



# CUTTACK DEVELOPMENT AUTHORITY

ARUNODAYA BHAWAN: LINK ROAD: CUTTACK-751001

No. 10650 /CDA/Dated 3/11/2021

BP.No. 653/2018

## 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 **GM INFRATECH LIMITED** Represented through its Director **Sri Raj Kumar Mishra** for construction of **S+10 Multi storied Residential block & S+4 storied EWS block** building over corresponding plot no. **1250/2114,1247/1984,1259/1985,1251/1986 & 1260/2326** Khata no **498/511,498/320, 498/321 ,498/321& 498/732** , Mouza- **Nuahat** under Cuttack Municipal Corporation in the Development plan area of Cuttack with the following parameters and conditions;

### 1.(A) . Parameters:

- **Total plot area:** Ac1.760 Dec. (7125.05 Sqm.)
- **CDP road affected area:** Ac0.037 Dec. (150.00 Sqm.)
- **Net plot area:** Ac1.723 Dec. (6975.05 Sqm.)

|                        | Current area approved  |   | Proposed Use             |                   | No. of dwelling Units      |                 |
|------------------------|--|---|--------------------------|-------------------|----------------------------|-----------------|
|                        | Block-"A"  | Block-"B"(EWS)  | Block-"A"                | Block-"B" (EWS)   | Block-"A"                  | Block-"B" (EWS) |
| Stilt floor            | 2580.96 sqm.<br>(182.25 sqm. Utility +<br>2398.71 sqm. Covered<br>parking) | 349.08 sqm.<br>(22.20 sqm. Utility +<br>326.88 sqm. Covered<br>parking) | Utility +<br>Parking     | Utility + Parking | 7 D/U +<br>Society<br>Room |                 |
| 1 <sup>st</sup> floor  | 1554.85 sqm.<br>(336.78 sqm. Covered<br>parking)                           | 346.64 sqm.   | Residential<br>+ Parking | Residential       | 12 D/U                     | 8 D/U           |
| 2 <sup>nd</sup> floor  | 1547.85 sqm.   | 346.64 sqm.   | Residential              | Residential       | 12 D/U                     | 8 D/U           |
| 3 <sup>rd</sup> floor  | 1547.85 sqm.   | 346.64 sqm.   | Residential              | Residential       | 12 D/U                     | 8 D/U           |
| 4 <sup>th</sup> floor  | 1547.85 sqm.   | 346.64 sqm.   | Residential              | Residential       | 12 D/U                     | 8 D/U           |
| 5 <sup>th</sup> floor  | 1547.85 sqm.   | -   | Residential              | -                 | 12 D/U                     | -               |
| 6 <sup>th</sup> floor  | 1547.85 sqm.   | -   | Residential              | -                 | 12 D/U                     | -               |
| 7 <sup>th</sup> floor  | 1547.85 sqm.   | -   | Residential              | -                 | 12 D/U                     | -               |
| 8 <sup>th</sup> floor  | 1547.85 sqm.   | -   | Residential              | -                 | 12 D/U                     | -               |
| 9 <sup>th</sup> floor  | 1547.85 sqm.   | -   | Residential              | -                 | 12 D/U                     | -               |
| 10 <sup>th</sup> floor | 1547.85 sqm.   | -   | Residential              | -                 | 12 D/U                     | -               |
| F.A. R                 | 2.2 (15330.97 sqm.)  | 0.2 (1387.76 sqm)   |                          |                   |                            |                 |
| Height                 | 33.15 mtr.   | 14.85 mtr.  |                          |                   |                            |                 |
| Plantation<br>area     | 1450 sqm.  |   |                          |                   |                            |                 |
| Total Built<br>up area | 18066.46 sqm.  | 1735.64 sqm.  |                          |                   | 115 D/U                    | 32 D/U          |

