



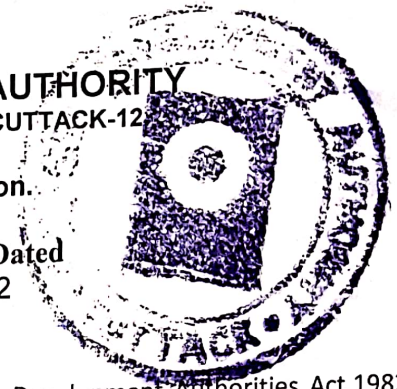
CUTTACK DEVELOPEMNT AUTHORITY
ARUNODAYA BHAWAN:LINK ROAD:CUTTACK-12

Order for Grant of Permission.

No. _____/CDA/Dated
File No. PLN-BDP-26/2022

FORM-II

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



Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act,1982 is hereby granted in favour of **Sambit Sahu**, represented through **Ravi Kumar Moda**, (G.P.A Holder), Director, **Mahadev Griha Nirman Pvt.Ltd**, for construction of Inter Connected One **Block of (B+G+13) Commercial Cum Residential (M.I.G) Apartment Building**, Two Blocks of **(S1+S2+13) Residential (M.I.G) Apartment Buildings with Separate One Block of (S+8) Residential (M.I.G) Apartment Buildings & G+3 Storied Club House building plan** proposed over revenue Plot No. 455/796, 458, 460, 459, 455/826, 454, Khata no. - 170/168,170/156, 170/214,170/215, Mouza –Padmalava Nagar, Tahasil-Baranga, Ps - Cuttack Sadar 16, under the Development plan area of Cuttack Development Authority with the following parameters and conditions;

1. (A) **Parameters;**

Plot area- 11331 .11 SQM (2.80 ACRES)

Road affected Plot area- 836.99 SQM

Net Plot area: - 10494.12 SQM

Current area approved		Proposed Use	No. of Dwelling Units (D.U)
Basement (Block A)	646.26 Sqm	Services (Common areas ,Lifts, Staircase, Corridors)- (36.5 Sqm)	-----
		Parking- (609.76 Sqm)	
Stilt floor 1 (Block B,C,D)	4476.08 Sqm	Services (Common areas ,Lift , Staircase) - (167.98 Sqm)	-----
		Parking-(4308.10 Sqm)	
Stilt floor 2 (Block B,C)	3658.46 Sqm	Services (Common areas ,Lifts, Staircase, Corridors)- (113.34 Sqm)	-----
		Parking- (3545.12 Sqm)	
BLOCK A		(COMMERCIAL & M.I.G RESIDENTIAL)	
Ground floor	584.16 SQM	COMMERCIAL (RETAIL SHOPS)	-----
1 st Floor	570.02SQM	COMMERCIAL (RETAIL SHOPS)	-----
2 nd Floor	592.56 SQM	COMMERCIAL (OFFICE SPACES)	-----
3 rd floor	513.38 SQM	RESIDENTIAL	3 NOS
4 th floor	513.38 SQM	RESIDENTIAL	3 NOS
5 th floor	513.38 SQM	RESIDENTIAL	3 NOS
6 th floor	513.38 SQM	RESIDENTIAL	3 NOS
7 th floor	513.38 SQM	RESIDENTIAL	3 NOS
8 th floor	513.38 SQM	RESIDENTIAL	3 NOS
9 th floor	513.38 SQM	RESIDENTIAL	3 NOS
10 th floor	513.38 SQM	RESIDENTIAL	3 NOS
11 th floor	513.38 SQM	RESIDENTIAL	3 NOS
12 th floor	513.38 SQM	RESIDENTIAL	3 NOS
13 th floor	513.38 SQM	RESIDENTIAL	3 NOS
TOTAL BUILT UP AREA	7393.92 SQM		33 NOS OF RESIDENTIAL UNITS
F.A.R AREA	6749.26 SQM		

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Mahadev Girha Nirman Pvt. Ltd.

