Orissa Development Authority Act'1982 is hereby granted in favour of M/s TATA STEEL LTD. for construction of their residential buildings for essential staff and for watch & ward consisting of (G), (G+1), (G+10), (G+12) and (G+13) storied buildings of different categories over plot No.116(p), 625(p), 626(p), 627(p), 628/1100(p), 628/1104(p), 628/1102/1(p), 628/1101/6, 628/1101/6, 628/1101/5, 628/1, 628/1101/3, 628/1102/2, 628/1101/7, 628/1101/2(p), 628(p), 628/1103/2(p), 628/1103/4(p), 628/1104/1(p), 628/1103(p), 628/1103/1(p), 628/12(p), 628/13(p), 628/14(p) and 628/15(p), Khata No. 116,101,115/67, 115/69, 115/119, 115/91, 115/211, 115/92, 115/104,115/190,115/176,115/120, 115/95,115/183,115/186, 115/197, 115/70, 115/196,115/101,115/125, 115/126 & 115/102 of Village-Khurunti & plot No. 74/494(p), 74/793(p), 74/495, 406 & 406/586(p), Khata No. 27/9, 27/10, 27/3 & 27/49 of village -Gadapur of the Development Plan Area of KNDA with the following parameters and conditions:

1. A) Parameters (in Sq.Mtr.):

Sl. No	Category of Buildings	No of Storied	Nos of Block	Total Gross Built up area	Covered Parking	Service area	Total Net FAR Area	Nos of Dwelling Units	Purpose of use
1.	Building-A	G+1	1	950.00	....	....	950.00	1	Residential
2.	Building-B	G+1	3	1178.70	....	....	1,178.70	3	Residential
3	Building-C	G+1	10	4960.00	500.00	....	4,460.00	20	Residential
4	Building-D	G+10	1	12,478.50	61.00	247.00	12,170.50	80	Residential
5	Building-E	G+13	1	12,680.40	51.00	112.00	12,517.40	100	Residential
6	Podium at Bldg-D & E	G	1	5,742.50	5,742.50	....	....	....	Parking
7	Building-F	G+12	1	42,622.10	3226.80	185.90	39,209.40	408	Residential
8	Building-G	G+12	1	42,895.00	3073.80	185.90	39,635.30	396	Residential
9	Podium at Bldg-F & G	G	1	12,711.00	12,681.20	29.80	....	....	Parking
10	Building-H	G+1	1	2,346.00	....	....	2,346.00	....	Recreational
11	Building-J	G+1	1	2,131.00	....	....	2,131.00	....	Recreational
			Commercial	1,500.00	....	....	1,500.00	....	Commercial
12	Building-K	G+1	1	3,985.00	....	....	3,985.00	....	Recreational
13	Service & utilities Building	G	1	1,200.00	....	....	1,200.00	....	Service
14.	GRAND TOTAL			1,47,380.20	25,336.30	760.60	1,21,283.30	1008	.....

B) Other Parameters

FAR	0.60
Height	44.95 M (Maximum)
Parking	41,636 Sq.m
@ 30% for Residential &	(Residential = 40,736 Sq.m + Commercial = 900 Sq.m)
@ 60% for Commercial	(Covered Parking+25,336.3Sq.m + Open Parking =16,299.70Sq.m)
Plantation @ 20%	46,616 Sq.m

202

C) **Setbacks approved to be provided**

Sides	Set back Area
Front Side	27.08 M
Rear Side	26.15 M
Left Side	29.00 M
Right Side	25.34M

2. The building shall be used exclusively for **Residential building for essential staff for watch and ward** purpose and the use shall not be changed to any other use without prior approval of this Authority.
3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
4. Parking space measuring **41,636 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.
5. The land over which construction is proposed is accessible by an approved means access of **35 Meter** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. 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.
8.
 - 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.
9. 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.


- (20)
10. 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.
 11. This permission is accorded for construction of (G+10), (G+12) & (G+13) buildings 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.
 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.
 - 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 National Airport Authority of India (NAAI) and submit to KNDA 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.
 14. 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.
 15. 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

- ✓ 20
16. 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.
17. This permission is accorded on submission of an affidavit by the applicant to the effect that 'the TATA STEEL LTD has applied for permission for construction of residential buildings for their essential staff and for watch and ward and KNDA will not be held responsible for any damage, which may be caused due to natural calamity or due to any accident in the premises.'
18. This permission is accorded on deposit of following fees.

Item	Amount (in Rs.)	Amount in words.
Application Form Fee	3,000/-	Three thousands only through Bank Challan
Development fee	1,01,150/-	One lakh one thousand one hundred and fifty only through Bank Challan
Scrutiny Fee	9,35,834/-	Nine lakh thirty five thousand eight hundred and thirty four only through Bank Challan
Sanction Fee	73,84,050/-	Seventy three lakh eighty four thousand and fifty only through Bank Challan
Security Fee	1,47,38,020/-	One crore forty seven lakh thirty eight thousand and twenty only through Bank 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 Electric Deptt., SEIAA and State Pollution Control Board, Odisha. etc.
 - 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 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/ technical person shall strictly adhere to the structural design as vetted by the Government Institution.


- 199
- VIII. 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.
- IX. 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.
- X. The applicant shall submit the Fire Clearance Certificate from the Fire Authority prior to issue of Occupancy Certificate by KNDA as per letter of Fire Department vide No. Dir/19/10219/FPW, dated 21/10/2013.
- XI. The applicant shall submit NOC from National Airport Authority of India within one month from issue of this permission.
- XII. The applicant shall submit the clearance for having a permanent approach road of 35.0 Meter width from the State Highway to the project site through utility corridor after obtaining from IDCO within one month from issue of this permission.
- XIII. 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.
- XIV. 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.
- XV. The applicant shall make own arrangement of garbage collection, separation and disposal in scientific manner within the premises.
- XVI. The number of dwelling units so approved shall not be changed in any manner.
- XVII. The building shall exclusively be used for the purpose for which it is permitted.


PLANNING MEMBER
Kalinga Nagar Development Authority

Memo 10 /KNDA

Date 11/1/16

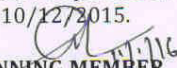
Copy forwarded along with 2(two) copies of the approved plan to - Sri Prasanta Kumar Mallick, General manager(CS) of M/s TATA STEEL LTD, Duburi, Kalinga Nagar, Jajpur for information and necessary action.


PLANNING MEMBER
Kalinga Nagar Development Authority

Memo 11 /KNDA

Date 11/1/16

Copy submitted to the Deputy Secretary to Government, H&UD Department, Odisha for kind information with reference to his letter No.31827/HUD, dated 10/12/2015.


PLANNING MEMBER
Kalinga Nagar Development Authority