PARADIP DEVELOPMENT AUTHORITY

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 Dillp Bhuyan for

(a) Sub-division of lands
(b) Construction of change of the use of land or building
(c) Construction of 5+3 Boarding House building
(d) Reconstruction of building
(e) Alteration of
(f) Alteration or additions in the existing building

Construction of Boarding House Building (Specify) in respect of Plot No.1420/1587, Khata No.-562/112, Mouza-Paradipgarh of G.P. of Paradipgarh within the Development Plan Area of Paradip Development Authority subject to following additions/restrictions.

(g) The Land/Building shall be used exclusively for BOARDING HOUSE purpose and the uses shall not be changed to any other use without prior approval of this Authority.
(h) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
(i) Parking space measuring 401 Sqmtr. as shown in the approved plans shall be kept open and no part of it will be built upon.
(j) The land over which construction is processed is accessible by an approved means of access of 25'-0” mt. width.
(k) The land in question must be in lawful ownership and peaceful possession of the applicant.
(l) The applicant shall free gift. 5'-0” wide strip of land in the Paradip Municipal Corporation/Municipality/NAC for the further widening of the road to the standard width.
(m) The permission is valid for period of three years with effect from the date of issue.
(n) Permission accorded under the provision of section 16 of ODA Act, cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
(o) Any dispute arising out of land record or in respect of right/title/interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
(p) Any other conditions.
(q) The plinth area set back Set-back & FAR as detailed below is to be strictly adhered :

Front- 5 mtr.
Rear- 3.15 mtr.
Side(L)- 2.67 mtr.
Side(R)- 3.08 mtr.
FAR – 1.4

PLANNINGA MEMBER
Contd..P/2
Memo No. 829 / PDA, Paradip dt. 2.11.15
Copy along with 2 (two) copies of approved plans to Sri Dillip Bhuyan, H.I.G.-138, Sailashree Vihar, Bhubaneswar.

Memo No. 840 / PDA, Paradip dt. 2.11.15
Copy with a copy of approved plan forwarded to Executive Officer, Paradip Municipality for information.

Memo No. 841 / PDA, Paradip dt. 2.11.15
Copy forwarded to the Director, Town Planning, Odisha, Bhubaneswar/Enforcement Section, Paradip Development Authority, Paradip for information and further necessary action.
OFFICE OF THE PARADIP DEVELOPMENT AUTHORITY

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

Shreyan Samantaray & Sarthak Samantaray for

(a) Sub-division of lands
(b) Construction of change of the use of land or building
© Construction of double storied Commercial (Hotel-cum-Restaurant) building
(d) Reconstruction of building
(e) Alteration of
(f) Alteration or additions in the existing building
Construction of Hotel-cum-Restaurant building (Specify) in respect of Plot No.1086(P), 1087(P), 1088(P) & 1089(P), Khata No. 527, Industrial Estate, Mouza- Paradipgarh of Paradip G.P within the Development Plan Area of Paradip Development Authority subject to following additions/restrictions.

(g) The Land/Building shall be used exclusively for Guest House purpose and the uses shall not be changed to any other use without prior approval of this Authority.
(h) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
(i) Parking space measuring 1200 sqft./mtr. as shown in the approved plans shall be kept open and no part of it will be built upon.
(j) The land over which construction is processed is accessible by an approved means of access of 40'-'0" ft. width.
(k) The land in question must be in lawful ownership and peaceful possession of the applicant.
(l) The applicant shall free gift. Nil wide strip of land in the Paradip Municipal Corporation/Municipality/NAC for the further widening of the road to the standard width.
(m) The permission is valid for period of three years with effect from the date of issue.
(n) Permission accorded under the provision of section 16 of ODA Act, cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
(o) Any dispute arising out of land record or in respect of right/title/interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
(p) Any other conditions.

Set-back & FIR as detailed below is to be strictly adhered:
Front- 20'-0"
Rear- 15'-0" (existing shade are to be demolished)
Side(L)- 30'-7"
Side(R)- 36'-5"

(q) The existing A.C. sheds shall be demolished before completion of the main building or within a period of three years which ever be earlier.

