



**FORM NO. II**  
**TALCHER-ANGUL-MERAMANDALI DEVELOPMENT AUTHORITY**  
**(TAMDA) ANGUL -759122**  
**{{ See Regulation -10(2)}}**

No. 2603 / TAMDA, Dated. 3-10-18/2018  
File No BP/ 209 /2014

Permission under sub-section (3) of the section - 16 of the ODA Act, 1982 (Odisha Act, 1982) is hereby granted in favour of Sri Sunil Kumar Agarwalla, S/o Hariram Agarwalla and M/S Sheetal Real Estate Pvt. Ltd., Director Sunil Kumar Agarwalla, At/PO/Dist Angul for construction of a B+G+7 Multi-storied Commercial cum Residential Building Plan over Plot No:- 577/2819, 542/2561, 577/2689, 540, 541, 578, 578/1937, 577/2740, 577/2741 & 577/2851 Khata No.302/821, 302/850, 302/977, 302/985, 302/893, 302/896, of mouza - Hulurisinga Thana No.63 of Angul Municipality within the Development Plan area of TAMDA, Angul subject to following conditions/restrictions.

**1. (A) Parameters Approved: Plot Area- Ac. 1.130 (4578.437 Sqm).**

Category	Total built up area	FAR Area
Basement floor	3077.0 Sqm ( Parking-2952.0 sqm) (Commercial-125.0 sqm)	
Ground floor	2134.0 Sqm ( Parking-1186.0 sqm)	Commercial - 635 Sqm
1 <sup>st</sup> floor	1740.0 Sqm	1590 Sqm
2 <sup>nd</sup> floor	1698.0 Sqm	1590 Sqm
3 <sup>rd</sup> floor	1581.0 Sqm	1526 Sqm
4 <sup>th</sup> floor	1581.0 Sqm	1526 Sqm
5 <sup>th</sup> floor	1581.0 Sqm	1526 Sqm
6 <sup>th</sup> floor	1581.0 Sqm	1526 Sqm
7 <sup>th</sup> floor	1581.0 Sqm	1526 Sqm
F.A.R	2.5	
Height	23.55 sqm	
Parking	4138 Sqm	
Coverage	46.6 %	
Total Built up area	16554 Sqm	11445 Sqm

**SETBACKS APPROVED TO BE PROVIDED**

Front side Setback	8.00 Mtr
Rear side Setback	8.00 Mtr
Left side Setback	8.00 Mtr
Right side Setback	8.00 Mtr

- The above approval is accorded with FAR 2.0 against the proposed FAR of 2.50 considering the base FAR of 2.0. The balance 0.50 FAR shall be regulated as per OTDR Rules-2015.
- The building shall be exclusively used for Commercial cum Residential purpose and the use shall not be changed to any other use without prior approval of the Authority.
- The development shall be undertaken strictly according to the approved plans enclosed with necessary permission endorsement.
- Parking space measuring 4138 Sqm as shown in the approved plan shall be left for parking of vehicles and no part of it will be converted or used for any other purpose other than parking.

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6. The land over which construction is proposed is accessible by an approved means of access of...**18.00**.... meter in width. Also the applicant will have to develop and connect infrastructures like road, drain, water supply, electricity and sewerage system from the existing main road/system to the plot in question at his/her own cost.
7. This permission is valid for a period of **three years** with effect from the date of issue. In case of renewal of the approved building plan, it is revalidated for a period of **three years** under Section-20 of the ODA Act, 1982 with effect from the date of issue of the letter subject to the conditions and restrictions indicated in this letter.
8. **As per the Building Regulation,**
- i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person/persons under whose supervision the building is constructed from their responsibilities imposed under these Regulations 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 requirements or licenses or clearances required for the site/premises or activity under various other Laws.
9. 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. Permission accorded under the provision of Section 16 of ODA Act, 1982 cannot be construed as evidence in respect of right title and interest of the plot over which the permission has been accorded and plan has been approved. In case, this permission has been obtained by the applicant(s) from TAMDA, Angul without having proper title on land or building this permission issued in the instant case, does not conform any title to the applicants over the land or building covered by this permission. If the applicant(s) does anything without having any title to the land/building he does so at his own risk and the permission will be treated as cancelled without any liability of TAMDA, Angul.
10. This permission is accorded on deposit/submission of the following :

Items.	Amount (in Rs.)	Amount in words
Form fee	Rs. 3,000.00	Rupees Three thousand only
Scrutiny fee	Rs. 93,275.00	Rupees( Ninety three thousand two hundred seventy five) only
Shelter fee	Rs. 35,96,530.00	Rupees ( Thirty five lakhs ninety six thousand five hundred thirty ) only
Fire fighting fee	Rs. 16,554.00	Rupees ( Sixteen thousand five hundred fifty four) only
Non earning refundable Security Deposit submitted in shape of BG of SBI valid up to 25.5.2020	Rs. 16,55,400.00	Rupees ( Sixteen lakhs fifty five thousand four hundred) only

