



By Regd.post.

CUTTACK DEVELOPMENT AUTHORITY
ARUNODAYA BHAWAN: LINK ROAD: CUTTACK-12.

[See regulation-9(A)]
FORM-II

[See Rule -10 (5) of ODA (P&BS) Rules, 2020]

No...../CDA,Cuttack.
File No. PLN-BDP-76/2020.

Dated –

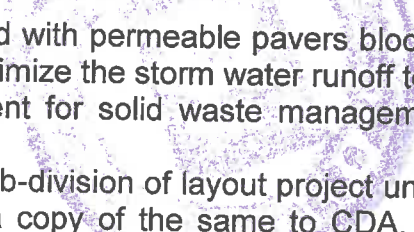
Permission under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour of **Mr. Antaryami Badu, Chairman, M.D. Citicon Engineers Ltd. for approval of revised residential layout Plan proposed over revenue plot no.1694, 1695/2354, 1700, 1701, 1702, 1703, 1704, 1704/2015, 1705, 1706, 1708, 1709, 1710, 1723, 1724 & 1725 Khata No. 592/514,592/531,592/685, 61,11, 592/288,592/277,592/517,592/556 & 592/547 Mouza- Chakradharpur , P.S. 13 in the Development Plan area of Cuttack Development Authority subject to following Conditions/Restrictions.**

GENERAL CONDITIONS:-

- i. The development shall be undertaken strictly according to approved sub-divisional layout plan (enclosed).
- ii. The land in question must be in lawful ownership and peaceful possession of the applicant.
- iii. The permission granted under these rules/regulations shall remain valid up to three years from the date of issue of permission .However, if the construction/development work is not completed within the validity period, the permission shall have to be revalidated before the expiry of the above period on payment of such fee as prescribed under ODA (CAF) Rules, 2016 and such revalidation shall be valid for one year.
- iv. Permission accorded under the provision of section 16 of ODA Act, 1982 cannot be construed as an evidence to claim right, title and interest over the plot on which the permission been granted.
- v. If any dispute arises with respect to right, title, interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.
- vi. Any construction and development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority.

SUB-DIVISIONAL LAYOUT:--

1. (i) The sub-division of land shall be used exclusively for Residential purpose and the uses shall not be changed to any other use without prior approval of this Authority.
(ii) The land over which sub-division layout is proposed is accessible by an approved means of access of minimum 12 Mtr. in width.
(iii) The applicant shall ensure construction and connection of storm water drain up to the public disposal point at own cost.
2. Internal road network shall not be blocked by any boundary wall/gate/ physical obstruction.

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3. The entire Layout roads shall be developed with permeable pavers block along with recharging pits of adequate capacity to minimize the storm water runoff to the drain.
 4. The applicant shall make own arrangement for solid waste management through involvement of public/private agencies.
 5. The applicant is required to register the sub-division of layout project under ORERA as per the RERA Act, 2016 and submit a copy of the same to CDA. Also all the stipulated provisions of ORERA in respect of sale/allotment/purchase shall be adhered to by the applicant/owner/developer.
 6. The development shall be undertaken strictly according to plans enclosed with this permission.
 7. The Developer shall ensure the development of all external infrastructure facilities (EIDP) for filling the gap in the infrastructure deficit in the periphery of the project and get the External Infrastructure Development Plan approved by the EIDP Committee of CDA.
 8. The applicant shall comply all the stipulated norms as envisaged in CDA (P&BS) Regulation 2017& ODA (P&BS) Rules, 2020 for approval of sub-divided layout plan.
 9. The road road side drains , open space/civic amenities space etc.as shown in the layout plan shall be developed by the applicant/land owner /agreement holder etc. at their own cost and free gifted the same to society/local Authority as per norm.
 10. The approach road connected upto the proposed layout shall be developed maintaining required width in consultation with the concern agency.
 11. The Authority shall not permit construction of building on any of the sub-plots under section 16 of ODA Act, 1982, unless the internal roads, open space, civic amenities are developed and free gifted to the concerned Authority.
 12. Water supply, Electricity and Sewerage disposal are to be provided in the layout are developed by applicant at their own cost and transfer to respectively Govt. agencies/local Authority for future maintenance.
 13. Plantation in the open space and along with the internal roads to be made before sale and purchase of sub-plots.
 14. The storm water drain shall constructed and connected upto public disposal point at the cost of the applicants. Further all road side drains are to be developed maintaining proper slope so as to convey the storm water to the public drain for verification of CDA.
 15. All the sub-plots are to be demarcated strictly as per approved layout plan.
 16. Garbage collection points are to be provided at suitable location in the layout area.
 17. The sub-plots earmarked for EWS/LIG plots shall be allocated /allotted/sold as the provision in the policy for housing for all in Urban Area, Odisha.
 18. The applicant shall ensure connectivity of adequate width of approach to plot no.1704 without any hindrance .
 19. The earlier layout approval letter no. 1913/CDA, dt.10.02.2022 is hereby superseded in view of submission of revised plan.
 20. The layout plan is approved on payment of following fees.
 - a) Rs.29,99,000/- (Rupees twenty nine lakhs ninety five thousand) only towards security deposit in shape of Bank Guarantee no. 21759BG000007, 21795BG000008, 21795BG000005 & 21795BG000006 dt. 17.11.2021 of Karnatak Bank Ltd. valid upto 17.11.2025.

