



CUTTACK DEVELOPMENT AUTHORITY

ARUNODAYA BHAWAN, LINK ROAD: CUTTACK-12

Order for Grant of Permission

No- 7768 /CDA, Dated... 22/6/2023

File No-PLN-BDP-01/2023

FORM-II

(See ODA(CAF) Rule-10(2))

Permission Under Sub-Section (3) of the section - 16 Of the Odisha Development Authorities (Odisha Act, 1982) is hereby granted in favor of **Bijay Kumar Mishra** represented through GPA Holder, **Acrerise Realty LLP**, it's Designated partner **Sheikh Mairajul Haque**, S+5 non-multi storied residential apartment building plan proposed over Revenue plot no. 925 & 921/1327 under Khata No. 225/451 & 225/553 of Mouza:- Patapur, Tahasil- Baranga , P.S Cuttack Sadar, Cuttack in the Development Plan area of Cuttack Development Authority , Cuttack with the following parameters and conditions;

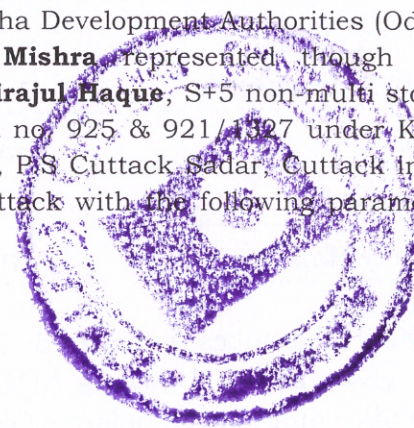
1. Parameters

Plot Area as per ROR- 4856.18Sqrm.

Possession Area-4200.58 Sqrm.

Road Affected Plot Area-85.84 Sqrm.

Net Plot Area-4114.73 Sqrm.



Current area approved	Sqm.	Proposed Use	No.of dwelling units
Stilt/Ground Floor	2,720.77	Common area, Lifts, Stair case, Lobby 185.54	
		Parking 2535.23	
1stFloor	1981.07	Residential	17
2ndFloor	1961.53	Residential	21
3rdFloor	1961.53	Residential	21
4thFloor	1961.53	Residential	21
5thFloor	1961.53	Residential	21
Roof	63.74		
Total B.U.A	12,611.70		101
Pump Room	90.51		
Services (UGR,STP)	236.30		
TOTALBUA	12,938.51		
Total FAR area	10012.73		
Height of the building	14.75mtr.		
No of Lift	4		
No of Staircase	4		
Stretcher Lift	1		
Plantation	50		
Society Hall	122.42sqm		

2. Setbacks approved to be provided

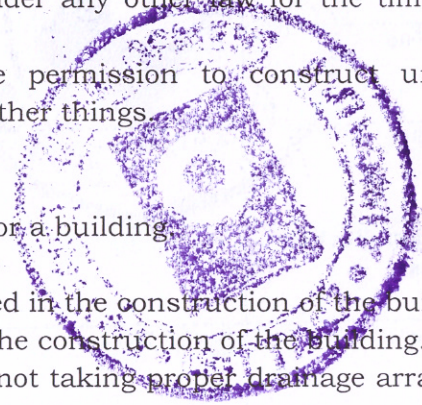
Item	Permissible	Provided
Front setback	3 mtr.	3 mtr.
Rear Setback	3 mtr.	3 mtr.
Left side setback	3 mtr.	3 mtr.
Right side setback	3 mtr.	3 mtr.
FAR	Base -2.0 Permissible -3.0	2.43
Coverage		2799.53 sqmtr(68.03%)
Society Hall	101 sqm.	122.42 sqm.

NOCs/Clearances submitted: The applicant shall comply all the stipulations/conditions etc. given in the following NOC/clearances by the Line Departments and submit needful periodic compliances before CDA Cuttack.

