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CUTTACK MUNICIPAL CORPORATION
MUNICIPAL SERVICE PAVILLION, TOWN HALL ROAD, CUTTACK

Order for Grant of Permission

No. _____/CMC, Cuttack, Dated.
BP. No.338/2020

Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour of M/S Tirumala Vinayak Projects Pvt. Ltd., M/S JRG developers Pvt. Ltd., M/S Tirumala Infrastructure & Development Pvt. Ltd., Grand Bazaar Developers LLP &M/S SolidWood construction Pvt. Ltd. by **Developers/ Builders Grand Bazaar Developers LLP** through its designated partner Sri Ashish Garg & Sri Vineet Mohan Gupta for revised approval of **14** blocks of Commercial comprising of Block A1 , A2& A3 (B+G+7), Block A4, A5, A6, A7, A8 (B+G+3), Block A9, A10, A11, A12, A13, A14 (B+G+2), **12** blocks of residential comprising of Block B, C, F (B+G+13), Block D (B+G+18), Block E, G, H (LB+UB+G+23), Block J, K, L, M & O (LB1+LB2+UB+G+23), **1** block of residential-cum-commercial comprising of block N (2B+G+23), multi storied & non multi storied building plan proposed over revenue plot no. 946,948 &69others as indicated in the of Mouza Nuahat under Cuttack Municipal Corporation in the Development Plan Area of Cuttack Development Area with the following parameters and conditions;

Parameters;

1. **Total Plot area:**Ac 25.032 dec (101300.91 sqm) as per document
2. **CDP road affected area:**1549.28 sqm
3. **Area under possession:**99751.63 sqm
4. **Net project area:**99751.63 sqm (excluding proposed road affected area)

FLOOR	Commercial use (in sqm)			Residential use (in sqm)		
	Existing	Proposed	Total	Existing	Proposed	Total
Lower basement-1	-----	10660.12	10660.12	9793.10	19773.50	29566.60
Lower basement-2	-----	-----	-----	7544.00	6906.00	14450.00
Upper BASEMENT	47505.10	11673.84	59178.94	8848.12	16556.1	25404.22
Basement uncovered area	-----	-----	-----	54542.04	3888.91	58430.95
GROUND FLOOR	16899.05	7098.07	23997.12	10373.30	-----	10373.30
1ST FLOOR	16712.07	7484.82	24196.89	9578.05	-----	9578.05
2nd FLOOR	16712.07	10377.63	27089.70	10710.50	-----	10710.50
3rd FLOOR	9467.64	10377.63	19845.27	9578.05	-----	9578.05
4th FLOOR	2822.35	11764.54	14586.89	10283.10	-----	10283.10
5th FLOOR	2822.35	1386.91	4209.26	9700.61	3524.84	13225.45
6th FLOOR	2822.35	1386.91	4209.26	9700.61	3524.84	13225.45

7th FLOOR	2822.35	1386.91	4209.26	9700.61	3524.84	13225.45
8th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
9th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
10th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
11th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
12th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
13th FLOOR	-----	-----	-----	10302.50	3524.84	13827.34
14th FLOOR	-----	-----	-----	8221.28	3524.84	11746.12
15th FLOOR	-----	-----	-----	8221.28	3524.84	11746.12
16th FLOOR	-----	-----	-----	6832.44	4173.78	11006.22
17th FLOOR	-----	-----	-----	6832.44	4173.78	11006.22
18th FLOOR	-----	-----	-----	5794.14	5212.08	11006.22
19th FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
20th FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
21st FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
22nd FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
23rd FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
TOTAL BUILT UP AREA	118585.33	73597.38	192182.76	284029.95	73201.76	357231.71
F.A.R AREA	70771.19	48083.53	118854.72	233328.80	43921.19	277249.99
TOTAL F.A.R AREA	118854.72			277249.99		
F.A.R	3.048			3.97		
PLANTATION	1247 (Required)			1250 (Provided)		
LIFT	120(Required)			180(provided)		
STAIRCASE	60(Required)			63(Provided)		

Block wise Dwelling Units and Setbacks approved:-

Block name	Approved	Proposed	No. of Dwelling Unit	Height (in mtr)	Setback (in mtr)			
					Front	Rear	Left	Right
Commercial use								
A1	B+G+7	B+G+7	-	25.90	8.51	9.14	9.73	14.96
A2	B+G+7	B+G+7	-	25.90	9.14	12.19	13.11	14.96
A3	B+G+3	B+G+7	-	25.90	12.19	15.27	11.25	14.96
A4	B+G+3	B+G+3	-	13.10	9.68	10.11	10.76	6.93
A5	B+G+3	B+G+3	-	13.10	10.11	12.19	14.96	12.34
A6	B+G+3	B+G+3	-	13.10	12.19	9.14	14.96	12.34
A7	B+G+3	B+G+3	-	13.10	12.19	19.19	12.34	12.34
A8	B+G+3	B+G+3	-	13.10	10.11	12.19	12.34	12.21
A9	B+G+2	B+G+2	-	9.90	6.00	12.03	12.21	9.09
A10	B+G+2	B+G+2	-	9.90	6.00	12.03	9.09	20.45
A11	B+G+2	B+G+2	-	9.90	12.03	9.14	12.34	24.75
A12	B+G+2	B+G+2	-	9.90	9.14	9.14	12.34	24.75

