



CUTTACK MUNICIPAL CORPORATION

MUNICIPAL SERVICE PAVILION, TOWN HALL ROAD, CUTTACK

FORM-II

[see Rule 10(2) of ODA(CAF) Rules- 2016]

Order for Grant of Permission.

No. 798 /CMC/Dated 27/9/23
BP.No.15/2023

Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authority Act 1982 (Orissa Act, 1982) is hereby granted in favour of **Sri Baman Charan Swain represented through GPA Holder Sri Rajesh Kumar Nayak, M.D. of M/S Laxmi Infra Venture (P) Ltd.** for revised approval of **integrated envelope basement with 2 stilt and 1 amenity centre along with 4 towers of 20 floors multi storied residential apartment building plan (under MIG category), 1 block of S+14 storied residential apartment building for EWS category, 1 block of B+G+3 storied commercial building plan and G+2 storied Club House building plan** proposed over revenue plot no.1390, 1380/3003, 1380/3004, 1380/3031 & 1380/3030 Khata no. 498/111, under Mouza- Nuahat, **Cuttack**, under Cuttack Municipal Corporation area with the following parameters and conditions;

(A) Parameters;

Plot area-23322.41Sqm

CDP Road affected Area- 489.74 Sqm.

Project area-22832.67 Sqm

<u>Current area approved</u>		<u>Proposed Use</u>	<u>No. of Dwelling Units (D.U)</u>
Envelope Basement for Residential	348.084 Sqm	Common Service areas (Lift shafts, fire tower, plumbing shaft, ducts, Staircase)	N.A
	10127.807 sqm	Parking	
2 Stilt Floors	1498.776 Sqm.	Common service areas (Lift shafts, fire tower, plumbing shaft, ducts, Staircase)	
	10411.486 Sqm.	Parking	
3 rd floor	4135.60 sqm	Amenity center	
MIG Residential Apartment (Tower-A)			
4 th to 23 rd floor	964.315 Sqm X 20 floors = 19286.30 Sqm	Residential	20 X 06 = 120 DUs
MIG Residential Apartment (Tower-B)			
4 th to 23 rd floor	964.315 Sqm X 20 floors = 19286.30 Sqm	Residential	20 X 06 = 120 DUs
MIG Residential Apartment (Tower-C)			
4 th to 23 rd floor	964.315 Sqm X 20 floors = 19286.30 Sqm	Residential	20 X 06 = 120 DUs
MIG Residential Apartment (Tower-D)			
4 th to 23 rd floor	964.315 Sqm X 20 floors = 19286.30 Sqm	Residential	20 X 06 = 120 DUs
EWS Residential Apartment (Tower-E)			
Stilt	78.30 Sqm	Common service areas (Lift shafts, fire tower, plumbing shaft, ducts, Staircase)	N.A
	592.45 Sqm	Parking	

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2 nd to 14 th Floor	601.461 X 14 floors= 8420.454 Sqm	Residential	14 X 11 = 154 DUs
Commercial Block			
Basement floor	32.68 Sqm	Common Service areas (Lift shafts, fire tower, plumbing shaft, ducts, Staircase)	N.A
	1056.17 Sqm	Parking	
Ground floor	1109.904 Sqm	Commercial	
1 st floor	1012.626 Sqm	Commercial	
2 nd floor	990.095 Sqm	Commercial	
3 rd floor	915.742 Sqm	Commercial	
Club House			
Ground floor	672.96 Sqm	Society Hall	N.A
1 st floor	293.10 Sqm	Society Hall	
2 nd floor	137.57 Sqm	Society Hall	
Total Built up area	119197.754 Sqm		
FAR Area	92118.802 Sqm		
Height	70.65mtr.	(Excluding the height of head room & parapet)	
Total no. of D.U	634 units	Including 154 nos of EWS DUs	
Plantation area	285 Nos	-	-

