



# CUTTACK DEVELOPMENT AUTHORITY

ARUNODAYA BHAWAN: LINK ROAD: CUTTACK-12.

No. \_\_\_\_\_ /CDA/Dated \_\_\_\_\_

File No. -PLN-BDP-420/15

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 **M/S Eastern Estate Constructions and Developers Pvt. Ltd. represented through its Chairman-cum-Managing Director Sri. Sanjeev Kumar** for construction of **One block of S+4 (Commercial), 2 blocks of S+4 and 3 Blocks of B+S+4 storied residential** building plan is accorded over plot no. **2340, 2340/3563, 2334, 2344, 2333/5410, 2343/5411, 2346/5962, 2347/5956, 2347, 2348 and 2343, Khata No. 96, 985/664, 985/927, 985/928, 985/941, 985/1294, 985/1288, 985/1296, 985/1287, 985/1305** of Mouza- **Pratap Nagari, Cuttack** under Cuttack Development plan area of Cuttack with the following parameters and conditions.

1 Parameters:

Plot area- **8700.74 sqm.(Ac.2.14911 dec.)**

Floors	Commercial Block-A	Residential -132 Units					Total	
		Block-B	Block-C	Block-D	Block-E	Block-F		
Basement	-	Envelope Basement & Stilt floor parking 1490.77 sqm.		-	725.32 sqm.	-	2216.09 sqm.	
Stilt floor	228.30 sqm.	1539.11sqm.		164.95 sqm.	725.32 sqm.	309.99 sqm.	2967.67 sqm.	
1 <sup>st</sup> floor	220.80 sqm.	617.30 sqm.	710.70 sqm.	156.21 sqm.	629.20 sqm.	309.99 sqm.	2644.20 sqm.	
2 <sup>nd</sup> floor	220.80 sqm.	617.30 sqm.	710.70 sqm.	156.21 sqm.	629.20 sqm.	309.99 sqm.	2644.20 sqm.	
3 <sup>rd</sup> floor	220.80 sqm.	617.30 sqm.	710.70 sqm.	156.21 sqm.	629.20 sqm.	309.99 sqm.	2644.20 sqm.	
4 <sup>th</sup> floor	220.80 sqm.	617.30 sqm.	710.70 sqm.	156.21 sqm.	629.20 sqm.	309.99 sqm.	2644.20 sqm.	
Total FAR area	883.20 sqm.	2469.20 sqm.	2842.80 sqm.	624.84 sqm.	2516.80 sqm.	1239.96 sqm.	10576.80 sqm.+662.84 sqm. (Utility) =11239.64 sqm.	
F.A.R	1.292	Commercial with Residential-Total FAR Area-11239.64 sqm.						
Height	14.40 m.	14.60 m.	14.60m.	14.40 m.	14.60 m.	14.40 m.	-	
Plantation area	20% Comm. with Res.	1740.148 sqm.						-
Total Built up area	Comm. with Res.	16160.56 sqm.						-

Setbacks approved to be provided

	Block-A	Block-B	Block-C	Block-D	Block-E	Block-F
Front Set back	9.00 mtr.	9.16 mtr.	9.03 mtr.	9.00 mtr.	9.04 mtr.	9.18 mtr.
Rear Set back	4.57 mtr.	9.00 mtr.	9.00 mtr.	6.04 mtr.	9.00 mtr.	3.00 mtr.
Left side	4.50 mtr.	18.33 mtr.	9.01 mtr.	7.05 mtr.	9.83 mtr.	3.15 mtr.
Right side	4.50 mtr.	9.48 mtr.	9.18 mtr.	6.41 mtr.	9.80 mtr.	4.47 mtr.

