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**PURI KONARK DEVELOPMENT AUTHORITY**

V.I.P.ROAD, PURI, ORISSA-752001

PHONE: ( 06752), 222635, 222655

No. 206.....PKDA, Puri  
BP No. B-I-188/2012.

Dated... 17-3-12

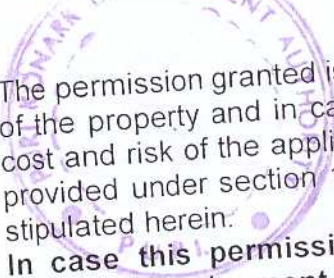


Permission Under Sub-Section(3) of the Section-16 of the Orissa Development Authorities Act, 1982 ( Orissa Act, 1982) is hereby granted in favour of Smt. Jyoshna Rani Sahoo.

- for
- Sub-division of lands
  - Institution of change of the use of land or building.
  - Construction of B+G+2 Commercial Complex-Cum-Res. building.**
  - Reconstruction of building
  - Alternation & additions in the existing building

.....(specify) in  
respect of Plot No. 414,414/448 Khata No. 84 drawing No. No...xx  
Village- Dandimala Sahi Unit- 20 Thana No.20 Puri Town Holding No. xx  
Ward No...Nil.....within the Development plan area of Puri Konark Development Authority subject to following conditions/ restrictions. Clearance from the Puri Municipality regarding actual development of waste water and storm water drainage system must be obtained and submitted to Puri Konark Development Authority within one month.

- The land/ building shall be used exclusively for **Commercial-Cum-Residential** use 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 an **3253.00 sft** in the basement as shown in the approved plan shall be left open and no part of it shall be used for other purpose.
- The land over which construction is proposed should be accessible by an approved means of access of **Grand Road** failing which this approval is deemed to have been revoked.
- The land in question must be in lawful ownership and peaceful possession of the applicants.
- The applicants shall leave **0'.0"** wide strips of land to the Puri Municipality/Panchayat/NAC/PKDA for further widening of the road to the standard width as indicated in the approved plan.
- The permission is valid for a period of three years with effect from the date of its issue.**
- Permission accorded under the provision of section 16 of ODA Act, cannot be construed as an evidence in respect of right, title and interest of the plot over which the permission has been accorded and plan has been approved.
- Any dispute arising out of land record or in respect of right, title & interest after this approval, the approved plan shall be treated as automatically cancelled without any liability on Puri Konark Development Authority.

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- j). The permission granted is without prejudice to any right, title and interest in respect of the property and in case, any dispute arises in future the same shall be at the cost and risk of the applicants only. Permission granted is subject to revocation as provided under section 17 of ODA Act 1982, in case of violation of any condition stipulated herein.
- k). In case this permission has been obtained by the applicants from Puri Konark Development Authority without having proper title on land or building this permission issued in the instant case does not confer any title to the applicants over the land or building covered by this permission. If applicants does anything without having any title to the land/ building he does so at his own risk and the permission will be treated as cancelled without any liability on Puri Konark Development Authority.
- l). This permission does not entitle the applicants any right of passage on any private or public land. This right of passage is subject to the approval/ consent of the owner of the land.
- m). If at a later date it is found that any case of unauthorized construction on the approved construction is pending in the court of the Planning Member, PKDA or, in any other court prior to the date of issue of this letter of permission, the permission so granted will be deemed to have been revoked u/s 17 of ODA Act with immediate effect.
- n). However, this permission should not be construed as regularizing any of the unauthorized construction undertaken thereof, unless specifically mentioned.
- o). The Certificate of completion is to be given by the owner of the land/ and countersigned by the Registered Architect and License Engineer / Supervisor/ Group who supervised the work in the prescribed format.
- p). The Notice for commencement of work is also to be furnished in the prescribed form by applicant (s) as stipulated in the afore mentioned regulation.
- q). The Structural design taking into consideration the safety factors recommended by National Building Code with respect to earthquake, cyclone and other natural calamities is to be made by a reputed structural engineer and an undertaking is to be furnished by the technical person supervising the construction to Puri Konark Development Authority to that effect. The responsibility of submission of the aforesaid certificate shall lie with applicant (s) prior to undertaking development. The applicant and the Technical person along with the structural engineer will be solely responsible for any damage to any part of the structure or neighboring properties of persons or lives without any liability on Puri Konark Development Authority.
- r). Completion Certificate in the prescribed format as specified in the aforesaid regulation is to be furnished by the applicant (s) prior to occupation or use of the buildings and the buildings so constructed should not be occupied without obtaining the occupancy certificate from the Puri Konark Development Authority. The applicant will be solely responsible for any damage to any part of the structure or neighboring properties of persons or lives without any liability on Puri Konark Development Authority, if it is occupied without occupancy certificate..
- s). The Structural stability and safety of the building along with fire safety shall lie with applicant (s) and the technical person supervising the construction work without any liability on Puri Konark Development Authority.