c) Rs.5,68,082/- (Rupees five lakhs sixty eight thousand eighty two) only towards land compounding fees.

21. The layout is approved with following Land use Analysis.

Sub plot area Residential:- Ac 7.187 dec (63.08%)

Road area : Ac 3.016 dec. (26.88%)

Open space, civic amenities Ac 1.143 dec. (10.03%)

Ac 11.391 dec. (100%)

22. The applicant shall submit completion certificate after development of the layout to CDA, Cuttack for necessary verification.

By Order.

Planning Member,
Cuttack Development Authority

Memo No. 1719 BP/CDA, Cuttack 22/2/2023

Copy along with 2(Two) copies of the approved plans are forwarded herewith to Mr. Antaryami Badu, Chairman/MD, M/S Citicon Engineers Pvt. Ltd. Plot No.540, Sahid Nagar, Bhubaneswar, Dist- Khurda .

Planning Member,
Cuttack Development Authority

Memo No. _____/BP/CDA, Cuttack

Copy with a copy of approved plan forwarded to the Secretary Cuttack Development Authority for information and further necessary action.

Planning Member,
Cuttack Development Authority

Memo No. _____/BP/CDA, Cuttack

Copy forwarded to the Enforcement Officer, CMC Department/Director of Town Planning, Odisha, Bhubaneswar/Enforcement Section, CDA.

Planning Member,
Cuttack Development Authority



CUTTACK DEVELOPMENT AUTHORITY

ARUNODAYA BHAWAN, LINK ROAD, CUTTACK-12.

Order for Grant of Permission

No. _____/CDA, Cuttack, Dated _____
BP. No.PLN-BDP-76/2020



Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authority Act 1982 (Orissa Act,1982) is hereby granted in favour of **Dhirendra Kumar Das, Bijaya Kumar Khuntia, Nandan Srinivas & Uchhab Lenka,C/o- Antaryami Badu (Citicon Engineers Ltd.)** for approval of **Sub-division Layout plan proposed over plot No. 1694, 1695/2354, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1704/2015, 1708,1709, 1710,1723,1724, 1725, 1710/3258, 1695 & 1705/3266,Khata No.592/514, 592/556, 592/685, 592/685, 592/685, 592/685, 61, 11, 592/288, 592/277, 592/685, 592/517, 592/556, 592/288, 11, 592/547, 592/1492, 592/653, 592/1506** Kissam- **Gharabari** of Mouza- **Chakradharpur, P.S No. 13** in the Development plan area of Cuttack Development Authority subject to the following conditions/ restrictions:-

1. a)
 - i) The sub-division of land shall be exclusively used for Residential purpose and the use shall not be changed to any other use without prior approval of this Authority.
 - ii) The development shall be undertaken strictly according to plan (enclosed).
 - iii) Open space/civic amenities measuring Ac 1.321decimal as shown in the approval layout plan shall be left free gifted and no part of it will be used for any other purposes other than the use approved.
 - iv) The land over which the sub-division layout is proposed is accessible by means of access of 12mtr./40'-0" (feet) in width.
 - v) The land in question must be in lawful ownership and a peaceful possession of the applicants.
 - vi) The permission is valid for a period of three years with effect from the date of its issue.
- b) Permission accorded under the provision of section-16 of ODA Act, cannot be construct as evidence in respect of right, title, interest of plot and connected road over which the plan is approved.
- c) Any dispute arising out of land record or in respect of right, title interest after this approval, the layout plan shall be treated automatically cancelled during the period of dispute.
2. The layout plan is approved on payments of following fees:-
 - a) **Rs. 29,99,000/- (Twenty nine lakhs ninety nine thousand) only towards Security deposit in shape of Bank Guarantee No-21759BG000007, 21795BG000008, 21795BG000005 & 21795BG000006 dated 17.11.2021 of Karnataka Bank Ltd. Valid upto 17.11.2025.**
 - b) **Rs. 2,38,245/- (Two lakhs thirty eight thousand two hundred forty five)only towards Scrutiny fees.**
 - c) **Rs. 5,68,082/- (Five lakhs sixty eight thousand eighty two)only towards land Compounding fees.**
 - d) The applicant shall comply all the stipulated norms as envisaged in CDA (P&BS) Regulation-2017 for approval of sub-division lay-out plan.
 - e) The road, road side drains, open space/civic amenities space etc. as shown in the lay-out plan shall be developed by applicant/land owner/agreement holder etc. at their own cost and free gifted the same to society/ Local Authority as per norm.
 - f) The approach road connected up to the proposed lay-out shall be developed maintaining required width in consultation with the concern agency.