(B) Setbacks and other stipulations

		Permissible	Provided
Front Set back		9 mtr	9.0 mtr
Rear Set back		9 mtr	15.0 mtr
Left side		9 mtr	9.30 mtr
Right side		9 mtr	9.0 mtr
Building to Building		9 mtr	9 mtr
F.A. R		4.0	3.67
Purchasable F.A.R			
Coverage		Maximum 40%	38.51%
No. of lift	MIG Towers	24 (6 in each tower)	24
	EWS Tower	2	2
	Commercial	2	2 lift + 2 escalator
	Club House	-	2
No. of staircase	MIG Towers	8 (2 in each tower)	8
	EWS Tower	2	2
	Commercial	2	2
	Club House	-	1
Society Hall		480 Sqm	1322.38 Sqm

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

- i) The applicant shall comply all the stipulated conditions of the NOC given by **CGWA** in respect of tapping of ground water vide NOC no. CGWA/NOC/INF/ORIG/2022/14244 dt. 05/01/2022.
- 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. RECOMM1101020042023001152 dt. 01/04/2023.

- iii) The applicant shall provide STP as per the specification & design submitted by the concern technical person for disposal of sewerage waste in pursuant to NOC given by **WATCO vide their letter no. 5484 dt. 10/04/2023.**
 - iv) Electric installation and connection as per **TPCODL** vide letter no. 3440 dt. 30/09/2021 in respect of supply of power.
 - v) The applicant shall not violate any stipulation in respect of clearance given by **NAAI** vide their letter no. BHUB/EAST/B/102121/629810 dt. 21/10/2021.
 - vi) The applicant shall comply with the stipulation of the NOC given by Office of the Superintending Engineer, Prachi Division, Bhubaneswar-12 in respect of maintaining of approach road through a 12 mtr wide culvert.
 - vii) The applicant shall abide by the conditions given in the Structural Vetting Certificate by Prof. Shishir Kr. Sahu, Professor, Department of Civil Engineering, NIT, Rourkela.
 - viii) The applicant shall abide all safety measure given in the Structural Stability Certificate and Electrical Safety Certificate given by the empanelled engineers.
 - ix) The applicant shall left CDP Road affected Area of 489.74 Sqm unbounded and open to sky for implementation of CDP road alignment.
 - x) Adhere to the undertaking pertaining to construction of MIG category of building & construction of basement as undertaken in the Indemnity Bond.
 - xi) The applicant shall obtain all other applicable clearances and NOC required under Rule 5(3) of ODA (P&BS) Rules-2020.
1. The building block shall be used exclusively for the purpose approved and the use shall not be changed to any other use without prior approval of this Authority.
 2. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
 3. Total Parking space measuring **20539.293 sqm for MIG towers, 592.45 Sqm for EWS tower and 1819.525 sqm for commercial** 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.
 4. The EWS block comprising of to 154 DUs (10%) as shown in the plan shall be allocated to the eligible beneficiaries as per the SOP for House Allotment Scheme (HAS) mentioned in the Policy for Housing for All in Urban Areas, Odisha 2015.
 5. The land over which construction is proposed is accessible by an approved means of access of **12.19 Mtr.** in width.
 6. The land in question must be in lawful Ownership and peaceful ownership and peaceful possession of the applicant.
 7. The permission granted under these regulations shall remain valid up to 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 fee 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 ODA (Planning & Building Standards) Rules 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-
 - 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 requirements 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 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 2005 and these regulations.
11. The Owner / applicant shall;
- 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 Rule.
 - Obtain, wherever applicable from the competent Authority Permissions/ Clearance required in connection with the proposed work.
 - The commencement, stage wise progress and construction of the project shall be regulated as per the provisions of ODA (P&BS) Rules-2020.
 - Give written notice to the Authority before commencement of work on building site, periodic progress report, notice of completion, and notice in case of termination of services of Technical persons engaged by applicant/owner/developer etc. in applicable Forms as per Rule.
12. 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.
13. The applicant shall get the Environmental Clearance from the SEIAA as per the provision of Rule 5(3)(iii) of ODA (P&BS) Rules-2020 before commencement of construction.
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.
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 copy of the building permit; and
 - 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 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.**
15. This permission is accorded on deposit/submission of the following.