PLANNINGA MEMBER
Memo No. 414/PDA, Paradip dt. 08/12/15
Copy along with 2 (two) copies of approved plans to Shreyan Samantaray & Sarthak Samantaray, M/s. S.S. Hotel & Restaurant, At/PO- Paradipgarh, Dist.- Jagatsinghpur.

PLANNING MEMBER

Memo No. _______/PDA, Paradip dt. _______
Copy with a copy of approved plan forwarded to Executive Officer, Paradip Municipality for information.

PLANNING MEMBER

Memo No. 415/PDA, Paradip dt. 08/12/15
Copy forwarded to the Director, Town Planning, Odisha, Bhubaneswar/Enforcement Section, Paradip Development Authority, Paradip for information and further necessary action.

PLANNING MEMBER
OFFICE OF THE PARADIP DEVELOPMENT AUTHORITY

No. 74/PDA, Paradip, dt. 28.07.16

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 Bharat Chandra Sutar for

(a) Sub-division of lands
(b) Construction of change of the use of land or building
© Construction of double storied RESIDENTIAL building
(d) Reconstruction of building
(e) Alteration of
(f) Alteration or additions in the existing building
Construction of double storied RESIDENTIAL building (Specify) in respect of Plot No.181, Khata No. 82/106, Mouza, Niharunikandha of Paradipgarh G.P within the Development Plan Area of Paradip Development Authority subject to following additions/restrictions.

(g) The Land/Building shall be used exclusively for RESIDENTIAL purpose and the uses shall not be changed to any other use without prior approval of this Authority.
(h) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
(i) Parking space measuring NIL sqft./mtr. as shown in the approved plans shall be kept open and no part of it will be built upon.
(j) The land over which construction is processed is accessible by an approved means of access of 30’-0.” ft. width.
(k) The land in question must be in lawful ownership and peaceful possession of the applicant.
(l) The applicant shall free gift. Nil wide strip of land in the Paradip Municipal Corporation/Municipality/NAC for the further widening of the road to the standard width.
(m) The permission is valid for period of three years with effect from the date of issue.
(n) Permission accorded under the provision of section 16 of ODA Act, cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
(o) Any dispute arising out of land record or in respect of right/title/interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
(p) Any other conditions.

Set-back :
    Front- 6’-11”.
    Rear- 6’-6”
    Side(L)- 3’-3”
    Side(R)- 4’-1”

PLANNINGA MEMBER
Memo No. 75 /PDA., Paradip dt. 28.09.16
Copy along with 2 (two) copies of approved plans to Sri Bharat Chandra Sutar, son of Gopinath Sutar, At- Pratappur, P.O.-Gopiauda, Dist.- Jagatsinghpur.

Memo No. 76 /PDA., Paradip dt. 28.09.16
Copy with a copy of approved plan forwarded to Executive Officer, Paradip Municipality for information.

Memo No. 77 /PDA., Paradip dt. 28.09.16
Copy forwarded to the Director, Town Planning, Odisha, Bhubaneswar/Enforcement Section, Paradip Development Authority, Paradip for information and further necessary action.
Permission under Sub-Section(3) of the Section-16 of the Orissa Development Authorities Act, 1982 (Orissa Act’1982) the Revised Plan is hereby granted in favour of Praxiar India Pvt. Ltd. for construction of **G+4 Storied Apartment Building and G+1 Guest House** over Plot No.550 & 9/223,11 & 13/224, Khata No.225/207 & 82/18 respectively in Mouza- Nimidha and Niharunikandha respectively. Thana No.28 & 27 respectively in the Development Plan area of Paradeep Development Authority., Paradeep with the following parameters and conditions.