Setbacks approved to be provided

|                | Block-"A" |                          | Block-"B" |                              |
|----------------|-----------|--------------------------|-----------|------------------------------|
| Front Set back | 11.0 mtr. | Eleven metre.            | 11.0 mtr. | Eleven metre.                |
| Rear Set back  | 11.0 mtr. | Eleven metre.            | 3.18 mtr. | Three point one eight metre. |
| Left side      | 11.5 mtr. | Eleven point five metre. | 2.94 mtr. | Two point nine four metre.   |
| Right side     | 11.2 mtr. | Eleven point two metre.  | 2.94 mtr. | Two point nine four metre.   |

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

- Airport Authority of India vide their letter No – **BHUB/EAST/B/090421/573573, Dtd- 11.09.2021**
- Fire recommendations given by Fire Officer, Central Range , Cuttack from Fire Prevention Wing Vide their letter No -**1088/CR-FPS Dtd.- 21.07.2020**
- CGWA. Vide their letter No – **CGWA/NOC/INF/ORIG/2020/8221, Dtd -25.06.2020** in respect of tapping of ground water which is in pursuant to NOC given by Executive Engineer, PH Division-I, Cuttack vide letter no.**7515 dtd.02.12.19.**
- Clearance from CESU given by Manager (Electrical),C.E.D. No.1,Cuttack Vide their letter No – **CED/1-TECH/1055, Dtd- 11.11.2020** in respect of Power connections & Installations.

- Provisional NOC from CMC given by SE, City Division-1, Vide their letter No – 5537(PW) dt. 08.10.2021 in respect of construction and connection of storm water drain upto the public disposal points at the cost of the applicant.
  - Structural vetting from Burla Engineering College given by HOD Civil Engineering Deptt. VSSUT Vide their letter No - VSSUT/Civil/19674, dt. 20.10.2020 in respect of Structural Stability of the building.
2. The building shall be exclusively used for Residential purpose and the use shall not changed to any other use without prior approval of this Authority.
  3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
  4. Total parking space measuring 2735.49 sqm. (Covered)+1001.23 sqm. (Open) for Block-“A” including 20% visitors parking & 286.74 sqm. Covered parking for Block-“B” 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 18.29 mtrs. in width
  6. The land of an area measuring 150 sqmtr. (Ac 0.037) shall be free gifted to Local Authority/Competent Authority for road widening as per CDP proposal of Cuttack by the applicant/Land Owner/Developer as the case may be. The said land shall remain unbounded & open to sky.
  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 of land/road 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) Obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work;
    - c) The commencement of work/periodic progress and applicable notices to this effect shall be regulated as per the norms of ODA (P&BS) Rules, 2020.
    - d) The applicant shall adhere all the stipulations/requirement & comply the same as stipulated in CDA (P&BS) Regulations 2017 & ODA Rules, 2020 with regard to parameters & other structural safety requirement as per the NBC 2016.

13. 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.
14. 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.
15. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violation 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.

16. 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.1,98,271/-   | Rupees one lakh ninety eight thousand two hundred seventy one only.   |
| Sanction fee                                      | Rs.7,52,480/-   | Rupees seven lakhs fifty two thousand four hundred eighty only.   |
| Land Compounding fees for sub-divided plots       | Rs.4,04,800/-+Rs.16,19,200/-<br>(adjusted from previous deposited workers welfare cess) =<br>Rs.20,24,000/- | Rupees twenty lakhs twenty four thousand only.  |
| <b>Construction Workers Welfare Cess</b>          |   |   |
| 1st installment                                   | Rs 21,09,536.00   | Paid  |
| 2nd installment                                   | Rs 8,09,600.00  | Two equal consecutive installments to be paid within one year from the date of issue of permission letter                                   |
| 3rd installment                                   | Rs 8,09,600.00  |   |
| <b>Total Payable CWWC Fees</b>                    | <b>Rs 37,28,736</b>   |   |
| <b>Total fees paid at CDA</b>                     |   | <b>Rs 50,84,287.00</b>  |
| <b>Total fees paid at CMC,Cuttack</b>             |   | Rs 68,02,418 (Infrastructure Development fees ) + Rs 1,06,535.00 (User fees) = Rs 69,08,953.00 vide receipt no.55592 & 55593 dt.21.01.2021. |
| <b>Remaining Fees Payable at CDA as per above</b> |   | <b>Rs 16,19,200</b>   |

