



PURI KONARK DEVELOPMENT AUTHORITY

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

PHONE: (06752), 222635, 222655

No. 170.....PKDA, Puri, Odisha. Dated. 04/04/2023

BP No. B-1-40/2022

Registered Post
Spl. Messenger



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 Sri Rabindra Nath Senapati, Surendra Nath Senapati, Basanta Kumari Senapti, Jayashree Senapati @ Sahoo, Rajashree Senapti & Bilasini Patra, POAH Sri Jagat Kumar Kar, MD Dharma Infra Projects Pvt. Ltd..

- for
- Sub-division of lands
 - Institution of change of the use of land or building.
 - Construction Basement+Stilt+5 storied Residential Apartment Building and S+5 storied Commercial(Guest House-cum-Holiday Home Building.
 - Reconstruction of building
 - Alternation & additions in the existing building.

.....(specify) in respect of Plot No. 79, 80,81 & 82, Khata No.379 drawing No. xx Village-Mangalaghat, Unit-03, Thana No. 03 Puri Town building No. xx.Ward No...Nil.....within the Development plan area of Puri Konark Development Authority subject to following parameters & conditions.

PARAMETERS

Plot area : 3221.27 Sq.mt.

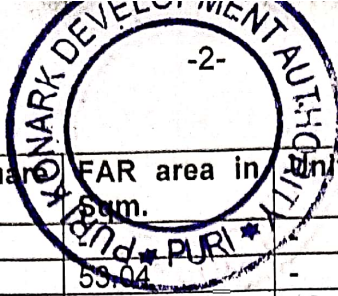
Block-A -Guest House/Holiday Home (Commercial)

Item	Area in square meter (BUA)	FAR area in Sqm.	Nos. of room	Proposed use
Stilt floor	261.29	24.52	-	Parking & utility
1 st floor	257.11	257.11	-	Restaurant, Kitchen & Reception
2 nd floor	257.11	257.11	7	Guest House/Holiday home
3 rd floor	257.11	257.11	7	Guest House/Holiday home
4 th floor	257.11	257.11	7	Guest House/Holiday home
5 th floor	257.11	257.11	7	Guest House/Holiday home
TOTAL	1546.84	1310.07	28 Nos.	

Block-B(Residential-MIG)

Item	Area in square meter (BUA)	FAR area in Sqm.	Unit	Proposed use
Stilt floor	706.45	38.81	-	Parking & utility
1 st floor	625.44	625.44	14	Residential
2 nd floor	625.44	625.44	14	Residential
3 rd floor	625.44	625.44	14	Residential
4 th floor	625.44	625.44	14	Residential
5 th floor	625.44	625.44	14	Residential
TOTAL	3833.65	3166.01	70	





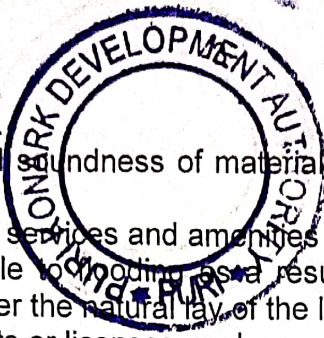
Block-C (Residential-MIG)

Item	Area in square meter (BUA)	FAR area in sqm.	Unit	Proposed use
Basement	714.33			Parking & utility
Stilt floor	852.75	59.04	-	Parking & utility
1 st floor	781.49	781.49	16	Residential & Society
2 nd floor	781.49	781.49	16	Residential & Society
3 rd floor	781.49	781.49	16	Residential
4 th floor	781.49	781.49	16	Residential
5 th floor	781.49	781.49	16	Residential
TOTAL	5255.71	3741.67	80	
NET TOTAL BUA	10583.16	8217.75	150	

SET BACKS (in meter)

