



KALINGA NAGAR DEVELOPMENT AUTHORITY

AT-CHORADA, 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-181/19- 1106 /KNDA

Date 27/11/2020

Permission under Sub-section (3) of the Section-16 of the Orissa Development Authority Act'1982 is hereby granted in favour of **Sri Budhadev Rout, Secretary, Mount Letera Zee School, At-Kusunupur, P.o/P.s- Jajpur Road, Dist- Jajpur** for **Regularization of Existing (G+2) & (G+3) Storied School Building** over plot No. 524/1302, 526/1290, 527 & 527/1360, Khata-317/156,317/72, 317/71 & 317/84 of Mouza- Kusunupur and 1984, 1985, 1986, 1987, 1988, 1989, 1990,1991,1992,1993,1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003 & 2004 , KhataNo. 39 & 227 of Village Trijanga under the Development Plan Area of KNDA with the following parameters and conditions:

1. Parameters (in Sq.Mtr.):

Block	Floor	Built up area	Purpose of use
1. Academic Block (G+2)	Existing Ground Floor	2402.00 SQM	Educational (School)
	Existing First Floor	2312.30 SQM	Educational (School)
	Existing Second Floor	2312.30 SQM	Educational (School)
	Sub Total	7026.36 SQM	Educational (School)
2. Canteen Block (G+3)	Existing Ground Floor	160.19 SQM	Educational (School)
	Existing First Floor	160.19 SQM	Educational (School)
	Existing Second Floor	160.19 SQM	Educational (School)
	Existing Third Floor	160.19 SQM	Educational (School)
	Sub Total	640.76SQM	
Grand Total (1+2)		7667.36 SQM	

Other Parameter

F.A.R	0.42
Height	Academic Block-12.70 M Canteen Block- 14.20 M
Parking @25% (Open)	2986.49 SQM
Plantation@ 20%	3700 SQM
Trees @ 1 Tree /80 SQM	228 Nos Tree

Set Back

Set back	Academic Block	Canteen Block
Front	10.70 M	2.00 M
Rear	6.00 M	3.00 M
Left	8.50 M	5.00 M
Right	6.00 M	14.29 M

- The building shall be used exclusively for **Educational Building (School)** 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.

Mount Letera Zee School
Kusunupur, Jajpur Road
Pin:-755020

(Contd-P-2)

4. Parking space measuring **2,986.49 SQM** will not be used for any other purpose.
5. The land over which construction is proposed is accessible by an approved means access of **30'-0"** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7.
 - 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 KNDA (Planning & Building Standard) Regulation, 2017 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.
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 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.
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, 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.
11. 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.
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

Principal
Kushal Jaisour Road
Pin-751001

(Signature)

13. 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.
14. This permission is accorded on deposit of the followings:

Name of Fees	Amount in figure	Amount in word
Scrutiny fee	Rs.76,875/- (75,875+1,000)	Rupees seventy six thousand eight hundred and seventy five only
Sanction fee	Rs 2,30,021/-	Rupees two lakhs thirty thousand and twenty one only
Compounding fee for regularization of unauthorized construction of the building	Rs.30,66,944/-	Rupees thirty lakhs sixty six thousand nine hundred and forty four only
Compounding fee for unauthorized sub-divided Land	Rs.1,58,461/-	Rupees one lakh fifty eight thousand four hundred and sixty one only

15. **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 provision of KNDA (Planning & Building Standard) Regulation, 2017.
- 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-25 of KNDA (Planning & Building Standard) Regulation, 2017.
- 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 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. **Roof top Solar Panel shall be installation @ 5% of capacity prior to issuance of Occupancy Certificate.**
- IX. **Permission of Central Ground Water Authority (CGWA) for 58,500 liters/day along with the water bill shall be submitted prior to issuance of Occupancy Certificate.**
- X. **Drive way all around the Academic Building of 6.00 M shall be kept clear and hard surface with 45ton/m load capacity prior to issuance of Occupancy Certificate.**

- XI. Environment conditions for Building & Construction category-A shall be applicable for the building. The proof of which shall be submitted prior to issuance of Occupancy Certificate.
- XII. The applicant shall submit Fire Clearance Certificate from the Fire Authority prior to issuance of Occupancy Certificate.
- XIII. The applicant shall provide Rainwater Harvesting System as per provision of Regulation-42 of KNDA Planning & Building Standard Regulation, 2017.
- XIV. The applicant shall left the buffer zone under the existing 132 KV H.T Line as prohibited area and shall abide the rules & specification of the Electric Department and undertaking submitted thereof by the applicant.
- XV. The applicant shall make own arrangement of garbage collection, separation and disposal in scientific manner within the premises and provide the proof in support of this prior to issuance of occupancy certificate.
- XVI. 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.
- XVII. 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 sewerage within the premises.
- XVIII. All the passages around the building shall be developed with permeable block for absorption of rain water and seepage in to the ground.
- XIX. The applicant shall develop all the external infrastructure including parking, driveway, street light and barrier free access prior to issuance of occupancy certificate.
- XX. Provision for plantation @one tree per 80 SQM shall be kept and 20% of land shall be developed for plantation/greenery.
- XXI. The building shall exclusively be used for the purpose for which it is permitted

By Order

Patraiy
29-11-20

Planning Member/Authorised Officer
Kalinga Nagar Development Authority

Memo No. 1107.../KNDA, Jajpur Road

Date: 27/11/2020

Copy forwarded along with2 (Two).....copies of the approved plans to Sri Budhadev Rout, Secretary, Mount Letera Zee School, At- Kusunupur, P.o/P.s- Jajpur Road, Dist- Jajpur for information and necessary action.

Patraiy
29-11-20

Planning Member/Authorised Officer
Kalinga Nagar Development Authority

Mount Letera Zee Scho
Kusunupur, Jajpur Road
Pin- 755 001 (Dist- Jajpur)