2. The building shall be used exclusively for **Commercial cum 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. Parking space measuring **4520.92 sqm.** 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 **9 mtr**
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 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.
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 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.
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;
    - 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) The applicant shall install and maintain all the applicable Fire Fighting installations in the proposed building/premises as per the provision of N.B.C India-2016/Fire recommendation given by Fire Dept. vide their Letter No.12329/FPW,dt.24.10.17.Further in view of approval of revised plan fresh Fire recommendation shall be submitted to CDA before starting construction of the project.
    - c) Obtain necessary clearance from the CGWA in respect of tapping of Ground Water before commencement of work as per the condition given by P.H. Dept. vide their Letter No.14703,dt.22.8.17.
    - d) Install S.T.P of appropriate design and specification as per requirement for disposal of sewerage waste with zero discharge as per the stipulation of P.H. Dept. Letter No. 14703,dt.22.8.17.
    - e) Power supply to the project shall comply the conditional NOC given by CESU vide Letter No.14,dt.7.2.19 and adhere all the stipulations/conditions given by E.E Prachi Division, Bhubaneswar vide letter no.4178,dt.19.6.17.
    - f) The Strom water drain shall be constructed and connected up to the public disposal point at their own cost in consultation with the Local Authority (Cuttack Municipal Corporation) and submit their consent/NOC to this effect before starting construction.
  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 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.
  14. 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

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

Item	Amount (in Rs.)	Amount in words
Form fee	Rs.3,000/-	Rupees three thousand only.
Scrutiny fee	Rs.4,31,802/-	Rupees four lakhs thirty one thousand eight hundred two only.
Sanction fee	Rs.6,21,883/-	Rupees Six lakhs twenty one thousand eight hundred eighty three only.
Security deposit	Rs.16,16,056/- (Rupees sixteen lakhs sixteen thousand fifty six only.)	Submitted through B.G. No. 22897111900010, dtd.14.11.19 of Indian Overseas Bank, Central of Act-673,ANNASALI,Chennai,600002,Branch Office –Kalarahanga, Bhubaneswar.
Retention fee	Rs.9,000/-	Rupees nine lakhs only.
Building & other construction Workers Welfare Cess.	Rs.28,94,316/-	Rupees twenty eight lakhs ninety four thousand three hundred sixteen only.
Land compounding fees	Rs.11,44,750/-	Rupees eleven lakhs forty four thousand seven hundred fifty only.

Note:- The validity period of the Bank Guarantee shall be extended before expiry of its validity period.



17. Plantation over 20% of the plot area shall be made by the applicant as per the Regulation.25 of CDA (P&BS)Regulations-2017.
18. 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.
19. 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.
20. No Storm water/water shall be discharged to the public road/public premises and other adjoining plots.
21. Adhere to the provisions of CDA (Planning & Building Standards) Regulations strictly and condition thereto.
22. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
23. The 9 mtr. wide canal embankment road shall be developed as per specification.
24. The applicant shall inform the Authority about stages of construction under Form-8 of CAF Rule .
25. The EWS block which is accommodating the 10% EWS Housing shall be allotted to the EWS beneficiaries as per the provision of Odisha Housing Policy-2015.
26. The applicant shall ensure parking and proper drainage in the approved Basement.
27. 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.
28. **No building fully or partly shall be occupied without obtaining occupancy certificate from the Authority as per Rule.**

By order.

*[Signature]*  
27.11.19  
PLANNING MEMBER/AUTHORISED OFFICER,  
CUTTACK DEVELOPMENT AUTHORITY

15138  
Memo No. .... /CDA, Dated. .... 27/11/19  
Copy forwarded along with two copies of the approved plan to Sri. Sanjeev Kumar Chairman-Cum-Managing Director, Eastern Estate Construction & Developers Pvt. Ltd, At-Plot No. 525, Saheed Nagar, BBSR, Dist-Khurda.

*[Signature]*  
25.11.19  
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.

*[Signature]*  
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..

*[Signature]*  
PLANNING MEMBER/AUTHORISED OFFICER  
CUTTACK DEVELOPMENT AUTHORITY

Memo No. .... /BP/CDA, Cuttack the  
Copy to Sri. G.C.Pradhan & Nabin Sahu Amin for information and necessary action.

*[Signature]*  
PLANNING MEMBER/AUTHORISED OFFICER  
CUTTACK DEVELOPMENT AUTHORITY