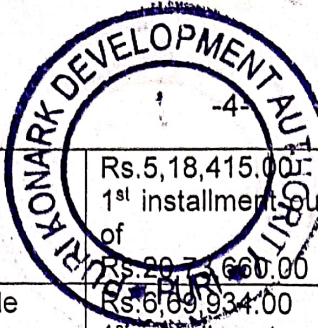
Front set back	3.05 & 4.05
Rear set back	3.10 & 3.17
Left side	3.05
Right side	3.05 & 3.51
FAR	2.337
Height	14.95
Parking	2319.19 SQM.(Stilt-1421.13+ Basement-470.77)-Residential, (Stilt-236.77+Basement-190.52)-Guest house/Holiday Home
Nos. of tree	41 nos. of tree

1. The land/ building shall be used for **Residential Apartment (MIG), Guest House/Holiday Home** purpose and the use shall not be changed to any other use without prior approval of this Authority.
2. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
3. Parking space measuring an area **2319.19 sq.mt.** in Stilt & Basement as shown in the approved plan shall be exclusively used for parking of vehicles and no part of it shall be used for any other purpose.
4. The land over which construction is proposed is accessible by an approved means of access of **9.15 mtr.** in width.
5. The land in question must be in lawful ownership and peaceful possession of the applicants.
6. Permission granted under these Rules 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.
7. (i). Approval of plan 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 ODA (Planning & Building Standards) Rules, 2020 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 right.
 - (c). Variation in area from recorded area of a plot of a building.



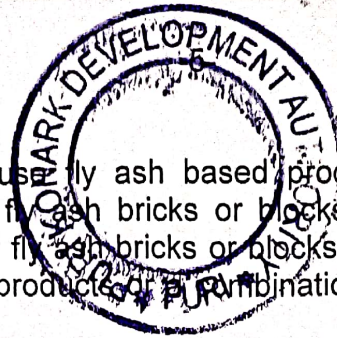
- (d). Structural stability.
 - (e). Workmanship and soundness of materials used in the construction of the buildings.
 - (f). Quality of building services and amenities in construction of the building.
 - (g). The site/area liable to flooding as a result of not taking proper drainage arrangement as 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.
8. 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.
9. Neither granting of the permission, the approval of the drawing and specifications nor inspections 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 NBCI-2016 and these regulations.
10. 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 whenever applicable from the competent Authority permissions/clearance required in connection with the proposed work.
 - (c). Ensure engagement of PMO and submit report on stage wise construction as required under Rule-14 of ODA (P&B.S.) Rules, 2020.
 - (d). Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - (e). Register the apartment under the Odisha Real Estate Regulatory Authority.
11. Whenever tests of any materials are made to ensure conformity of the requirement of the regulations on 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.
12. 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.
13. If the Authority finds 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.
14. This permission is accorded on deposit /submission of the following.

Sl. No.	Item No.	Amount (in Rs.)	Total Amount in words
1	Scrutiny fees	Rs.1,24,455.00	Rupees One lakh Twenty-four thousand five hundred and fifty-five only
3.	Sanction fee	Rs.5,46,532.00	Rupees Five Lakhs forty-six thousand five hundred & thirty-two only
3.	Construction Worker's welfare cess	Rs.6,91,220.00 1 st installment out of Rs.20,73,660.00	Rupees Six Lakhs ninety-one thousand two hundred and twenty only



4.	EIDP fees	Rs.5,18,415.00 1 st installment out of Rs.29,73,660.00	Rupees Five Lakhs eighteen thousand four hundred & fifteen only
5.	Purchasable FAR	Rs.6,69,934.00 1 st installment out of Rs.26,79,734.00	Rupees Six Lakhs sixty-nine thousand nine hundred & thirty-four only
6.	Shelter fees	Rs.6,91,592.00 1 st installment out of Rs.27,66,368.00	Rupees Six Lakhs ninety-one thousand five hundred & ninety two only.
7.	Security	Rs.1,73,736.00	Rupees One lakh seventy three thousand seven hundred and thirty-six only