Item	Total amount (in Rs.)	Already paid for Approval (in Rs.)		Balance Amount to be paid (in Rs.)
		Previously	Present	
Scrutiny fee	16,80,973/-	8,70,641.00	8,10,332/-	-
Sanction fee	42,19,870/-	31,47,005.00	10,72,865/-	-
CWWC	2,38,17,284/-	52,42,435.00	61,91,617/-	1,23,83,232/-
Purchasable FAR	3,78,28,711/-	27,17,025.00	87,77,922/-	2,63,33,764/-
EIDP	2,20,00,742/-	38,98,648.00	45,25,524/-	1,35,76,570/-
Land Compounding fee	1,68,306/-	-	1,68,306/-	Nil

*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.





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:

1. Other conditions to be complied by the applicant are as per the following;

- I. The applicant shall also develop the existing approach road and maintain uniform road width of 12 mtr all along the boundary connected to the existing road at the rear side of the plot with development of road side drain and plantation.
- II. The owner/ applicant/ Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/ Clearance given by the Fire Prevention Officer/ National Airport Authority/ CGWA/ PHED etc wherever applicable.
- III. The provision for barrier free access, rain water harvesting system and roof top solar energy system shall be provided as per the provision of Rule 46, 47, 48 of ODA (P&BS) Rules- 2020.
- IV. The space which is meant for parking shall not be changed to any other use and shall not be partitioned /closed in any manner.
- V. 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 signage as per norms under Rule 37 of ODA (P&BS) Rules 2020.
- VI. 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.
- 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. All the fire fighting installation etc are to be ensured and maintained by the applicant as per NBC 2016.
- X. Applicant shall construct the storm water drainage at their own cost constructed & connected up to the public disposal point as per EIDP in consultation with corporation. No storm water shall be discharged to the public road/public premises and other adjoining plots.
- XI. The STP, PH work, Civil/electrical work shall be constructed as per the design and estimate given by empanelled Technical Engineers only.
- XII. The applicant shall submit EIDP & estimates for approval of EIDP committee of CMC.
- XIII. The Corporation shall in no way be held responsible for any structural failure and damage due to earthquake /cyclone/any other natural disaster.
- XIV. Ensure installation of minimum fire fighting equipments and installation as per provision of NBC-2016.
- XV. Ensure storm water drainage from the premises in consultation with Local Authority.
- XVI. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- XVII. Rain water harvesting structure and recharging pits adequate capacity shall be developed to minimize the storm water runoff to the drain.
- XVIII. The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.
- XIX. The applicant shall register this project before the ORERA as per their Act.

- XX. If any omission/commission is noticed or come under the knowledge of Authority the applicant shall comply the same immediately.
- XXI. The number of dwelling units so approved shall not be changed in any manner.
- XXII. 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.
- XXIII. The applicant shall comply and adhere to the stipulated condition given in the previous permission letter no- 683(PLG)BP, dtd. 05.04.2022.
- XXIV. Obtain the Occupancy Certificate from the Authority prior to occupation of the building in full or part.

By order.

CITY PLANNER
CUTTACK MUNICIPAL CORPORATION

Memo No. 799 /BP/CMC, Cuttack the 27/09/23

Copy along with 2(Two) copies of the approved plans are forwarded herewith to Sri Rajesh Kumar Nayak, Managing Director, M/s Laxmi Infra Venture (P) Ltd., Plot No.315, Saheed Nagar, Bhubaneswar.

CITY PLANNER
CUTTACK MUNICIPAL CORPORATION

Memo No. _____ /BP/CMC, Cuttack the

Copy with a copy of approved plan forwarded to the Secretary Cuttack Development Authority for information and further necessary action.

CITY PLANNER
CUTTACK MUNICIPAL CORPORATION

Memo No. _____ /BP/CMC, Cuttack the

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

CITY PLANNER
CUTTACK MUNICIPAL CORPORATION

CUTTACK MUNICIPAL CORPORATION

MUNICIPAL SERVICE PAVILION, TOWN HALL ROAD, CUTTACK

FORM-II

Order for Grant of Permission.