1. **Parameters** (in Sqmt. 10982.67 plot area)

<table>
<thead>
<tr>
<th>Covered area approved</th>
<th>Proposed use</th>
<th>No. of Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement Floor</td>
<td>Nil</td>
<td>Nil</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>1029.46 Sqmt. 220.34 Sqmt. 229.42 Sqmt. 146.86 Sqmt.</td>
<td>Residential (covered parking, lobby &amp; utility) Guest House Club House Services (Pump Room)</td>
</tr>
<tr>
<td>First Floor</td>
<td>1746.03 Sqmt. 224.42 Sqmt. 309.29 Sqmt.</td>
<td>Residential Guest House Club House</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>1746.03 Sqmt.</td>
<td>Residential</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td>1390.00 Sqmt.</td>
<td>Residential</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>1141.00 Sqmt.</td>
<td>Residential</td>
</tr>
<tr>
<td>F.A.R.</td>
<td>0.73</td>
<td></td>
</tr>
<tr>
<td>PARKING</td>
<td>3315.64 Sqmt (i.e., 41.26%)</td>
<td></td>
</tr>
<tr>
<td>TOTAL BUILD UP AREA</td>
<td>8035.90 Sqmt.</td>
<td>35 nos.</td>
</tr>
</tbody>
</table>

Setbacks to be provided

- Front setback 8.9 mtr. to 14.46 mtr.
- Rear set back 7.45 mtr.
- Left side set back 4.00 mtr.
- Right Side set back 9.57 mtr.

2. The building shall be used exclusively for RESIDENTIAL 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 3315.64 sqmt. as shown in the approved plan shall be left for parking of vehicles 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 of access of 39'-6" to 63'-6" in width.

6. The land in question must be in lawful ownership and peaceful possession of the applicant.

7. The applicant shall be abide by the terms and conditions imposed by Central Ground Water Authority vide letter No.320 dt. 20.02.2014 and State Pollution Control Board vide letter No.736 dt. 18.06.2014 and shall not dispose the waste water to nearby canal as per undertaking produced.

8. 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.

9. (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt, the owner or persons or persons under whose supervision the building is constructed from their responsibilities imposed under P.D.A. (Planning and Building Standard) Regulations-2001 or under any other law for the time being in force.

(ii) Approval of plans 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 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 the 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 clearances required to be obtained for the site/premises or activity under various other laws.

10. 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

11. Neither granting of the permit nor 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 NBC 2005 and these regulations.
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 periodic progress report notice of completion and notice in case of termination of services of Technical persons engaged by him and

(d) obtain an 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 kissam, the same may be converted to non-agricultural kissam under section-8 of OLR Act before commencement of construction.

(b) the owner/applicant shall obtain NOC from NAA/Environmental Clearance from Ministry of Forest and Environment, Govt. Of India and submit to P.D.A. wherever applicable, before commencement of construction.

(c) The owner/applicant shall get the structural plan and design vetted by the institutions identified by the Authority for buildings more than 30 mtr. height before commencement of construction.

14. Wherever 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. This permission is accorded on deposit/submission of the following

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount (in Rs.)</th>
<th>Amount in words</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance Scrutiny Fee</td>
<td>Rs.15,000.00</td>
<td>Fifteen thousand</td>
</tr>
<tr>
<td>Sanction fee</td>
<td>Rs.43,234.00</td>
<td>Forty three thousand two hundred thirty four</td>
</tr>
<tr>
<td>Compounding Fee</td>
<td>Rs.38,288.00</td>
<td>Thirty eight thousand two hundred eighty eight</td>
</tr>
</tbody>
</table>

16. 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 Asst. Fire Officer, Jagatsinghpur vide letter No.34 dt.04.01.2013 and Executive Officer, Paradeep Municipality vide letter No.261 dt.06.02.2014

ii) Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits.

iii) The space which is meant for parking shall not be charged to any other use and shall not be partitioned/closed in any manner.
iv) 20% of the parking space in group housing/apartment building shall be exclusively earmarked for ambulance, fire tender, physically handicapped persons and outside visitors with signage.

v) Plantation over 20% of the pot area shall be made by the applicant.

vi) Necessary barrier free environment for the physically challenged person, with signage shall be provided wherever applicable.

vii) The organised open space as shown in the plan (at least 15% of the area) shall be developed and maintained.

viii) The owner/Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defects. Authority will no way be held responsible for the same in what so ever manner.

ix) The concerned Architect/Applicant/Developer are fully responsible for any deviations additions and alterations beyond approved plan/defective construction etc. shall be liable for action as per the provisions of the Regulation.