A13	B+G+2	B+G+2	-	9.90	9.14	9.09	12.34	24.75
A14	B+G+2	B+G+2	-	15.90	9.09	15.05	15.58	24.75
Residential use								
B	B+G+13	B+G+13	126	44.10	15.05	14.93	12.19	17.33
C	B+G+13	B+G+13	56	44.10	15.01	21.02	16.41	16.61
D	B+G+17	B+G+18	133	57.0	11.24	10.54	16.61	14.91
E	2B+G+23	2B+G+23	60	72	10.29	11.46	30.74	30.90
F	B+G+13	B+G+13	42	44.10	14.07	14.93	22.02	12.18
G	2B+G+23	2B+G+23	216	72	12.19	17.7	12.04	18.54
H	2B+G+23	2B+G+23	144	72	9.14	12.24	9.14	9.04
J	2B+G+23	3B+G+23	96	72	12.24	12.00	17.19	11.79
K	2B+G+23	3B+G+23	120	72	9.00	12.00	11.41	17.19
L	3B+G+23	3B+G+23	48	72	9.62	9.29	9.95	13.45
M	3B+G+23	3B+G+23	192	72	11.07	12.81	13.91	11.96
O	3B+G+15	3B+G+23	598	72	10.04	9.29	17.19	12.25
Residential-cum-Commercial use								
N	----	2B+G+23	417	92.10	21.00	20.45	30.47	37.89
Total Dwelling Unit			2248					
Society Room			Required- 2248.00 sqm			Provided- 5841.49 sqm		

5. The building shall be used exclusively for **Commercial-cum-Residential** purpose and the use shall not change to any other use without prior approval of this Authority.
6. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
7. The Applicant shall obtain necessary permission before commencement of work as per Rule 6 of ODA (P&BS) Rules 2020.
8. The entry & exit to the premises shall be strictly regulated as per the provision of Rule 71& 72 of ODA (P&BS) Rules 2020 and as shown in the plan. Under no circumstances the entry shall be made crossing over Govt./others land.
9. Parking space measuring **133875.79 sq.m** 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 and shall be regulated as per the provision of Rule 37 of ODA (P&BS) Rules-2020.
10. The 10% EWS housing units which is amounting to **598 DUs** as shown in the plan shall be allocated to the eligible beneficiaries as per the Policy for Housing for All in Urban Areas Odisha 2015 and in consultation with CMC, Cuttack.
11. The land over which construction is proposed is accessible by an approved means of access of 60.95mtrs (N.H-16) in width.
12. The land in question must be in lawful ownership and peaceful possession of the applicant.
13. The applicant shall left **1549.28 sqmtr.** wide strip of land to the NHAI unbounded and open to sky for future widening of NH 16 as per CDP Cuttack.
14. 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 rule and such revalidation shall be valid for one year.

15. (i) Approval of plans and acceptance of any statement of 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) Regulations-2020 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.
- The title over the land or building.
 - Easement rights;
 - Variation in area from recorded area of a plot or a building;
 - Structural stability
 - Workmanship and soundness of materials used in the construction of the buildings.
 - Quality of building services and amenities in the construction of the building,
 - The site/area liable to flooding as a result of not taking proper drainage arrangements as per the natural lay of the land etc and
 - Other requirement or licenses or clearances required to be obtained for the site/premises or activity under various other laws.
16. 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.
17. 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.
18. The owner/applicant shall;
- The applicant shall comply all the stipulations given in the environmental clearance given by SEIAA vide their letter no. SIA/OR/MIS/61914/ dt.18.03.2021.
 - The owners/applicants/Technical person shall strictly adhere to and comply the terms and conditions imposed in the Fire recommendation given by the Fire officer, Fire Prevention wing, Cuttack vide their recommendation letter no. RECOMM1101020042021000054 dt.15.02.2021.
 - The applicant shall comply to the stipulation of the NOC given by CGWAI in respect of tapping of ground water vide NOC no. CGWA/NOC/INF/ORIG/2021/4970 dt. 01.04.2021 which is with reference to P.H Deptt. Letter no. 12568 dt. 0208.2018. The NOC of CGWAI shall be renewed periodically as per Rule.
 - The applicant shall comply to all the stipulated condition given by CESU vide letter no. 4623/dt.30.05.18 and obtain final electrical connection and installation certificate from TPCODL.
 - The applicant shall not violate any stipulation in respect of clearance given by NAAI vide their letter no. BHUB/EAST/B/060321/550519, dt. 18.06.2021 and submit needful periodic compliances before CMC.
 - The applicant shall ensure proper drainage from the premises, as per regulation and shall not allow any vehicle to be parked within the setback/public road in any manner.
 - The applicant shall certify the structural design vetted by the Department of the Andhra University, Visakhapatnam vide their letter no. SD/3380/dt.21.02.2019. Further shall obtain fresh structural vetting of the revised proposal as per ODA (P&BS) Rule 5 (3) (vii).
19. The applicant shall ensure free access of 9 mtr. road width to the private plot no. 941 and Govt. plot no. 942 which is inside the project area. At no point of time the applicant shall keep any land not owned by them in their possession in the light of the undertaking submitted. Similarly the access shown to plot no. 1020 which has been shown leaving of your plot no. 1019, 1025/2262, 1026 & 1025/2214 measuring Ac 0.145 shall be kept open.