No. _____/CMC/Dated
BP.No. 203/2021

Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authority Act 1982 (Orissa Act, 1982) is hereby granted in favour of Sri Baman Charan Swain represented through GPA Holder Sri Rajesh Kumar Nayak, M.D. of M/s Laxmi Infra Venture (P) Ltd. for construction of 1 Block of B+S+12 multi storied residential apartment, 1 Block of B+G+3 Commercial Building and 1 block of G+2 storied Club house building plan for project "Fresh living" over revenue plot no. 1390 & 1380, Khata no. 498/111, Mouza- Nuahat, Cuttack, under Cuttack Municipal Corporation area with the following parameters and conditions;

1. (A) Parameters;

Plot area-22711.11Sqm)

CDP Road affected Area- 489.74 Sqm.

Project area-22221.37 Sqm

<u>Current area approved</u>		<u>Proposed Use</u>	<u>No. of Dwelling Units (D.U)</u>
Envelope Basement for Residential	544.798Sqm	Common Service areas (Lifts, Lift Lobbies, ducts, Staircase & Corridors)	N.A
	9747.484sqm	Parking	
Block-A			
Stilt floor	225.112sqm	Common service areas (Lifts, Lift Lobbies, ducts, Staircase, & Corridors)	N.A
	2002.473sqm	Parking	
1 st floor	1754.070Sqm.	Residential	12 nos
2 nd floor	1754.070Sqm.	Residential	12 nos
3 rd floor	1754.070Sqm.	Residential	12 nos
4 th floor	1754.070Sqm.	Residential	12 nos
5 th floor	1754.070Sqm.	Residential	12 nos
6 th floor	1754.070Sqm	Residential	12 nos
7 th floor	1754.070Sqm.	Residential	12 nos
8 th floor	1754.070Sqm.	Residential	12 nos
9 th floor	1754.070Sqm.	Residential	12 nos
10 th floor	1754.070Sqm.	Residential	12 nos
11 th floor	1754.070Sqm.	Residential	12 nos
12 th floor	1754.070Sqm.	Residential	12 nos
Block-B			
Stilt Floor	225.112sqm	Common service areas (Lifts, Lift Lobbies, ducts, Staircase, & Corridors)	N/A
	2002.473 sqm	Parking	
1 st Floor	1754.070Sqm.	Residential	12 nos
2 nd floor	1754.070Sqm.	Residential	12 nos
3 rd floor	1754.070Sqm.	Residential	12 nos

4 th floor	1754.070Sqm.	Residential	12 nos
5 th floor	1754.070Sqm.	Residential	12 nos
6 th floor	1754.070Sqm	Residential	12 nos
7 th floor	1754.070Sqm.	Residential	12 nos
8 th floor	1754.070Sqm.	Residential	12 nos
9 th floor	1754.070Sqm.	Residential	12 nos
10 th floor	1754.070Sqm.	Residential	12 nos
11 th floor	1754.070Sqm.	Residential	12 nos
12 th floor	1754.070Sqm.	Residential	12 nos
Block-C			
Stilt Floor	112.557sqm.	Common service areas (Lifts, Lift Lobbies, ducts, Staircase, & Corridors)	N/A
	912.673sqm.	Parking	
1 st Floor	877.032Sqm.	Residential	6 nos
2 nd floor	877.032Sqm	Residential	6 nos
3 rd floor	877.032Sqm	Residential	6 nos
4 th floor	877.032Sqm	Residential	6 nos
5 th floor	877.032Sqm	Residential	6 nos
6 th floor	877.032Sqm	Residential	6 nos
7 th floor	877.032Sqm	Residential	6 nos
8 th floor	877.032Sqm	Residential	6 nos
9 th floor	877.032Sqm	Residential	6 nos
10 th floor	877.032Sqm	Residential	6 nos
11 th floor	877.032Sqm	Residential	6 nos
12 th floor	877.032Sqm	Residential	6 nos
Block-D(1BHK Flats)			
Stilt Floor	124.74sqm	Common service areas (Lifts, Lift Lobbies, ducts, Staircase, & Corridors)	
	463.21sqm	Parking	
1 st Floor	513.107Sqm.	Residential	8 nos
2 nd floor	513.107Sqm.	Residential	8 nos
3 rd floor	513.107Sqm.	Residential	8 nos
4 th floor	513.107Sqm.	Residential	8 nos
5 th floor	513.107Sqm.	Residential	8 nos
6 th floor	513.107Sqm.	Residential	8 nos
7 th floor	513.107Sqm.	Residential	8 nos
8 th floor	513.107Sqm.	Residential	8 nos
9 th floor	513.107Sqm.	Residential	8 nos
10 th floor	513.107Sqm.	Residential	8 nos
11 th floor	513.107Sqm.	Residential	8 nos
12 th floor	513.107Sqm.	Residential	8 nos
Club House			
Ground Floor	396.33sqm	Society use	
1 st Floor	278.59Sqm.		
2 nd floor	328.38Sqm.		
COMMERCIAL BUILDING			
Basement Area	81.703Sqm.	Common service areas (Lifts, Lift Lobbies, ducts, Staircase, & Corridors)	
	1007.147Sqm.	Parking	
Ground Floor	1094.121sqm	Commercial Use	

