



CUTTACK MUNICIPAL CORPORATION,
BIJU BHAWAN, CHOUDHURY BAZAR, CUTTACK.

Order for Grant of Permission.

No. _____/CMC/Dated
BP.No. 80/2022

FORM-II

[See regulation-9(A)]

Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act 1982 (Orissa Act,1982) is hereby granted in favour of Mr. Suresh Chandra Sahoo, Director, **M/S River Front Developers Pvt Ltd.** (License/agreement holder of CDA in respect of schedule land) for construction of **integrated envelope 3B+ GF (commercial) + upper stilt + FF (Amenity floor) + SF (Service floor) + 4 towers of 22 Multi Storied commercial-cum-residential apartment** building proposed over Developers area bearing CDA allotted drawing plot no.713,714,715,716,717,718,719 corresponding to **Revenue Plot No- 94/2145, 95 (P) & 98 (P),** Mouza- **Bidyadharpur** under **Sector-08, Cuttack,** under Cuttack Municipal Corporation within the Development plan area of Cuttack Development Authority, with the following parameters and conditions;

1. (A) Parameters:

Plot area-2.43 Ac. (9837.44 sqm)

Project/Possession area- 2.43 Ac. (9837.44 sqm)

Description	Commercial (in sq.m)	Residential area (in sq.m)	Parking (in sq.m)	Utility (in sq.m)	Fire & refuge/ Balcony above 17.50 mtr., width 1.20 mtr. & area < 3.60 sqm/other utility area (in sqm)	Total Built up Area (in sq.m)
Lower Basement(B3)			7481.08	168.84		7649.92
Upper Basement(B2)			5085.3	168.84		5254.14
Upper Basement(B1)			4568.21	168.84		4737.05
Covered Parking			590.78			590.78
Open Parking			457.59			
Commercial Floor	3219.64			0.00	704.76	3924.4
Upper Stilt			3491.68	0.00	432.72	3924.4
Amenity floor at +7.7m LVL		1787.7		84.42	88.38	1960.5
Service floor at +10.7m LVL		0.00		84.42	1876.08	1960.5

Tower- 1						
lower ground floor		664.54		42.21	51.77	758.52
Upper ground floor		664.54		42.21	51.77	758.52
1st floor		664.54		42.21	62.7	769.45
2nd floor		664.54		42.21	51.77	758.52
3rd floor		664.54		42.21	51.77	758.52
4th floor		664.54		42.21	51.77	758.52
5th floor		664.54		42.21	62.7	769.45
6th floor		664.54		42.21	51.77	758.52
7th floor		664.54		42.21	51.77	758.52
8th floor		664.54		42.21	51.77	758.52
9th floor		664.54		42.21	51.77	758.52
10th floor		664.54		42.21	62.7	769.45
11th floor		664.54		42.21	51.77	758.52
12th floor		664.54		42.21	51.77	758.52
13th floor		664.54		42.21	51.77	758.52
14th floor		664.54		42.21	51.77	758.52
15th floor		664.54		42.21	62.7	769.45
16th floor		664.54		42.21	51.77	758.52
17th floor		664.54		42.21	51.77	758.52
18th floor		664.54		42.21	51.77	758.52
19th floor		664.54		42.21	51.77	758.52
20th floor		664.54		42.21	62.7	769.45
21st floor		609.64		42.21	106.67	758.52
22nd floor		452.72		42.21	106.67	601.60
Tower- 2						
1st floor		655.24		42.21	65.61	763.06
2nd floor		655.24		42.21	54.68	752.13
3rd floor		655.24		42.21	54.68	752.13
4th floor		655.24		42.21	54.68	752.13
5th floor		655.24		42.21	65.61	763.06
6th floor		655.24		42.21	54.68	752.13
7th floor		655.24		42.21	54.68	752.13
8th floor		655.24		42.21	54.68	752.13
9th floor		655.24		42.21	54.68	752.13
10th floor		655.24		42.21	65.61	763.06
11th floor		655.24		42.21	54.68	752.13
12th floor		655.24		42.21	54.68	752.13
13th floor		655.24		42.21	54.68	752.13
14th floor		655.24		42.21	54.68	752.13
15th floor		655.24		42.21	65.61	763.06