20. Obtain, wherever applicable, from the competent Authority permission/clearance required in connection with the proposed work.
21. 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.
22. 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.
23. 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.
24. 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 correction in the plan are made and the corrected plan is approved.
25. In case modified plan are submitted basing on the area approved in the DP&BP committee the same shall be subject to deposit of differential fees and shall be submitted within validity period. failing which the corporation have every right to debar any such extension proposal.
26. This permission is accorded on deposit/submission of following.

Item	Total amount (in Rs.)	Already paid (in Rs.)	Balance Amount to be paid (in Rs.)	Amount in words
Scrutiny fee	65,84,503/-	65,84,503/-	-	Sixty Five lakh Eighty Four Thousand Five Hundred Three
Sanction fee	2,07,27,973/-	2,07,27,973/-	-	Two crore Seven lakh Twenty seven Thousand Nine Hundred Seventy Three
CWWC	7,87,64,110/-	3,72,71,910/-	4,14,92,200/-	Three Crore Seventy Two Lakh Seventy One Thousand Nine Hundred Ten
Purchasable FAR	30,97,45,585/-	10,83,34,925/-	20,14,10,660/-	Ten Crore Eighty Three Lakh Thirty Four Thousand Nine Hundred Twenty Five
EIDP	7,38,28,979/-	2,52,93,367/-	4,85,35,612/-	Two Crore Fifty Two Lakh Ninety Three Thousand Three Hundred Sixty Seven

*Balance amount towards CWWC to be paid in two equal installments within one year, Purchasable FAR & EIDP to be paid in three equal installments as per Rule 8(4) of ODA (P&BS) Rules- 2020.

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

27. Provision of barrier free access, storm water of the premises roof top shall be conveyed and discharged to the rain water recharging pits, installation of rooftop solar energy shall be as per Rule 46, 47 and 48 of ODA, (P & BS) Rules 2020.
28. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
29. 10% of the parking shall be earmarked for visitors as per Rule 37 (12) of ODA, (P & BS) Rules 2020.
30. The Owner/Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defects, the Authority will be no way be held responsible for the same in what so ever manner.

31. The concerned Architect/Applicant/Developer is fully responsible for any deviations additions & alternations beyond approved plan/defective construction etc. shall be liable for action as per the provisions under Rule/Regulation.
32. The applicant shall obtain necessary clearance from the CMC through EIDP plan and estimate in respect of Infrastructure development including construction and connection of storm water drain upto the public disposal point at their own cost under the supervision of CMC in pursuant to H & UD department notification NO- 8346/HUD, dtd-21/4/2021 before obtaining occupancy certificate.
33. No Storm water/waste water shall be discharged to the public road/public premises and other adjoining plots. In case any such requirement have failed due to geographical situation necessary permission from that competent authority shall be required.
34. 20% of the area to be assigned for Plantation as per ODA (P&BS) Rules 2020.
35. Submit final fire safety certificate from Competent Authority before obtaining Occupancy Certificate.
36. Submit registration certificate towards registration of the project under ORERA.
37. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
38. The applicant shall comply all the stipulated condition given by CDA (earlier permission) vide their letter no- 8546/CDA,dtd. 27/06/2019 and 10472/BP/CDA dtd. 20.08.2015 and letter no. 1255 (PLG)BP/CMC dt. 26/08/2021.
39. The applicant/developer shall ensure registration of Society under Society Registration Acts and register the project with ORERA as per the Act.
40. This permission is in continuation to the permission letter no. 1255 (PLG)BP/CMC dt. 26/08/2021 of CMC whereas the area statement and the fee structure has been comprehensively indicated in this permission letter considering the entire project and construction made as single entity.
41. The applicant shall comply and adhere to the stipulated condition given in the previous permission letter no- 8546/CDA,dtd. 27/06/2019 and 10472/BP/CDA dtd. 20.08.2015 and letter no. 1255 (PLG)BP/CMC dt. 26/08/2021.
42. Obtain necessary Occupancy Certificates from Cuttack Municipal Corporation prior to occupation of building in full or part.

By order of

Memo No. 580 (P4) 58 /CMC, Dated 25.03.2022

Copy forwarded along with two copies of the approved plan to Grand Bazaar Developers LLP through its designated partner Sri Ashish Garg & Sri Vineet Mohan Gupta, Po- Phulnakhara, Dist- Cuttack for information and necessary action.


City Planner
Cuttack Municipal Corporation


City Planner
Cuttack Municipal Corporation

Memo No...../CMC,Dated.....

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

City Planner
Cuttack Municipal Corporation

Memo No...../CMC,Dated.....

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

City Planner
Cuttack Municipal Corporation

Cuttack Municipal Corporation