1 st Floor	996.843Sqm.		
2 nd floor	974.312Sqm.		
3 rd floor	899.959Sqm		
Total Built up area	81884.891sqm		
FAR Area	64517.08sqm		
		-	-
Height	39.90mtr. (excluding head room)	-	-
Total no. of D.U	456 units	-	-
Plantation area	278Nos	-	-

(B) Setbacks and other stipulations

	Permissible	Provided
Front Set back	6mtr.	9.25mtr.
Rear Set back	6mtr.	10.28mtr.
Left side	6mtr.	8mtr.
Right side	6mtr.	8.05mtr.
Building to Building	6mtr.	6mtr.
F.A. R	4.0	2.90
Coverage	Maximum 40%	34.13%
No. of lift	01 lift for 20 DU	8 in Block-A 8 in Block-B 4 in Block-C 5 in Block-D
No. of staircase	01 staircase for every 06 DU	4 in Block-A 4 in Block-B 2 in Block-C 2 in Block-D
Society Hall	456sqm	1003.30sqm

(C) NOCs/Clearances submitted: The applicant shall comply all the stipulations/conditions etc given in the following NOC/clearances by the Line Dept and submit needful periodic compliances before CMC, 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/2022/14244 dt. 05/01/2022arised in pursuant to **PHED Department letter no. 11288 dt. 30/09/2021.**
- 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 recommendation letter no. RECOMM1101020042021000230 dt. 08/09/2021.
- iii) The applicant shall provide STP as per the specification & design submitted by the concern technical person for disposal of sewerage waste in pursuant to NOC given by **PHED vide their letter no. 11288 dt.30/09/2021.**
- iv) Electric installation and connection as per **TPCODL** vide letter no. 3440 dt. 30/09/2021 in respect of supply of power.
- v) The applicant shall not violate any stipulation in respect of clearance given by **NAAI** vide their letter no. BHUB/EAST/B/102121/629810 dt. 21/10/2021.
- vi) The applicant shall comply with the stipulation of the NOC given by **Office of the Superintending Engineer, Prachi Division, Bhubaneswar-12** vide letter no. 2259 dt. 31/12/2021 in respect of maintaining of approach road through a 12 mtr wide culvert.

- vii) The applicant shall abide all safety measure given in the Structural Stability Certificate and Electrical Safety Certificate given by the empanelled engineers.
- viii) The applicant shall left CDP Road affected Area of 489.74 Sqm unbounded and open to sky.
- ix) Adhere to the undertaking pertaining to construction of MIG category of building & construction of basement as undertaken in the Indemnity Bond.
- x) The applicant shall obtain all other applicable clearances and NOC required under Rule 5(3) of ODA (P&BS) Rules-2020.
2. The building block shall be used exclusively for the purpose approved 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.
4. Total Parking space measuring **15501.024sqm for residential** and **1625.673 sqm for commercial** 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 EWS block comprising of to **96 DUs (10%)** 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.
6. The land over which construction is proposed is accessible by an approved means of access of **12.19Mtr.** in width.
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. 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, 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 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 2005 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 Rule.

