



**CUTTACK DEVELOPMENT AUTHORITY**  
ARUNODAYA BHAWAN: LINK ROAD: CUTTACK



No. \_\_\_\_\_/CDA/Dated

BP.No. -476/18

FORM-II

[See regulation-9(A)]

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 Sri. Prasanna Kumar Sahoo, Sri. Satya Prasanna Sahoo, Sri. Chinmay Sahoo, Smt. Kananbala Sahoo, Smt. Kalyani Sahu, Sri. Akash Sahu & Bidisha Sahu Represented through G.P.A. Holder Sri. Ravi Kumar Modu, Director Mahadev Griha Nirman, Pvt. Ltd. for construction of Stilt+8 multi storied Residential building with S+2 storied Society -cum-Community Hall building over corresponding to Revenue plot no.1388 Khata no.88, Mouza- Unit-29, Chauliaganj, Cuttack under Cuttack Municipal Corporation in the Development plan area of Cuttack with the following parameters and conditions;

1. **Parameters;**

Plot area-4037.29 m<sup>2</sup> (As per Possession)

<u>Current area approved</u>		<u>Proposed Use</u>	<u>No. of dwelling Units</u>
Basement floor	-	-	-
Stilt floor	1518.02 m <sup>2</sup>	Parking+Service area	-
1 <sup>st</sup> floor	1106.07 m <sup>2</sup>	Residential (Apartment)	10 no. (Ten)
2 <sup>nd</sup> floor	1106.07 m <sup>2</sup>	Residential (Apartment)	10 no. (Ten)
3 <sup>rd</sup> floor	1106.07 m <sup>2</sup>	Residential (Apartment)	10 no. (Ten)
4 <sup>th</sup> floor	1106.07 m <sup>2</sup>	Residential (Apartment)	10 no. (Ten)
5 <sup>th</sup> floor	1106.07 m <sup>2</sup>	Residential (Apartment)	10 no. (Ten)
6 <sup>th</sup> floor	1106.07 m <sup>2</sup>	Residential (Apartment)	10 no. (Ten)
7 <sup>th</sup> floor	1106.07 m <sup>2</sup>	Residential (Apartment)	10 no. (Ten)
8 <sup>th</sup> floor	1106.07 m <sup>2</sup>	Residential (Apartment)	10 no. (Ten)
Society Stilt floor	88.88 m <sup>2</sup>	Parking+Service area	-
Society 1 <sup>st</sup> floor	88.88 m <sup>2</sup>	Society Hall	-
Society 2 <sup>nd</sup> floor	74.30 m <sup>2</sup>	Community Hall	-
Total F.A.R area	9085.24 m <sup>2</sup>	-	-
F.A.R	2.25	-	-
Height	26.85 mtr.	-	-
Plantation area	807.658 m <sup>2</sup>	-	-
Total Built up area	10518.64 m <sup>2</sup>	-	-
<b>Setbacks provided</b>			
Front Set back	9.23 mtr. & 9.57 mtr.	Nine point two three metre & Nine point five seven metre.	
Rear Set back	9.77 mtr. & 9.88 mtr.	Nine point seven seven metre & Nine point eight eight metre.	
Left side	9.16 mtr. & 12.35 mtr.	Nine point one six metre & Twelve point three five metre.	
Right side	10.46 mtr. & 22.01 mtr.	Ten point four six metre & Twenty two point zero one metre.	

- This permission has been limited to S+7 storied building only. The 8<sup>th</sup> floor shall only be permitted after deposit of Rs,31,18,750/- with CDA towards 0.25 premium FAR obtaining necessary clearance from CDA.
- 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.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring 2231.615 m<sup>2</sup> 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.

Mahadev Griha Nirman Pvt. Ltd.

Director

Smt. L. Manoj Saha

6. The land over which construction is proposed is accessible by an approved means of access of 15.24 ms in width.
7. The land in question must be in lawful ownership and peaceful possession of the applicant.
8. The permission granted under these regulations shall remain valid upto 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 fees 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 person or persons under whose supervision the building is constructed from their responsibilities imposed under CDA (Planning & Building Standards) Regulations-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 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 requirement 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 specification, 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 2016 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) The applicant shall adhere to the condition given by, Fire Prevention wing vide their letter no 3033/CR-FPS, Dt.20.9.18, obtain necessary clearance from CGWA in respect of starting of ground water before commencement of work as per condition given by PH Department vide their letter no. 13413 dt.23.8.18, electric installation and connection as per CESU letter no 5684 dt.23.8.18 and comply all the stipulated condition given by CMC Curtack vide their Letter no.161/1P/CMC, Dt.21.8.18 and submit needful periodic comply before CDA.
  - c) The applicant shall ensure proper drainage from the basement, provision of ramp for entry and exit as per regulation and shall not allowed any vehicle to be park within the setback/public road in any manner
  - d) Obtain wherever applicable from the Competent Authority permission/clearance required in connection with the proposed work.
  - e) Give written notice to the Authority before commencement of work, periodic progress report, notice of completion and notice in case of termination of services of Technical persons engaged by him and
  - f) Obtain an Occupancy Certificate from the Authority prior to occupancy of building in full or part.
13. a) In case the full plot or part thereof on which permission is accorded is agricultural kisan, the same may be converted to non-agricultural kisan under section-8 of OLR Act before commencement of constructions.

