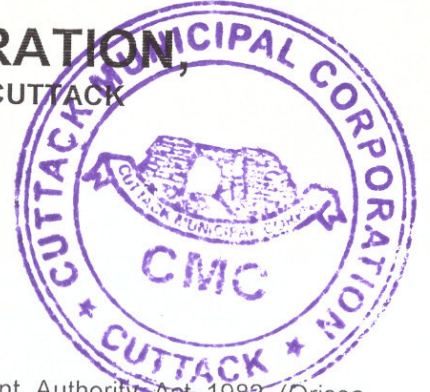




CUTTACK MUNICIPAL CORPORATION,

VIKAS BHAWAN, JAGANNATH LANE, BADAMBADI, CUTTACK



Order for Grant of Permission.

No. _____ /CMC/Dated
BP.No. **124/2020**

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 **Mrs Menaka Behera represented through its POA Holder MM Engineers & Consultants represented through its partner Mr. Upendra Nath Sutar** for construction of **S+4 Storied residential apartment** building over plot no. **84,84/3454, 85,85/3455**, Khata no. **257,375/493,827**, Mouza- **Cuttack Sahara, Unit no-7, UtarTulasipur**, under Cuttack Municipal Corporation in the Development plan area of Cuttack with the following parameters and conditions;

1. (A) Parameters;

Plot area- **A0.239Dec.(967.33 Sqm)**

	<u>Current area approved</u>	<u>Proposed Use</u>	<u>No. of dwelling Units</u>
Stilt floor	663.55 sq.metre	Parking	
	12.62 sq.metre	Stair case	
	3.83 sq.metre	Lift	
1 st floor	657.04 sq.metre	Residential	6 nos (4nos-3BHK & 2 nos- 2BHK)
2 nd floor	657.04 sq.metre	Residential	6 nos (4nos-3BHK & 2 nos- 2BHK)
3 rd floor	657.04 sq.metre	Residential	6 nos (4nos-3BHK & 2 nos- 2BHK)
4 th floor	657.04 sq.metre	Residential	6 nos (4nos-3BHK & 2 nos- 2BHK)
F.A. R	2.72 sq.metre	-	6 nos (4nos-3BHK & 2 nos- 2BHK)
Height	12 Metre	-	-
Plantation area	200sq.metre	-	-
Total Built up area	3308.16 sq.metre	-	-

Setbacks approved to be provided

Front Set back	2.0Metre (Minimum)
Rear Set back	2.0 Metre(Minimum)
Left side	2.0Metre(Minimum)
Right side	2.0Metre(Minimum)

(B) NOCs/Clearances submitted: The applicant shall comply all the stipulations/conditions etc.given in the following NOC/clearances by the Line Deptts and submit needful periodic compliances before CMC, Cuttack.

- NOC from CGWAI shall be obtained before commencement of work in pursuant to the Executive Engineer (PH), PH Division-I Cuttack vide their letter no19058 Dated - 10.11.2020 regarding tapping of ground water.
- Electric installation and connection as per TPCODL letter no.CDD/1-TECH/ 1911 Dated-23.11.2020
- Stipulated condition given in the provisional NOC by Superintendent Engineer, City Division-1 Cuttack Municipal Corporation vide their letter no 3223 (PW) Dated 09.06.2021 in respect of external infrastructural development plan on deposit of Rs. 9,22,630/- (Rupees Nine lakh twenty two thousand six hundred thirty) only and user fees of Rs.14,228/- (Rupees fourteen thousand two hundred twenty eight) only and obtain necessary EIDP NOC/ clearance from CMC in pursuant to H/UD department notification no.8346/ HUD dt.-21.04.2020.

- The building shall be used exclusively for **Residential Apartment** purpose and the use shall not 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.

4. Parking space measuring **663.55 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 **30 & 06mtrs.** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. 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 fees as may be prescribed under rules and such revalidation shall be valid for one year.
8. (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 ODA (Planning & Building Standards) Rules-2020 & CDA (P&BS) 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 Rules & 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.
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.
10. 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.
11. The owner/applicant shall 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 Rule & regulations;
12. 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.
13. The persons to whom a permit to is issued during the construction shall kept/pasted in a conspicuous place on the property in respect of which the permit was issued.
 - a. The copy of the building permit
 - b. A copy of approved drawings & specifications.
14. If the Corporation 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. The applicant during the course of construction and till issue of occupancy certificate shall place a display board on his site with details and declaration.
15. This permission is accorded on deposit/submission of the following.