17. The number of dwelling units so approved shall not be changed in any manner.

18. This revised plan approval supersedes the previous approved plan issued vide this office letter No.464/PDA.,dt.02.07.2014

By order

[Signature]

PLANNING MEMBER/AUTHORISED OFFICER
PARADEEP DEVELOPMENT AUTHORITY

Memo No. 83/PDAP.,dt. 03.02.16

Copy forwarded along with 1(one) copy of residential approved plans to Praxair India Private Limited, Mercury 2B Block, 6th Floor, Prestige Technology Park, Outer Ring Road, Marathahalli, Bangalore-560103 for information and necessary action.

[Signature]

PLANNING MEMBER

Memo No. 84/PDA.,Paradip dt. 03.02.16

Copy forwarded to the Director, Town Planning, Odisha, Bhubaneswar/Enforcement Section, Paradip Development Authority, Paradip for information and further necessary action.

[Signature]

PLANNING MEMBER
OFFICE OF THE PARADEEP DEVELOPMENT AUTHORITY, PARADEEP
2ND FLOOR OF PARADEEP MUNICIPALITY OFFICE

No. 120/PDA/Dated 03.03.16

OCCUPANCY CERTIFICATE

The work of erection, re-erection or material alteration undertaken in respect of plot No. 550 and 9/223 & 13/224, Khata no. 225/207 and 82/18, village/mouza- Nimidhi and Niharunikandha is completed under the supervision of Jui Mallik, Architect (Empanelment No.CA/98/23840) Soma Kazi, Structural Engineer (Empanelment No. M/108408/3) as per the completion certificate submitted. On inspection, it is observed that the erection, re-erection or alteration undertaken with respect to construction over the plot(s) conform to the approved plan and the conditions imposed vide revise approved letter No. 82/PDA, Dt.03.02.2016. The building is permitted for occupation for issue of occupancy subject to the following:

1. There shall not be any addition/alteration to the approved building without prior approval of the Authority.
2. There shall not be any change of use of the building without prior approval of the Authority.
3. The applicant and the Structural Engineer, Soma Kazi are fully responsible for the structural safety of the building as Structural Safety Certificate furnished by her.
4. The parking space shown in the plan shall not be changed or obstructed in any manner.
5. There shall not be any violation of the conditions of approval at any stage.
6. The condition imposed by following organizations shall be strictly adhered to.
   i) Pollution Control Board vide letter No.736/Dt.18.06.14.
   iii) N.O.C. from Paradeep Municipality for solid waste disposal vide letter No. 261/dt.06.02.2014.
   iv) N.O.C. from CGWA vide letter No. 320/dt. 20.02.2014.
   vi) Completion certificate/structural safety certificate
   vii) N.O.C. from Fire Department vide L. No. 1216/dt. 06.02.2016.

Planning Member/Authorized Officer
Paradeep Development Authority

Memo No. 121/PDA,Dt. 03.03.16

Copy forwarded to Praxair India Pvt. Ltd., Mercury 2B Block, 6th floor, Prestige Technology Park, Outer Ring Road, Marathahalli, Bangalore-560103 for information.
OFFICE OF THE PARADIP DEVELOPMENT AUTHORITY

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 Mrs. Bhabani Mohanty for

(a) Sub-division of lands
(b) Construction of change of the use of land or building
(c) Construction of double storied RESIDENTIAL building
(d) Reconstruction of building
(e) Alteration of
(f) Alteration or additions in the existing building

Construction of double storied RESIDENTIAL building (Specify) in respect of Plot No.LIG-17, Site & Services Scheme of P.D.A, Khata No. 225/107, Mouza, Nimidhi of Paradipgarh G.P within the Development Plan Area of Paradip Development Authority subject to following additions/restrictions.