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11. The applicant has to comply all the stipulated conditions of the Fire recommendation given by Chief Fire Officer, Fire Prevention Wing, Cuttack as communicated vide their letter No. 6638/FPW dt.03.4.2018.
12. The applicant has to comply all the stipulated conditions given by CESU, Odisha in respect of power installation and connection as communicated to the applicant vide their letter No. 8046 dt.12.9.2014.
13. The applicant has to obtain necessary clearance/NOC from Central Ground Water Authority (CGWA) in respect of water connection supply to the project as per the views of AEE, P.H Sub-Division, Angul vide their letter No. 2652 dt. 22.11.2014.
14. The applicant shall ensure all the stipulated conditions given by the E.O, Angul Municipality vide their letter No. 6694 dt. 14.7.2015 in respect of drainage and sanitation. Further in case of any requirement of storm water connectivity /up-gradation of the storm water drainage system up to the public disposal point, the applicant shall ensure the same at their own cost in consultation with Angul Municipality.
15. The applicant has to submit necessary, empanelment certificate of the concern Structural Engineer, Electrical Engineer empanelled with DTP, Odisha as per ODA (CAF) Rules'2016 before starting construction of the project.
16. The applicant shall make necessary registration of the project with RERA as per their Act.
17. The applicant shall adhere to the stipulation of Ministry of Environment, Forest & Climate change with regard to ensuring sustainable environmental management, solid & liquid waste management, Rain Water Harvesting etc. applicable for category " C" building (50000-150000 sqm) as per the provision of Annexure-III (Tab-3) of TAMDA ( P&BS) Regulations-2017. Further in this regard necessary consent of OSPCB shall be obtained before commencement of work in respect of Environmental management issues.
18. Wherever tests of any material 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 buildings and for such period thereafter as required by the Authority.
19. 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.
20. Storm water from the premises and roof top shall be conveyed and discharged to the rain water recharging pits as per existing TAMDA (Planning & Building Standards) Regulation.
21. 20% of the parking space shall be exclusively earmarked for ambulance, fire tender, physically handicapped persons and outside visitors with signage as per norms under TAMDA (Planning & Building Standards) Regulation.
22. Plantation over 20% of the plot area shall be made by the applicant.
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 Regulation 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 no way be held responsible for the same (loss of life or property etc.) in what so ever manner. The structural stability and safety of the building along with fire safety shall lie with applicant(s) and the technical person supervising the construction work without any liability on TAMDA.
25. The applicants have to develop the building/premises with adequate rain water harvesting, ground water recharge system and liquid waste disposal system within their own plot at their own cost. The applicant(s) should cover the vacant area suitably with trees/plants inside the plot. In case, cutting of existing trees/plants will be necessary, prior approval must be obtained from the concerned officer in charge, Forest and Environment Deptt. of the area.

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26. The water supply arrangement and sanitary installations/fixtures will be provided as per NBC/PH standard in that building under the supervision of a qualified technical person.
27. The applicant must provide the (garbage) solid and liquid waste disposal system in the building, in conformity with the standards specified and in the planning & building standards regulations of TAMDA and NBC. The liquid waste is to be disposed of only after treatment of the same by the applicant(s) in his own premises till the same is connected to the city sewer network. The applicant(s) have to provide Sewerage Treatment Plant in case of Commercial/Residential buildings or plots having multiple dwelling units and Effluent Treatment Plant in case of Industrial building as per provisions given by Odisha State Pollution Control Board/NBC.
28. This permission has been granted exclusively based on undertakings/affidavit(s)/NOC(S) submitted by the applicant. The applicant(s) shall adhere to the conditions stipulated in this permission, in letter and spirit, failing the approved plan shall be deemed to have been to the Talcher-Angul- Meramandali Development Authority.
29. The applicant has to ensure formation of Residents Welfare Society as per the provision of the Act.
30. The applicant has to ensure all the provisions for approval of multistoried building as per part-VII of TAMDA (PBS) Regulations-2017 and obtained necessary occupancy certificate as per ODA (CAF) Rules-2016.

*[Signature]*  
31/10/18  
Planning Member

Memo No. 2604 TAMDA, Dated 3.10.18  
Copy forwarded along with **three** copies of the approved plans to **Sri Sunil Kumar Agarwalla, M/S Shetal Real Estate (P) Ltd**

*[Signature]*  
31/10/18  
Planning Member

Memo No. \_\_\_\_\_ TAMDA, Dated \_\_\_\_\_  
Copy forwarded to Executive Officer, Angul Municipality for information and further necessary action.

Planning Member

Memo No. .... TAMDA Date .....

Copy forwarded to the Enforcement Squad , TAMDA for information/ Website of TAMDA for Upload.

Planning Member