- b) Obtain, wherever applicable from the competent Authority Permissions/ Clearance required in connection with the proposed work.
- c) The commencement, stage wise progress and construction of the project shall be regulated as per the provisions of ODA (P&BS) Rules-2020.
- d) Give written notice to the Authority before commencement of work on building site, periodic progress report, notice of completion, and notice in case of termination of services of Technical persons engaged by applicant/owner/developer etc. in applicable Forms 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. The owner/applicant shall get the structural plan and design vetted and certified by the Govt. agency as per the provisions of Rule 5(3)(vii) of ODA (P&BS) Rules-2020 before commencement of construction.
15. The applicant shall get the Environmental Clearance from the SEIAA as per the provision of Rule 5(3)(iii) of ODA (P&BS) Rules-2020 before commencement of construction.
16. 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.
17. 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.
18. 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.**

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

Item	Amount (in Rs.)	Amount in words	Status of Payment
Form fee	3000.00	Three Thousand Only	Paid on 27/07/2021
Scrutiny fee	8,70,641.00	Eight Lakhs Seventy Thousand Six hundred forth one only.	Paid on 14/03/2022
Sanction fee	31,47,005.00	Rupees Thirty One lakhs Forty seven thousand Five only.	Paid on 14/03/2022
Construction Workers Welfare Cess	1,57,27,304.00	Rupees One Crore Fifty seven Lakhs Twenty seven thousand three hundred four only.	Part Paid (1 out of 3 installment)
1st installment	52,42,435.00	Rupees Fifty two lakhs Forty two thousand Four hundred thirty five Only.	Paid on 14/03/2022
2nd installment	52,42,435.00	Rupees Fifty two lakhs Forty two thousand Four hundred thirty five Only	Not Paid
3rd installment	52,42,435.00	Rupees Fifty two lakhs Forty two thousand Four hundred thirty five Only	Not Paid
Purchasable FAR	1,08,68,098.00	One Crore Eight lakhs sixty eight thousand ninty eight Only.	Part Paid (1 out of 4 installment)
1st installment	27,17,025.00	Twenty seven lakhs seventeen thousand twenty-five Only.	Paid on 14/03/2022
2nd installment	27,17,025.00	Twenty seven lakhs seventeen thousand twenty-five Only.	Not Paid
3rd installment	27,17,025.00	Twenty seven lakhs seventeen thousand twenty-five Only.	Not Paid

4th installment	27,17,025.00	Twenty seven lakhs seventeen thousand twenty-five Only.	Not Paid
EIDP	1,55,94,592.00	One Crores Fifty five lakhs Ninty four thousand Five hundred ninty-two only.	Part Paid (1 out of 4 installment)
1st installment	38,98,648.00	Thirty eight lakhs ninty-eight thousand six hundred forty eight only.	Paid on 14/03/2022
2nd installment	38,98,648.00	Thirty eight lakhs ninty-eight thousand six hundred forty eight only.	Not Paid
3rd installment	38,98,648.00	Thirty eight lakhs ninty-eight thousand six hundred forty eight only.	Not Paid
4th installment	38,98,648.00	Thirty eight lakhs ninty-eight thousand six hundred forty eight only.	Not Paid

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:

1. Other conditions to be complied by the applicant are as per the following;
 - I. The applicant shall also develop the existing approach road and maintain uniform road width of 12 mtr all along the boundary connected to the existing road at the rear side of the plot with development of road side drain and plantation.
 - II. The owner/ applicant/ Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/ Clearance given by the Fire Prevention Officer/ National Airport Authority/ SEIAA, Ministry of Forest & Environment/ PHED etc wherever applicable.
 - III. The provision for barrier free access, rain water harvesting system and roof top solar energy system shall be provided as per the provision of Rule 46, 47, 48 of ODA (P&BS) Rules- 2020.
 - IV. The space which is meant for parking shall not be changed to any other use and shall not be partitioned /closed in any manner.
 - V. 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 signage as per norms under Rule 37 of ODA (Planning & Building standards) Rules 2020.
 - VI. 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.
 - 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. All the fire fighting installation etc are to be ensured and maintained by the applicant as per NBC 2016.
 - X. Applicant shall construct the storm water drainage at their own cost constructed & connected up to the public disposal point as per EIDP in consultation with corporation. No storm water shall be discharged to the public road/public premises and other adjoining plots.
 - XI. The STP, PH work, Civil/electrical work shall be constructed as per the design and estimate given by empanelled Technical Engineers only.
 - XII. The applicant shall submit EIDP & estimates for approval of EIDP committee of CMC.