Approved with the following conditions

Plot area	7953.00 sft..
<u>Covered area</u>	<u>Approved</u>
Basement	4209.00 sft.
Ground floor	4209.00 sft
1 <sup>st</sup> . floor	4209.00 sft.
2 <sup>nd</sup> floor	4209.00 sft.
Front side set back	20'.0"
Rear side set back	10'.6"
Left side set back	6'.10" and 8'.9"
Right side set back	6'.6"
Parking	3253.00 sft..
Height	32'.0"
Coverage	52.92%
F.A.R.	1.58

Approved use  
Parking and utility  
Commercial  
Commercial  
Residential



- t) The applicants(s) and the Technical Person must see that the building receives the natural light and ventilation to the maximum with a minimum consumption of electricity.
- u) The applicants have to develop the building with adequate rain water harvesting and water re-charge structure and liquid waste disposal system within their own plot at their own cost. The applicant should cover the vacant area suitably with adequate numbers of trees/plants in the plot.
- v) The water supply arrangement and sanitary installations/fixtures will be provided as per NBC/PH standard specification in the building under the supervision of a qualified Technical Person.
- w) The applicant must provide the (garbage) solid and liquid waste disposal system in the building. In conformity with the standards, specified in the National Building Code and in the Planning & Building Standards Regulations of PKDA. The liquid waste is to be disposed of only after treatment of the same by the applicants in his own premises till the same is connected to the city sewer net work.
- x). The parking spaces earmarked in the approved plan shall not be put to any other use and the space should be developed for accommodation of parking requirement of the project.
- y). This permission has been granted based on the letter issued by Tahasildar, Puri vide letter No. 5431 dtd.2.5.2012 and Deputy Administrator ( Rev.) Shree Jagannath Temple Office, Puri vide letter No.4569 dtd.29.4.2013 Recommendation from the office of the Municipal Engineer, Puri Municipality, Puri vide letter No.04 dtd.28.2.13 and the affidavits E.E. PHED, L.No. 3535 dtd.09.05.2013, Deputy Fire Officer L.No.341 dt/06.03.2013/ NOCs submitted by the applicants.
- z). The permission has been granted subject to conditions of adherence of the existing rules and regulations/ norms/ standards as prescribed by Orissa State Coastal Zone Management Authority/ National Coastal Zone Management Authority (if required)/ Archaeological Survey of India/ National Highway Authority of India/ Public Health Engineering/ Water Resources Department / State Ground Water Authority/Urban Local Body/GP/CESU/ DFO, Puri Wild Life Division/ Shree Jagannath Temple Administration Forest and Environment/ Revenue Department/ State Fire Prevention Department. The NOCs must be obtained from the concerned Authorities/ Departments before starting the developments, if not obtained earlier. This approval would be deemed to have been cancelled in case of any deviation to these above conditions.


- i). The applicant(s) have to provide STP in case of Commercial/ residential building/plot having multiple dwelling units and ETP in case of industrial buildings as per the provisions given by Orissa State Pollution Control Board.
- ii). This permission has been granted exclusively bases on the affidavits(s). NOCs submitted by the applicant. The applicants(s) shall adhere to the conditions stipulated in this permission, in letter and sprit. In case of any deviation to any of the conditions given in this letter or violation in the content(s) of the affidavit(s)/NOCs, the approved plan shall be deemed to have been cancelled as per the ODA Act. without any liability on Puri Konark Development Authority.
- iii) The applicant has deposited Rs. 2919.00 vide M.R. No. 25205 dtd. 3.3.16 towards sanction fees.
- iv) The temporary shed measuring 35x12'.0" in front side of the plot is to be removed before expiry of permission granted by Puri Municipality vide I. No. 10748 dt. 31.12.2015 as per the affidavit furnished by the applicant dt. 22.1.2016.
- v) The plan which was approved earlier vide letter No. 608 dtd. 4.5.15 is hereby cancelled.

By order

  
14/3/2016  
TOWN & REGIONAL PLANNING MEMBER

Memo No. 207...../PKDA, Puri, dtd. 17.3.16.....

Copy forwarded along with 2 ( two) copies of the approved plans to Smt. Jyotsnarani Sahoo, W/o. Sri Raghunath Sahoo, Baniapati, Puri-752001 for information.

  
TOWN & REGIONAL PLANNING MEMBER

Memo No. 208...../PKDA, Puri, dtd. 17.3.16.....

Copy with a copy of approved plan forwarded to the Executive Officer, Puri Municipality/ Executive Officer, Konark N.A.C/ GP concerned for information & further necessary action. He is requested to take over the free gifted land for development and maintenance of the road. Action may please be taken for deviation of conditions given in this approval with intimation to the undersigned for necessary action as per ODA Act.

  
TOWN & REGIONAL PLANNING MEMBER

Memo No. 209...../PKDA, Puri, dtd. 17.3.16.....

Copy with a copy of approved plan forwarded to the Tahasildar, Puri/ District Fire Officer/State Pollution Control Board, Bhubaneswar/Administrator, Shree Jagannath Temple, Puri/ Enforcement Section, PKDA for information and further necessary action. The Tahasildar, Puri is requested to intimate this office in case of any problem in the land status. The enforcement section of PKDA is hereby asked to inspect the development of the structure periodically and report the authority in case of any deviation.

  
TOWN & REGIONAL PLANNING MEMBER