Ravi Kumar Moda
03/04/2023
Director

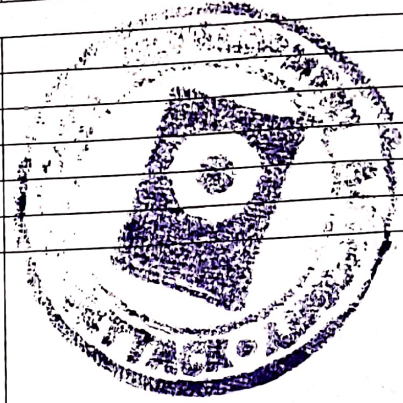
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BLOCK-B (RESIDENTIAL) M.I.G			
1 st floor	1495.35 SQM	RESIDENTIAL	12 NOS
2 nd floor	1502.6 SQM	RESIDENTIAL	12 NOS
3 rd floor	1502.6 SQM	RESIDENTIAL	12 NOS
4 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
5 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
6 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
7 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
8 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
9 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
10 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
11 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
12 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
13 th floor	1502.6 SQM	RESIDENTIAL	12 NOS
TOTAL BUILT UP AREA	19526.55 SQM		156 NOS OF RESIDENTIAL UNITS
F.A.R AREA	18091.06 SQM		
BLOCK-C (RESIDENTIAL) M.I.G			
1 st floor	565.84 SQM	RESIDENTIAL	4 NOS
2 nd floor	565.84 SQM	RESIDENTIAL	4 NOS
3 rd floor	565.84 SQM	RESIDENTIAL	4 NOS
4 th floor	565.84 SQM	RESIDENTIAL	4 NOS
5 th floor	565.84 SQM	RESIDENTIAL	4 NOS
6 th floor	565.84 SQM	RESIDENTIAL	4 NOS
7 th floor	565.84 SQM	RESIDENTIAL	4 NOS
8 th floor	565.84 SQM	RESIDENTIAL	4 NOS
9 th floor	565.84 SQM	RESIDENTIAL	4 NOS
10 th floor	565.84 SQM	RESIDENTIAL	4 NOS
11 th floor	565.84 SQM	RESIDENTIAL	4 NOS
12 th floor	565.84 SQM	RESIDENTIAL	4 NOS
13 th floor	565.84 SQM	RESIDENTIAL	4 NOS
TOTAL BUILT UP AREA	7355.92 SQM		52 NOS OF RESIDENTIAL UNITS
F.A.R AREA	6805.87 SQM		
BLOCK-D (RESIDENTIAL) M.I.G			
1 st floor	410.81 SQM	RESIDENTIAL	2 NOS
2 nd floor	410.81 SQM	RESIDENTIAL	2 NOS
3 rd floor	410.81 SQM	RESIDENTIAL	2 NOS
4 th floor	410.81 SQM	RESIDENTIAL	2 NOS
5 th floor	410.81 SQM	RESIDENTIAL	2 NOS
6 th floor	410.81 SQM	RESIDENTIAL	2 NOS
7 th floor	410.81 SQM	RESIDENTIAL	2 NOS
8 th floor	410.81 SQM	RESIDENTIAL	2 NOS
TOTAL BUILT UP AREA	3286.48 SQM		16 NOS OF RESIDENTIAL UNITS
F.A.R AREA	2966.96 SQM		
CLUB HOUSE BUILDING			
Ground floor	288.69 SQM	CLUB HOUSE	-----
1 st floor	288.69 SQM	CLUB HOUSE	-----
2 nd floor	288.69 SQM	CLUB HOUSE	-----
3 rd floor	288.69 SQM	CLUB HOUSE	-----
TOTAL BUILT UP AREA	1154.76 SQM		
F.A.R AREA	1140.87 SQM		

02/04/2023

TEMPLE		
Ground floor	29.93 SQM	TEMPLE
FAR CALCULATION		
Grand Total Built up area	47283.66 SQM	
Grand Total FAR area	36065.27 SQM	
FAR achieved	3.437	
Base FAR	2	
Additional FAR (MIG)	0.25	
Purchasable FAR	1.187 (12453.50 SQM)	
Height	44.95 MTRS (Block A,B & C), 30.90MTRS (Block-D) & 14.95MTRS (Club House) (excluding Staircase headroom & lift machine room)	
Total Height	48.91 MTRS	
Total no. of D.U	257 NOS	
No of trees to be planted	143 NOS	