(g) The Land/Building shall be used exclusively for RESIDENTIAL purpose and the uses shall not be changed to any other use without prior approval of this Authority.
(h) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
(i) Parking space measuring NIL sqft./mtr. as shown in the approved plans shall be kept open and no part of it will be built upon.
(j) The land over which construction is processed is accessible by an approved means of access of 20'-0." ft. width.
(k) The land in question must be in lawful ownership and peaceful possession of the applicant.
(l) The applicant shall free gift. Nil wide strip of land in the Paradip Municipal Corporation/Municipality/NAC for the further widening of the road to the standard width.
(m) The permission is valid for period of three years with effect from the date of issue.
(n) Permission accorded under the provision of section 16 of ODA Act, cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
(o) Any dispute arising out of land record or in respect of right/title/interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
(p) Any other conditions.

Set-back:
Front- 6'-6".
Rear- 6'-6"
Side(L)- 5'-0"
Side(R)- 5'-0"
Memo No. 123/PDA.,Paradip dt. 03.03.16
Copy along with 2(two) copies of approved plans to Mrs. Bhabani Mohanty,Nimidhi,Paradeepgarh.

Memo No. 124/PDA.,Paradip dt. 03.03.16
Copy with a copy of approved plan forwarded to Executive Officer, Paradip Municipality for information.

Memo No. 125/PDA.,Paradip dt. 03.03.16
Copy forwarded to the Director, Town Planning, Odisha, Bhubaneswar/Enforcement Section, Paradip Development Authority, Paradip for information and further necessary action.

PLANNING MEMBER

OK
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 Salu Kishore Mallick for:

(a) Sub-division of lands
(b) Construction of change of the use of land or building
(c) Construction of double storied RESIDENTIAL building
(d) Reconstruction of building
(e) Alteration of
(f) Alteration or additions in the existing building

Construction of double storied RESIDENTIAL building (Specify) in respect of Plot No.LIG-19 (C)

Site & Services Scheme of P.D.A, Khata No. 225/107, Mouza, Nimidhi of Paradipgarh G.P within the Development Plan Area of Paradip Development Authority subject to following additions/restrictions.

(g) The Land/Building shall be used exclusively for RESIDENTIAL purpose and the uses shall not be changed to any other use without prior approval of this Authority.
(h) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
(i) Parking space measuring NIL sqft./mtr. as shown in the approved plans shall be kept open and no part of it will be built upon.
(j) The land over which construction is processed is accessible by an approved means of access of 20'-0." ft. width.
(k) The land in question must be in lawful ownership and peaceful possession of the applicant.
(l) The applicant shall free gift. Nil wide strip of land in the Paradip Municipal Corporation/Municipality/NAC for the further widening of the road to the standard width.
(m) The permission is valid for period of three years with effect from the date of issue.
(n) Permission accorded under the provision of section 16 of ODA Act, cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
(o) Any dispute arising out of land record or in respect of right/title/interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
(p) Any other conditions.

Set-back:
Front- 6'-6”.
Rear- 6'-6”
Side(L)- 5'-0”
Side(R)- 4'-9”

PLANNINGA MEMBER
Memo No. 127 /PDA., Paradip dt. 03.03.16
Copy along with 2(two) copies of approved plans to Salu Kishor Mallick, AT-GJAI Colony, Qr. No. 450, Madhuban, Paradeep.

MEMBER

PLANNING MEMBER

Memo No. 128 /PDA., Paradip dt. 03.03.16
Copy with a copy of approved plan forwarded to Executive Officer, Paradip Municipality for information.

MEMBER

PLANNING MEMBER

Memo No. 129 /PDA., Paradip dt. 03.03.16
Copy forwarded to the Director, Town Planning, Odisha, Bhubaneswar/Enforcement Section, Paradip Development Authority, Paradip for information and further necessary action.

MEMBER

PLANNING MEMBER