- XIII. The Corporation shall in no way be held responsible for any structural failure and damage due to earthquake /cyclone/any other natural disaster.
- XIV. Ensure installation of minimum fire fighting equipments and installation as per provision of NBC-2016.
- XV. Ensure storm water drainage from the premises in consultation with Local Authority.
- XVI. All the passages around the building shall be developed with permeable pavers block for absorption of rainwater and seepage in to the ground.
- XVII. Rain water harvesting structure and recharging pits adequate capacity shall be developed to minimize the storm water runoff to the drain.
- XVIII. The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.
- XIX. The applicant shall register this project before the ORERA as per their Act.
- XX. If any omission/commission is noticed of come under the knowledge of Authority the applicant shall comply the same immediately.
- XXI. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- XXII. The number of dwelling units so approved shall not be changed in any manner.

It 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.

Obtain the Occupancy Certificate from the Authority prior to occupation of the building in full or part.



By order

CITY PLANNER

CUTTACK MUNICIPAL CORPORATION

Memo No. 684 /BP/CMC, Cuttack the 05.04.2022

Copy along with 2(Two) copies of the approved plans are forwarded herewith to Sri Rajesh Kumar Nayak, Managing Director, M/s Laxmi Infra Venture (P) Ltd., Plot No.315, Saheednagar, Bhubaneswar

CITY PLANNER

CUTTACK MUNICIPAL CORPORATION

Memo No. _____ /BP/CMC, Cuttack the

Copy with a copy of approved plan forwarded to the Secretary Cuttack Development Authority for information and further necessary action.

CITY PLANNER

CUTTACK MUNICIPAL CORPORATION

Memo No. _____ /BP/CMC, Cuttack the

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

CITY PLANNER

CUTTACK MUNICIPAL CORPORATION

06 NOV 2023

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Rs.10



INDIA NON JUDICIAL



Jagyneshwar Acharya
Notary Public, Of India
Odisha, BBSR, Dist-Khurda
Regd. No. 7791/2009
Mob: 9361006174

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AFFIDAVIT

I Sri Rajesh Kumar Nayak aged about 42years, S/o Surendra Nayak, Managing Director of M/s Laxmi Infra Venture Pvt. Ltd. Plot No.315, Saheednagar Bhubaneswar, Dist-Khurda do hereby solemnly affirm as follows: -

1. That, I am the Managing Director of M/s Laxmi Infra Venture (P) Ltd., (bearing CIN No.U70101OR2011PTC013564), having its registered office at Plot No.315, Saheednagar, Bhubaneswar-751007.
2. That, I am Authorised Signatory in respect of the Project namely "**LAXMI FRESH LIVING**" to be constructed under Mouza-Nuahat, Dist-Cuttack, over Khata No-498/111 of Plot No.1390, 1380/3003, 1380/3004, 1380/3031 and 1380/3030, as per permission letter of CMC vide No.798/CMC, Dtd. 27.09.2023.
3. That, as per approved plan, we have been allowed to construct the EWS units of 154 Nos in Tower-E, consists of Stilt Floor used for parking, and 1st to 14th Floor dwelling units having 11units in a Floor, i.e. (14 x 11), but in permission letter it has been written as 2nd to 14th Floor, which may please treat as typographical error, but in total calculated as 154 DUs.



M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayak
Managing Director

Contd...P/2

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13/01/23

Laxmi Infra vent

for stamp

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Dr

N.K. SAHOO
Stamp Vendor
Bhubaneswar

J

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayak
Managing Director

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

: 2 :

4. That, we request to read the same as 1st to 14th floor instead of 2nd to 14th Floor.
5. That, this affidavit is required to be submitted before ORERA Authority for necessary purpose.

That, the facts stated above are true to the best of my knowledge and belief.

Identified by:

[Handwritten signature]

NOTARY

M/s. Laxmi Infra Venture (P) Ltd

[Handwritten signature]
Managing Director

Deponent

[Handwritten signature]

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