15. The applicant /Developers shall deposit the subsequent installments of their EIDP, Shelter Fee & Purchasable FAR as detailed bellow: -
- 1st installment issue of permission letter (already deposited)
 - 2nd installment at the time of submission of 3rd party verification report at plinth level.
 - 3rd installment at the time of submission of 3rd party verification report at after casting of ground floor roof.
 - 4th installment at the time of submission of application for Occupancy certificate.
16. The applicant /Developers shall deposit the subsequent 2nd & 3rd installments of CWWC on or before 2nd & 3rd year ending date of approval respectively.
18. Other conditions to be complied by the applicant are as per the followings.
- The owner/applicant/Technical person shall strictly adhere to the terms and conditions imposed in the NOC/clearance given by the Tahasildar, Puri vide letter No. 7657 dtd.29.09.2022, 7675 dtd. 30.09.2022 & 7925 dtd. 13.10.2022, Administrator, Shree Jagananth Temple, Puri vide letter No. 722 dtd.16.01.2023, Range Fire Officer, Range-1, Cuttack vide Recommendation No. Recomm 1103100062022000879 dtd. 02.10.2022 & General Manager, WATCO Division, Puri vide letter No. 5478 dtd. 22.11.2022 & Dy. General Manager (Elect), TPCODL vide letter No. xxx dtd.xxx.
 - Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Rule -47 of ODA (Planning & Building Standard Rule-2020)
 - Plantation shall be provided as per Rule of 30 of ODA (P & B.S.) Rules, 2020 within the premises of the plot area without affecting vehicular movement.
 - The Architect/Applicant/Developer/ Structural Engineer/PMO are fully responsible for any structural failure/ defective construction/ damage in the event construction/development in carried out deviating the approved plan and beyond norms due to earthquake/cyclone/any other natural disaster etc. The authority shall in no way be held responsible for any cause in whatsoever manner.
 - No storm water/water shall be discharged to the public road/public premises and other adjoining plots.
 - Adhere to the provisions of ODA (Planning & Building Standard) Rules, 2020 strictly and conditions thereto.



- VII. The applicant shall use fly ash based products for construction such as: cement or concrete, fly ash bricks or blocks or tiles or clay fly ash bricks, blocks or tiles or clay fly ash bricks or blocks or tiles or cement fly ash bricks or blocks or similar products or a combination or aggregate of them, in your construction/project.
- VIII. Toilet block not connected to sewer system shall have onsite sanitation systems like septic tanks constructed as per IS-2470(Part-1)-1985 and leach Pit constructed as per IS-12314-1987.
- IX. The numbers of dwelling units/guest house room so approved and mentioned in the plan shall not be changed in any manner.
- X. The applicant shall get the EIDP approved towards development of External infrastructure, execute it and obtain clearance from Puri Municipality before Occupancy.
- XI. Plot No.82 with kism Jalasaya-1 shall be retained as such.
- XII. The developer shall ensure allotment /sale of MIG dwelling units to targeted group of MIG category only.

By the Orders of Vice-Chairman

Memo No.....171...../PKDA, Puri, dtd. 05/04/2023
Town & Regional Planning Member
Copy forwarded along with 2 (Two) copies of the approved plans to Sri Sri Rabindra Nath Senapati & others, POAH Sri Jagat Kumar Kar, Office No.5, 2nd floor, Block-2, MBC Bhawani Mall, Post/PS-Sahid Nagar, Bhubaneswar for information.

Memo No...../PKDA, Puri, dtd.....
Town & Regional Planning Member
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.

Memo No...../PKDA, Puri, dtd.....
Town & Regional Planning Member
Copy forwarded to Enforcement Section, PKDA for information and further necessary action.

Memo No...../PKDA, Puri, dtd.....
Town & Regional Planning Member
Copy to the Secretary, Odisha Real Estate Regulatory Authority, A-1, 3rd floor, Toshali Bhawan, Satya Nagar, Bhubaneswar for information.

Town & Regional Planning Member