Mahadev Griha Nirman Pvt. Ltd.

Smile Anand  
Director

- b) The Owner/applicant shall obtain NOC from NAAI/Environmental Clearance from Ministry of Forest and Environment, Govt. of India and submit to CDA whenever applicable, before commencement of constructions.
- c) The Owner/applicant shall get the structural plan and design vetted by the Govt. Engineering College before starting construction of the project
14. Whenever 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. 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.
16. 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.
17. This permission is accorded on deposit/submission of the following.

Item	Amount (in Rs.)	Amount in words
Form fee	Rs. 3000/-	Rupees Three thousand only.
Scrutiny fee	Rs. 2,65,470/-	Rupees Two lakhs sixty five thousand four hundred seventy only.
Sanction fee	Rs. 4,03,510/-	Rupees Four lakhs three thousand five hundred ten only.
Retention fee	Rs. 3000/-	Rupees Three thousand only.
Shelter fund in the exchange of 10% EWS Housing	Rs. 42,77,160/-	Rupees Forty two lakhs seventy seven thousand one hundred sixty only.
Building & other construction Workers Welfare Cess.	Rs. 19,99,490/-	Rupees Nineteen lakhs ninety nine thousand four hundred ninety only.

**Other conditions to be complied by the applicant are as per the following:**

18. The owner /applicant/Technical person shall strictly adhere to the terms and conditions imposed in the NOC/Clearances given by Fire Prevention Officer/National Airport authority/SEIAA Ministry of Forest & Environment/PHED etc. wherever applicable.
19. Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Regulation-42 of CDA (Planning & Building Standards ) Regulations, 2017.
20. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
21. 20% of the parking in group housing, apartment buildings shall be earmarked and open to all for visitors as per regulation 32 (10) of CDA (P & B S.) Regulations, 2017.
22. Plantation over 10%/20% of the plot area shall be made by the applicant as per the Regulation. 25 of CDA (P&BS) Regulations-2017.
23. If the construction/development are not as per the approved plan/deviated beyond permissible norms, the security deposit shall be forfeited and action shall be initiated against the applicant/builder/developer as per the provisions of the ODA Act. 1982 Rules and Regulations made there under.
24. 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 be no way be held responsible for the same in what so ever manner.
25. The concerned 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.

26. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from CMC/CDA before commencement of construction.
27. All the stipulated conditions of the NOC /clearances given by CMC.PHED. shall be adhered to strictly. All the fire fighting installation etc. are to be ensured and maintained by the applicant as per stipulation of NBC, 2016.
28. No Storm water/water shall be discharged to the public road/public premises and other adjoining plots.
29. Adhere to the provisions of CDA (Planning & Building Standards) Regulations strictly and condition thereto.
30. Submit NOC towards fire safety from Competent Authority before obtaining Occupancy Certificate.
31. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake /cyclone/any other natural disaster.
32. If completion certificate is submitted by the applicant then.
  - The CWWC shall be recovered from the security deposit and the balance amount shall be refunded to the applicant at the time of issue of Occupancy Certificate.
  - If Completion certificate is not submitted before expiry of validity period of approved plan then-
    - i. in case of non-submission of completion certificate on expiry of validity period CWWC will be recovered from the security deposit.
    - j) In case security deposit is forfeited due to violation of the conditions U/S 7 of CDA (Planning & Building Standard) Regulations-2017 will be recovered out of the security deposit.
  - k) The number of dwelling units so approved shall not be changed in any manner
33. The project shall be registered with RERA as per their Act.
34. The applicant shall ensure all provision of Odisha Apartment Ownership Act, 1952 in regulation of the building by the purchaser and seller.

By order.

PLANNING MEMBER/AUTHORISED OFFICER  
CUTTACK DEVELOPMENT AUTHORITY

Memo No. 4315 /CDA. Dated 7/3/19

Copy forwarded along with two copies of the approved plan to Sri. Ravi Kumar Modak, Director, M/S Mahadev Griha Nirman Pvt. Ltd., Plot No.S1/111, Sector-A, Zone-A, Manchewar Industrial Estate, Bhubaneswar for information and necessary action.

PLANNING MEMBER/AUTHORISED OFFICER  
CUTTACK DEVELOPMENT AUTHORITY

Memo No. \_\_\_\_\_/CDA. Dated \_\_\_\_\_

Copy with a copy of the approved plan forwarded to the Commissioner, Cuttack Municipal Corporation for information

PLANNING MEMBER/AUTHORISED OFFICER  
CUTTACK DEVELOPMENT AUTHORITY

Memo No. \_\_\_\_\_/CDA. Dated \_\_\_\_\_

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar (In case of lease plot/Director of Town Planning, Orissa, Bhubaneswar.

PLANNING MEMBER/AUTHORISED OFFICER  
CUTTACK DEVELOPMENT AUTHORITY

Mahadev Griha Nirman Pvt. Ltd.  
Director

Sanku Kumar Sanku  
Director