- i. The applicant shall comply all the stipulation of the NOC given by CGWAI in respect of tapping of ground water vide NOC no. CGWA/NOC/INF/ORIG/2023/18464dt.11/05/2023 in pursuant to the NOC given by Superintending Engineer, RWSS Division, Cuttack vide later no-2884,Dt. 16/05/2023.
 - ii. Electric installation and power connection as per TPCODL vide their letter No. 1449(4) Dated 16.02.2023 in respect of supply of power.
 - iii. Applicant shall construct and connect the storm water drain up to the public disposal point at own cost as per EDIP in pursuant to the NOC given by Sarpanch, Kunheipada Gram Panchayat vide their Letter no. Nil dt 20/09/2022.
 - iv. The applicant shall ensure the Structural Safety of the propose building complying to the structural design given by the concern Structural Engineer, SUDHANSHU SEKHAR PANDA bearing DTP Empanelled No RTP/DTP(ELE.ER)-522/2022..
 - v. The applicant must ensure the electrical safety of the building in electrical connection and installation as per the electrical safety certificate given by DTP Empanelled Engineer, AJAYA KUMAR SAHOO Regd.no RTP/DTP(ST.ER)-012/2017.
3. 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.
 4. The development shall be under taken strictly according to plans enclosed with necessary permission endorsement.
 5. Total parking space measuring 2472.34sqmtr.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
 6. The land over which construction is proposed is accessible by an approved means of access of 9 Mtrs in width.
 7. The area affected under Road widening proposal as per the CDP of Cuttack shall be left unbounded and open to Sky for future Road widening without any hindrances as per the undertaking submitted to this effect.
 8. The land in question must be in a lawful ownership and peaceful ownership and peaceful possession of the applicant.
 9. The permission granted under these regulations shall remain valid up to three years from the date of issue of permission. 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 revalidated shall be valid for one year.

10. i) Approval of plans and acceptance of any statement or document pertaining to such plans shall not exempt the owner of person or persons under whose supervision the building is constructed from the responsibilities imposed under ODA. (Planning & Building Standards) Rules 2020 and CDA (P&BS) Regulation 2017 or under any other law for the time being in force.
- ii) Approval of plan would mean granting of the 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 arrangements per the natural lay of the land etc. and
 - h) Other requirement or license or clearances required to be obtained for the site/premises or activity under various other law.
11. 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.
12. 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 2016 and these regulations.
13. 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 in Form-VI (A), periodic progress report in Form- Annexure-IV, notice of completion in Form VI(B) and notice in case of termination of services of Technical persons engaged by him in the prescribed format as per Rule.
14. The applicant shall abide by the provisions of Rule no.15 of ODA (P&BS) Rules, 2020 with regard to third party verification at plinth level, ground level & roof level. Any deviation to the above shall attract penalty as per the provision of the same.
15. 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 building and for such period thereafter as required by the Authority.
16. 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.
17. 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. 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.



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

ITEM	AMOUNT(In Rs.)	Amount in words	Status of Payment
Form Fee	3000/-	Three thousand only	paid
Scrutiny Fee	129653/-	One Lakh twenty nine thousand six hundred fifty three only	Paid on dated 04.05.2023
Sanction Fee	4,91,665/-	Four lakhs ninety one thousand six hundred sixty five only	Paid on dated 04.05.2023
Construction Workers welfare Cess	25,36,110	Twenty five lakhs thirty six thousand one hundred ten only	
1 st Installment	8,45,370/-	Eight lakhs forty five thousand three hundred seventy only.	Paid on dated 04.05.2023
2 nd Installment	8,45,370/-	Eight lakhs forty five thousand three hundred seventy only.	To be paid within one year after issue of this permission letter
3 rd Installment	8,45,370/-	Eight lakhs forty five thousand three hundred seventy only.	To be paid within two years after issue of this permission letter
Shelter Fee	47,26,160/-	Forty seven lakhs twenty six thousand one hundred sixty only.	
1 st Installment	11,81,540/-	Eleven lakhs eighty one thousand five hundred forty only.	Paid on dated 04.05.2023
2 nd Installment	11,81,540/-	Eleven lakhs eighty one thousand five hundred forty only.	To be paid within one year after issue of this permission letter
3 rd Installment	11,81,540/-	Eleven lakhs eighty one thousand five hundred forty only.	To be paid within two years after issue of this permission letter
4 th Installment	11,81,540/-	Eleven lakhs eighty one thousand five hundred forty only.	To be paid within three years after issue of this permission letter
EIDP1%(Project Cost)	25,36,120/-	Twenty five lakhs thirty six thousand one hundred twenty only.	
1 st Installment	6,34,030/-	Six lakhs thirty four thousand thirty only.	Paid on dated 04.05.2023
2 nd Installment	6,34,030/-	Six lakhs thirty four thousand thirty only.	To be paid within one year after issue of permission letter
3 rd Installment	6,34,030/-	Six lakhs thirty four thousand thirty only.	To be paid within two years after issue of permission letter
4 th Installment	6,34,030/-	Six lakhs thirty four thousand thirty only.	To be paid within three years after issue of permission letter
Purchasable FAR	10,07,020/-	Ten lakhs seven thousand twenty only.	
1 st Installment	2,51,755/-	Two lakhs fifty one thousand seven hundred fifty five only.	Paid on dated 04.05.2023
2 nd Installment	2,51,755/-	Two lakhs fifty one	To be paid within one