Item	Amount (in Rs.)	Amount in words	Status of Payment
Form fee	400.00	Four Hundred	Paid
Scrutiny fee	33,332.00	Thirty three thousand three hundred thirty two	Paid
Sanction fee	1,25,711.00	One lakh twenty five thousand seven hundred eleven	Paid
Land Compounding fees for sub-divided plots	69,985.00	Sixty nine thousand nine hundred eighty five	Paid

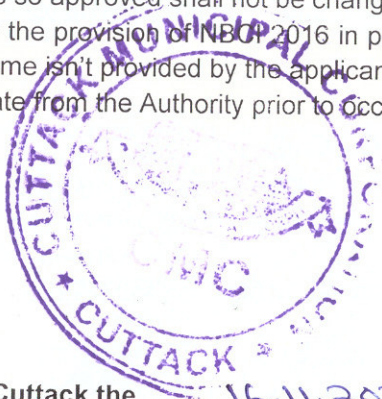
Construction Workers Welfare Cess	6,22,927.00	Six lakh twenty two thousand nine hundred twenty seven	Paid
Other fee if any, purchasable FAR	12,35,784.00	Twelve lakh thirty five thousand seven hundred eighty four	
1st installment	3,08,946.00	Three lakh eight thousand nine hundred forty six	Rs. 3,11,218.00 (Paid)
2nd installment	3,08,946.00	Three lakh eight thousand nine hundred forty six	Not Paid
3rd installment	3,08,946.00	Three lakh eight thousand nine hundred forty six	Not Paid
4th installment	3,08,946.00	Three lakh eight thousand nine hundred forty six	Not Paid
Remaining fees payable to CMC towards purchasable FAR	9,24,566.00	Nine lakh twenty four thousand five hundred sixty six	Un paid
Total fees paid at CMC Cuttack a. Infrastructure development fees.	9,22,630.00	Nine lakh twenty two thousand six hundred thirty	
b. User fees	14,228.00	Fourteen thousand two hundred twenty eight	

The rest amount, if not paid within stipulated time as mentioned in ODA Rule-2020, then interest rate of SBI PLR shall be Imposed and occupancy certificate shall not be issued without realizing the total amount including interest.

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

16. Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per ODA (Planning & Building Standards)Rule-2020.
17. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
18. The entry and exit to the proposed building shall be made from the side road.
19. Plantation over 10%/20% of the plot area shall be made by the applicant as per the Ruleno-.30 of ODA (P&BS)Rule -2020.
20. 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.
21. The applicant shall obtain final infrastructure/drainage clearance from Engineering branch, CMC before applying for occupancy certificate.
22. 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.
23. No Storm water/water shall be discharged to the public road/public premises and other adjoining plots.
24. Adhere to the provisions of ODA (Planning & Building Standards) Rule-2020 strictly and condition thereto.
25. The Corporation shall in no way be held responsible for any structural failure and damage due to earthquake /cyclone/any other natural disaster.
26. Ensure installation of minimum fire fighting equipments and installation as per provision of NBC-2016.
27. Ensure storm water drainage from the premises in consultation with Local Authority.
28. Adhere to the stipulation given by TPCODL& PH Deptt.
29. The balance amount of Rs.9,24,566/- towards Purchasable FAR shall be deposited before expiry of one year of the proceeding date of deposit and in case of default in payment of instalment on right time, interest@SBI PLR shall be imposed and occupancy certificate shall not be issued without releasing the total cess amount.
30. Obtain an Occupancy Certificate from the Authority prior to occupancy of building in full or part.

31. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage into the ground.
32. Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimise the storm water runoff to the drain.
33. The applicant shall register this project before the ORERA as per affidavit submitted before sale / Booking of apartments.
34. The applicant shall install Rooftop P.V system as per ODA (P& BS) Rules 2020.
35. If any omission/commission is noticed of come under the knowledge of Authority the applicant shall comply the same immediately.
36. The Authority shall in no way he held responsible for any structural failure and damage due to earthquake/cyclone/other natural disaster.
37. The number of dwelling units so approved shall not be changed in any manner.
38. Lift shall be provided as per the provision of NBCP 2016 in pursuance with note (ii) of sub-rule (2) of Rule 42 of ODA Rule, 2020. If the same isn't provided by the applicant appropriate action, shall be taken as per law.
39. Obtain an Occupancy Certificate from the Authority prior to occupancy of building in full or part.



By order.

[Signature] 16/11/2021
CITY PLANNER,
CUTTACK MUNICIPAL CORPORATION

Memo No. 1620(P4) /BP/CMC, Cuttack the 16.11.2021

Copy along with 2(Two) copies of the approved plans are forwarded herewith to Sri/Smt. Mrs. Menaka Behera represented through POA holder Upendra Nath Sutar, Partner –MM Engineers & Consultants, 2nd Floor Sumitra Plaza, Badambadi, Cuttack-12

[Signature] 16/11/2021
CITY PLANNER,
CUTTACK MUNICIPAL CORPORATION

Memo No. _____ /BP/CMC, Cuttack the

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

[Signature]
CITY PLANNER
CUTTACK MUNICIPAL CORPORATION

Memo No. _____ /BP/CMC, Cuttack the

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

[Signature]
CITY PLANNER
CUTTACK MUNICIPAL CORPORATION