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16th floor		655.24		42.21	54.68	752.13
17th floor		655.24		42.21	54.68	752.13
18th floor		655.24		42.21	54.68	752.13
19th floor		655.24		42.21	54.68	752.13
20th floor		655.24		42.21	65.61	763.06
21st floor		600.34		42.21	109.58	752.13
22nd floor		442.46		42.21	109.58	594.25
Tower- 3						
1st floor		651.24		42.21	66.55	760.00
2nd floor		651.24		42.21	55.62	749.07
3rd floor		651.24		42.21	55.62	749.07
4th floor		651.24		42.21	55.62	749.07
5th floor		651.24		42.21	66.55	760.00
6th floor		651.24		42.21	55.62	749.07
7th floor		651.24		42.21	55.62	749.07
8th floor		651.24		42.21	55.62	749.07
9th floor		651.24		42.21	55.62	749.07
10th floor		651.24		42.21	66.55	760.00
11th floor		651.24		42.21	55.62	749.07
12th floor		651.24		42.21	55.62	749.07
13th floor		651.24		42.21	55.62	749.07
14th floor		651.24		42.21	55.62	749.07
15th floor		651.24		42.21	66.55	760.00
16th floor		651.24		42.21	55.62	749.07
17th floor		651.24		42.21	55.62	749.07
18th floor		651.24		42.21	55.62	749.07
19th floor		651.24		42.21	55.62	749.07
20th floor		651.24		42.21	66.55	760.00
21st floor		600.28		42.21	106.58	749.07
22nd floor		452.35		42.21	106.58	601.14
Tower- 4						
lower ground floor		630.75		42.21	71.68	744.64
upper ground floor		630.75		42.21	71.68	744.64
1st floor		630.75		42.21	82.61	755.57
2nd floor		630.75		42.21	71.68	744.64
3rd floor		630.75		42.21	71.68	744.64
4th floor		630.75		42.21	71.68	744.64
5th floor		630.75		42.21	82.61	755.57
6th floor		630.75		42.21	71.68	744.64
7th floor		630.75		42.21	71.68	744.64

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8th floor		630.75		42.21	71.68	744.64
9th floor		630.75		42.21	71.68	744.64
10th floor		630.75		42.21	82.61	755.57
11th floor		630.75		42.21	71.68	744.64
12th floor		630.75		42.21	71.68	744.64
13th floor		630.75		42.21	71.68	744.64
14th floor		630.75		42.21	71.68	744.64
15th floor		630.75		42.21	82.61	755.57
16th floor		630.75		42.21	71.68	744.64
17th floor		630.75		42.21	71.68	744.64
18th floor		630.75		42.21	71.68	744.64
19th floor		630.75		42.21	71.68	744.64
20th floor		630.75		42.21	82.61	755.57
21st floor		599.99		42.21	102.44	744.64
22nd floor		447.12		42.21	102.44	591.77
Total	3219.64	60618.58	21674.64	4558.68	8635.39	98706.93
Total built up area for FAR calculation						68396.90
FAR = 6.95						