		thousand seven hundred fifty five only.	year after issue of permission letter
3 rd Installment	2,51,755/-	Two lakhs fifty one thousand seven hundred fifty five only.	To be paid within two years after issue of permission letter
4 th Installment	2,51,755/-	Two lakhs fifty one thousand seven hundred fifty five only.	To be paid within three years after issue of permission letter

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:

- i. The owner/ applicant/Technical Person shall strictly adhere to the terms and conditions given by all line Department and obtain other clearance/ NOC required for execution & functioning of such Project.
- ii. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/ closed in any manner.
- iii. 10% of the parking space in group housing/apartment building shall be exclusively earmarked for Ambulance, fire tender, physically handicapped persons and outside visitors with sign age as per norms under Rule 37 of ODA (Planning & Building standards) Rules 2020.
- iv. Plantation for one tree per 80 sqm of plot area made by the applicant as per provision under Rule 30 of ODA (Planning & Building Standards) Rules 2020.
- v. 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 whatsoever manner.
- vi. 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.
- vii. The applicant shall construct the EIDP & submit necessary EIDP & estimate for approval of the EIDP committee of CDA in pursuant to the NOC given by Local authorities before applying for Occupancy Certificate.
- viii. No storm water/water shall be discharged to the public road/public premises and other adjoining plots.
- ix. The Authority, staff in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- x. Ensure Installation of minimum firefighting equipment and installation as per provision of NBC- 2016/Fire recommendation and maintain the same at own cost.
- xi. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- xii. The Rain water harvesting system, roof top solar energy and provision of barrier free access shall be provided as per the provision of Rules 46, 47 & 48 of ODA (P&BS) Rules 2020.
- xiii. If any omission / commission is noticed/ come under the knowledge of the Authority then the applicant shall comply the same immediately.
- xiv. The number of dwelling units so approved shall not be changed in any manner.
- xv. Lifts shall be provided as per the provision of NBCI, 2016 in pursuance with note (ii) of sub-rule(2) of Rule 42 of ODA Rules, 2020 if the same is not provided by the applicant, appropriate; action shall be taken as per law.
- xvi. The applicant shall register this project with ORERA as per their Act.
- xvii. The applicant shall install rooftop P.V. system as per CDA Regulations.
- xviii. Obtain necessary Certificate from the Authority, Cuttack prior to occupation of building in full or part.



By Order.

PLANNING MEMBER
CUTTACK DEVELOPMENT AUTHORITY

Memo No 7769 BP/CDA,Cuttack

23/6/2020

Copy along with 2(Two) copies of the approved plans are forwarded herewith to **Sheikh Mairajul Haque**
Designated Partner **Acerise Realty LLP, Plot No- A/295,Sahid Nagar,Bhubaneswar,Odisha,PIN-75 10007.**

PLANNING MEMBER
CUTTACK DEVELOPMENT AUTHORITY

Memo No _____ BP/CDA,Cuttack

Copy with a copy of the 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 with a copy of the approved plan forwarded to the Enforcement officer, CDA Department/Director of Town Planning, Odisha, Bhubaneswar/ Enforcement section ,CDA.

PLANNING MEMBER
CUTTACK DEVELOPMENT AUTHORITY