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PURI KONARK DEVELOPMENT AUTHORITY

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

PHONE: (06752), 222635, 222655

No. 01 PKDA, Puri

Dated 05/01/2016

BP No. B-I-112/2014.

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. Mamata Acharya.

- for
- Sub-division of lands
  - Institution of change of the use of land or building
  - Construction of G+1 residential building.**
  - Reconstruction of building
  - Alternation & additions in the existing building

.....(specify) in respect of Plot No. 196/1413 Khata No. 131/709 drawing No. No...xx Village- Lokanathghata Unit- 04 Thana No.04 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 **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 **xxx** in the Stilt 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be accessible by an approved means of access of **15'.0" Wide road** failing which this approval is deemed to have been revoked.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 has already free gifted **2'.6"** wide strips of land to the Tahasildar, Puri for further widening of the road to the standard width as indicated in the approved plan vide free gift deed No. 11481506568 dt.21.12.15.
- 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.





Approved with the following conditions

<u>Plot area</u>	1140.00 sft	
<u>Covered area</u>	<u>Approved</u>	<u>Approved use</u>
Groundfloor	570.00 sft.	Residential
1 <sup>nd</sup> floor	570.00 sft.	Residential
2 <sup>nd</sup> floor	xxx.	
Front side set back	11'0"	
Rear side set back	6'6"	
Left side set back	5'0"	
Right side set back	xxx	
Parking	xxx.	
Height	22'0"	
Coverage	50%	
F.A.R	1.00	

- 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.6304 dtd.26.5.2014** and Deputy Administrator ( Rev.) Shree Jagannath Temple Office, Puri vide letter **No.7404 dtd.21.06.2014** Recommendation from the office of the Municipal Engineer, Puri Municipality, Puri vide letter No.**NIL** dtd.. and the affidavits/ 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.