(B) Setbacks and other stipulations

	Permissible	Provided
Front Set back	9mtr,6mtr &3mtr	10mtr,6.68mtr & 8.11mtr
Rear Set back	9mtr,6mtr &3mtr	10.32mtr,6.48mtr & 3.0mtr
Left side	9mtr,6mtr &3mtr	9mtr,6.47mtr & 9mtr
Right side	9mtr,6mtr &3mtr	9.38mtr,6.36mtr & 3mtr
F.A. R	4.0	3.437
Coverage	MAXIMUM 40 %	32.16 %
Society Hall	257 SQM	1154.76 SQM

(C) 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 with the stipulation of the NOC given by **CGWAI** in respect of tapping of ground water vide NOC no. **CGWAI/NOC/INF/ORIG/2023/17912** dated **10/03/2023** in pursuant to the NOC given by General Manager, WATCO Divison, Cuttack, Vide letter number **1522 Dated 30/01/2023**
 - ii) The Owner/Applicant/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 fire recommendation letter no.**RECOMM1101020082023001063** dated **16/02/2023**
 - iii) Electric installation and connection as per TPCODL vide their letter no.**6990 (A) Dated 09/11/2022** in respect of supply of power.
 - iv) The applicant shall not violate any stipulation in respect of clearance given by **NAAI** vide their letter no **BHUB/EAST/B/111022/725669, Dated- 23/12/2022**
 - v) The applicant shall comply with the stipulation of the NOC given by State Pollution Board vide letter no **113/2601, Dated 07/01/2023.**
 - vi) The applicant shall submit necessary **Environmental Clearance** from SEIAA before commencement of work.
 - vii) The applicant shall construct and connect the storm water drain up to the public disposal point at own cost as per EIDP in pursuant to the NOC given by **Sarpanch, Ramdaspur Gram Panchayat** vide their letter No **66 dated 02/12/2022**
 - viii) The owner/applicant shall get the structural plan and design vetted by the technical institutions for buildings more than 30 mtr heights as per provision of Rule 5 (3)(vii) of ODA (P&BS) Rule 2020 before commencement of construction
2. The building shall be used exclusively for **Residential cum Commercial** purpose and the use shall not be 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.

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Mahadev Girha Nirman Pvt. Ltd.

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02/04/2023
Director



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4. Total Parking space measuring **Commercial 654.164 sqm & Residential 8633.816 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 **15.24 Mtrs** in width.
6. 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.
7. The land in question must be in lawful Ownership and peaceful ownership and peaceful possession of the applicant.
8. 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 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 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 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 as per the natural lay of the land, etc. and
 - h) Other requirements 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 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 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.
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) 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.
13. 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.
14. 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.

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02/04/2023
Director



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15. 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.
16. 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.
17. 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 on 11/04/2022
Scrutiny fee	50000	Fifty Thousand Only	Paid on 13/04/2022
Scrutiny fee (Balance)	4,41,554/-	Four lakh forty one thousand five hundred fifty four only	Paid on 14/03/2023
Sanction fee	18,09,007/-	Eighteen Lakh nine thousand seven rupees only	Paid on 14/03/2023
Construction Workers Welfare Cess	92,64,742/-	Ninety two Lakh sixty four thousand seven hundred forty two only	
1st installment	30,88,248/-	Thirty lakh eighty eight thousand two hundred forty eight only	Paid on 14/03/2023 Part paid (1 out of 3 installment)
2 nd installment	30,88,247/-	Thirty lakh eighty eight thousand two hundred forty seven only	To be paid before one year of issue of permission letter
3 rd installment	30,88,247/-	Thirty lakh eighty eight thousand two hundred forty seven only	To be paid before two year of issue of permission letter
Purchasable FAR	1,06,12,873/-	One crore six lakh twelve thousand eight hundred seventy three	
1 st installment	26,53,219/-	Twenty six lakh fifty three thousand two hundred nineteen only	Paid on 14/03/2023 Part paid (1 out of 4 installment)
2 nd installment	26,53,218/-	Twenty six lakh fifty three thousand two hundred Eighteen only	To be paid before one year of issue of permission letter
3 rd installment	26,53,218/-	Twenty six lakh fifty three thousand two hundred Eighteen only	To be paid before two year of issue of permission letter
4 th installment	26,53,218/-	Twenty six lakh fifty three thousand two hundred Eighteen only	To be paid before three year of issue of permission letter
Shelter Fees	1,25,16,794/-	One crore twenty five lakh sixteen thousand seven hundred ninety four	