- g) The Authority shall not permit construction of building on any of the sub-plots under section-16 of ODA Act 1982 unless the internal roads open space civic amenities developed and free gifted to the concern authority
- h) Water supply, Electricity and sewerage disposal are to be provided in the layout area developed by applicant at their own cost and transfer to respectively Govt. agencies/ Local Authority for further maintenance.
- i) Plantation in the open space and along with the internal roads to be made before sale and purchase of the sub-plots.
- j) The storm water drain shall constructed and connected up to public disposal point at the cost of the applicants, Further all road side drains are to be developed maintaining proper slope so as to convey the storm water to the public drain for verification of CDA.
- k) All the sub-plots are to be demarcated strictly as per the approved layout plan.
- l) Garbage collection points are to be provided at suitable location in the layout area.
- m) The applicant shall register the project before ORERA as per their Act before sale/purchase of the plots.
- n) The sub plots earmarked for EWS/LIG plots shall be allocated/allotted/sold as the provision in the Policy for Housing for All in Urban Area, Odisha.

3. Land use of Analysis of plots

Sub-plot area Residential –	Ac. 7.408 dec. (62.94%)
Road area –	Ac. 3.127dec. (26.57%)
Open space civic amenities-	Ac. 1.325 dec. (10.49%)
Grand total –	Ac. 11,770 dec. (100%)



By order

(Signature)
Planning Member,
Cuttack Development Authority.

Memo No. 1914 /CDA, Dated. 10/2/2022

Copy along with 2(Two) copies of the approved Layout plans are forwarded herewith to **M/S Citicon Engineers Pvt. Ltd. Chairman/MD-Mr Antaryami Badu and others, Plot No.540, Saheed Nagar, Bhubaneswar, Dist- Khurda.**

(Signature)
Planning Member,
Cuttack Development Authority.

Memo No. _____ /BP/CDA, Cuttack the

Copy with a copy of approved plan forwarded to the Municipal commissioner, Cuttack Municipal Corporation/Executive Officer Cuttack Municipality for information and further necessary action.

(Signature)
Planning Member,
Cuttack Development Authority.

Memo No. _____ /BP/CDA, Cuttack the

Copy forwarded to the Land Officer, Department/Director of Town Planning, Odisha, Bhubaneswar/ Enforcement Section, CDA.

(Signature)
Planning Member,
Cuttack Development Authority.

Memo No. _____ /BP/CDA, Cuttack the

Copy to **Sri K.C.Mishra** Amin for information and necessary action.

(Signature)
Planning Member,
Cuttack Development Authority.

07 AUG 2023

NOTARISED



Mr. Antaryami Badu, aged about 50 years, S/o Late Balshubra Chandra Badu, Managing Director of M/s.Citicon Engineers Ltd. A company incorporated under the companies act, 1956 having its registered office at Plot no- 540, Sahid Nagar, Near Sahid Sporting Club, Bhubaneswar, Khordha, Odisha -751007 do hereby solemnly declare, undertake and state as under;

REGD. NO. 08/2012
MOA NO. 191/59015877213

The promoter is going to develop residential layout plan over plot no- 1694& others in Mouza- Chakradharpur, after being due approval obtain due approval from Cuttack Development Authority, Cuttack vide letter no- 1718,dated- 22.02.23.

That as per term & conditions of approval letter in point no 11, Open space & civic amenities, Internal roads in respect of the project will be gifted away in favour of Block development officer baranga.

That the gift deed to be executed is a long process and it will take some more time.

That I do hereby undertake that the promoter shall not alienate any Sub plot before execution of gift deed to the proper authority.

That this affidavit is required to be produced before the concerned authority for information and necessary action.

That, the facts stated above are true to the best of my knowledge and belief.

Identified by:

Antaryami Badu
07.08.2023

FOR CITICON ENGINEERS LTD
Antaryami Badu
CHAIRMAN-CUM-MANAGING DIRECTOR

DUSASAN SAMANTRAY
NOTARY GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 08/2012
MOA NO. 191/59015877213

07.08.2023 Notary public BBR