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

- The rainwater harvesting system, roof top solar energy and provision of barrier free access shall be provided in applicable cases as per the provision of Regulation 41, 42 & 43 of CDA (P & BS) Regulations-2017 & ODA (P&BS)Rules, 2020.
- The additional compensatory FAR of 0.20 (100% of EWS units) has been utilised in this project beyond the base FAR of 2.0 excluding actual EWS FAR of 0.20 as per clause 4.2.1.3 (model –II) of housing policy of 2015.
- The allocation of EWS dwelling units shall be allocated to the eligible beneficiaries as per the norms as envisaged Policy For Housing for all in Urban Areas Odisha, 2015 & submit necessary compliance before CMC/CDA.
- 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.
- The applicant shall be constructed strictly as per the structural design vetted by the Deptt. of the Civil Engineering VSS University of Technology, Burla vide Letter No. VSSUT/Civil/1967A, dated 20.10.2020.
- 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.
- The applicant shall obtain final infrastructural/drainage clearance from CMC before applying for Occupancy Certificate in pursuant to H &U.D.Notification dated 21.04.2020 specification and

subsequent clearance with regard to development of infrastructure from CMC/CDA before commencement of construction.

8. 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.
9. No Storm water/water shall be discharged to the public road/public premises and other adjoining plots.
10. Adhere to the provisions of CDA (Planning & Building Standards) Regulations strictly and condition thereto.
11. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake /cyclone/any other natural disaster.
12. Ensure installation of minimum fire fighting equipments and installation as per provision of NBC-2016.
13. Ensure storm water drainage from the premises in consultation with Local Authority.
14. Adhere to the stipulation given by CESU & PH Deptt.
15. The balance amount of Rs.16,19,200/- towards CWWC 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.
16. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage into the ground.
17. Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimise the storm water runoff to the drain
18. Applicant shall make own arrangement of solid waste management through micro compost plant within the project premises
19. The applicant shall register this project before the ORERA as per affidavit submitted before commencement of work.
20. The applicant shall install Rooftop P.V. system as per CDA Regulations.
21. The applicant shall free gift the road affected area to Government/ CDA as and when required by the government for development of road.
22. If any omission/commission is noticed or come under the knowledge of the Authority the applicant shall comply the same immediately.
23. The Authority shall in no way be held responsible for any structural failure and damage due 'to earthquake/cyclone/any other natural disaster.
24. The number of dwelling units so approved shall not be changed in any manner.
25. Lift 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 isn't provided by the applicant; appropriate action, shall be taken as per law.
26. Obtain an Occupancy Certificate from the Authority prior to occupancy of building in full or part.

By order.

PLANNING MEMBER/AUTHORISED OFFICER,  
CUTTACK DEVELOPMENT AUTHORITY

Memo No. 10651/CDA, Dated 03/11/2021

Copy forwarded along with two copies of the approved plan to GM INFRATECH LIMITED, Represented through its director Sri Raj Kumar Mishra, Plot No. N-4-157, IRC Village, Nayapalli, Bhubaneswar.

PLANNING MEMBER/AUTHORISED OFFICER,  
CUTTACK DEVELOPMENT AUTHORITY

Memo No. \_\_\_\_\_/BP/CDA, Cuttack the

Copy with a copy of approved plan forwarded to the Municipal Commissioner, Cuttack Municipal Corporation/Executive Officer, ..... Municipality NAC/Gram Panchayat for information and further necessary action.

PLANNING MEMBER/AUTHORISED OFFICER  
CUTTACK DEVELOPMENT AUTHORITY

Memo No. \_\_\_\_\_/BP/CDA, Cuttack the

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

PLANNING MEMBER/AUTHORISED OFFICER  
CUTTACK DEVELOPMENT AUTHORITY

Memo No. \_\_\_\_\_/BP/CDA, Cuttack the

Copy to Sri G.C. Pradhan Amin for information and necessary action.

PLANNING MEMBER/AUTHORISED OFFICER  
CUTTACK DEVELOPMENT AUTHORITY