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Director



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1st installment	31,29,199/-	Thirty one lakh twenty nine thousand one hundred ninety nine only	Paid on 14/03/2023 Part paid (1 out of 4 installment)
2nd installment	31,29,199/-	Thirty one lakh twenty nine thousand one hundred ninety nine only	To be paid before one year of issue of permission letter
3rd installment	31,29,198/-	Thirty one lakh twenty nine thousand one hundred ninety eight only	To be paid before two year of issue of permission letter
4th installment	31,29,198/-	Thirty one lakh twenty nine thousand one hundred ninety eight only	To be paid before three year of issue of permission letter
COMPOUNDING FEE	2,96,700/-	Two lakh ninety six thousand seven hundred	Paid on 14/03/2023
FDP	81,43,440/-	Eighty one lakh forty three thousand four hundred forty	
1st installment	20,35,860/-	Twenty lakh thirty five thousand eight hundred sixty only	Paid on 14/03/2023 Part paid (1 out of 4 installment)
2nd installment	20,35,860/-	Twenty lakh thirty five thousand eight hundred sixty only	To be paid before one year of issue of permission letter
3rd installment	20,35,860/-	Twenty lakh thirty five thousand eight hundred sixty only	To be paid before two year of issue of permission letter
4th installment	20,35,860/-	Twenty lakh thirty five thousand eight hundred sixty only	To be paid before three year of 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. Storm water from the premises roof top shall be conveyed and discharged to the rain water recharging pits as per Rule 47 of ODA (Planning & Building Standards) Rules 20
- III. The space which is meant for parking shall not be changed to any other use and shall not be partitioned /closed in any manner.
- IV. 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.
- V. Plantation for one tree per 80 sq m of plot area made by the applicant as per provision under Rule 30 of ODA (Planning & Building Standards) Rules 2020.
- VI. If the Construction/ development are not as per the approved plan/ deviated beyond permissible norms, the performance security shall be forfeited and action shall be initiated against the applicant/ builder/ developer as per the provisions of the ODA act, 1982 Rules and Regulations made there under.
- VII. 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.
- VIII. 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.

- IX. The applicant shall construct the EIDP & estimate for approval of the EIDP committee of CDA in pursuant to the NOC given by Local authorities before applying for Occupancy Certificate.
- X. No storm water/water shall be discharged to the public road/public premises and other adjoining plots.
- XI. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake /cyclone/any other natural disaster.
- XII. Ensure installation of minimum firefighting equipment and installation as per provision of NBC-2016 / Fire recommendation and maintain the same at own cost.
- XIII. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and see page in to the ground.
- XIV. 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.
- XV. The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.
- 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. If any omission/commission is noticed / come under the knowledge of the Corporation then the applicant shall comply the same immediately.
- XIX. The number of dwelling units so approved shall not be changed in any manner.
- XX. 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 isn't provided by the applicant appropriate action shall be taken as per law.
- XXI. Obtain an Occupancy Certificate from the Authority 'Prior to occupation of building in full or part.
- XXII. The applicant shall ensure proper drainage from Basement floor and ensure its safety as per the Indemnity Bond submitted.

By order.

[Signature]
31.3.2023
PLANNING MEMBER
CUTTACK DEVELOPMENT AUTHORITY

Memo No 3859 BP/CDA, Cuttack 31/3/2023

Copy along with 2(Two) copies of the approved plans are forwarded herewith to Sri Ravi Kumar Modra, Director, Mahadev Griha Nirman Pvt Ltd, Plot no S1/111, Sector -A, Zone-A, Mancheswar Industrial Estate, Bhubaneswar, 751010.

[Signature]
31.3.2023
PLANNING MEMBER
CUTTACK DEVELOPMENT AUTHORITY

Memo No. _____/BP/CDA, Cuttack the

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

PLANNING MEMBER
CUTTACK DEVELOPMENT AUTHORITY.

Memo No. _____/BP/CDA, Cuttack the

Copy to Sri K.C.Mishra, Amin for information and necessary action.

PLANNING MEMBER
CUTTACK DEVELOPMENT AUTHORITY.

Mahadev Girha Nirman Pvt. Ltd.

[Signature]
03/04/2023
Director