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

- i) The applicant shall comply to the stipulation of the NOC given by **CGWAI** in respect of tapping of ground water vide NOC no. **CGWAI/NOC/INF/ORIG/2022/15353 dt. 05/05/2022.**
 - 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 no. **RECOMM1101020082022000578 dt. 28/04/2022.**
 - iii) Electric installation and connection as per **TPCODL** vide their letter no. **1121 (6) dt. 02/06/2022** in respect of supply of power.
 - iv) The applicant shall ensure construction of the Project considering all structural elements/safety factors vetted by **IIT Guwahati vide letter dated 08/02/2022**
 - v) The applicant shall obtain necessary Environment Clearance from SEIAA which is submitted vide proposal no. **SIA/OR/MIS/275499/2022 on 30/05/2022.** Before applying for Occupancy Certificate to CMC.
2. The building shall be used exclusively for **Commercial cum Residential** 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.
 4. Total Parking space measuring **21,674.64 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 **60.00 Mtr. & 12.00 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 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.
8. 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/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 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 2016 and these regulations.
11. The Owner / applicant shall.
 - a) Whenever tests of any materials are made to ensure conformity of the requirements of the rule/regulations in force, records of the test data shall be kept available for inspection during the construction of building and for such period thereafter required by the Authority.
 - b) 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 provisions of the Rules/regulations.
 - c) Obtain, wherever applicable NOC/Clearance from the competent Authority, required in connection with the proposed work.
 - d) Submit stage- wise construction report, Penalty shall be imposed as per Rule of ODA (P & BS) Rules, 2020 in case of non- submission of the same.
 - e) Engage an Accredited person for third party verification at plinth and ground floor level. Upon detection of unauthorised construction in the third party verification report, the applicant shall be imposed a fine as prescribed under sub-rule (3) of Rule 15 of ODA (P & BS)Rule, 2020.
 - f) Give written notice to the Authority before commencement of work on building site in Form-V, periodic progress report in Form – VIII, notice of completion in Form-VI as appended to ODA (CAC) Rule, 2016 and notice in case of termination of services of technical persons engaged.



- g) Ensure compliance of Provision of Various acts, Rule, Regulations and codes which control or provided for various norms governing development including but not limited to planning norms, Fire safety norms, environmental norms as applicable in each case.
12. 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.
13. 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.
14. 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 12/08/2021
Scrutiny fee	10,27,564.00	Ten lakh twenty seven thousand five hundred sixty four only.	Paid on 17/06/2022
Sanction fee	37,78,335.00	Thirty seven lakh seventy eight thousand three hundred thirty five only.	Paid on 08/02/2022
Construction Workers Welfare Cess	1,93,47,786.19	One crore ninety three lakh forty seven thousand seven hundred eighty six and nineteen paise only.	Part Paid (1 out of 3 installment)
1st installment	64,49,262.00	Sixty four lakh forty nine thousand two hundred sixty two only.	Paid on 17/06/2022
2nd installment	64,49,262.00	Sixty four lakh forty nine thousand two hundred sixty two only.	To be paid before one year of issue of permission letter
3rd installment	64,49,262.00	Sixty four lakh forty nine thousand two hundred sixty two only.	To be paid before two year of issue of permission letter
EIDP	1,90,13,088.41	One crore ninety lakh thirteen thousand eighty eight and forty one paise only.	Part Paid (1 out of 4 installment)
1st installment	47,53,273.00	Forty seven lakh fifty three thousand two hundred seventy three only.	Paid on 17/06/2022
2nd installment	47,53,273.00	Forty seven lakh fifty three thousand two hundred seventy three only.	To be paid before one year of issue of permission letter
3rd installment	47,53,273.00	Forty seven lakh fifty three thousand two hundred seventy three only.	To be paid before two year of issue of permission letter

4th installment	47,53,273.00	Forty seven lakh fifty three thousand two hundred seventy three only.	To be paid before three year of issue of permission letter
Security fee	3,92,440.00	Three lakh ninety two thousand four hundred forty only.	Paid on 17/06/2022

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 applicant shall ensure smooth disposal of drainage from the basements and movement of entry/exist of vehicle from the premises considering the differential level of road.
- II. The Developer shall ensure conversion of the Kissam of the land to Gharbari in pursuant to CDA letter no. 12279/CDA,Dt-23.12.2021.
- III. The Barrier free access, Rain water Harvesting system and roof solar energy installation shall be provided as per the provision of Rule 46, 47 & 48 of ODA (P& BS) Rules, 2020.
- IV. 30% 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.
- V. 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.
- VI. 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.
- VII. The concerned Architect / Applicant / Developer are fully responsible for any deviation's additions & alternations beyond approved plan/ defective construction etc. shall be liable for action as per the provisions of the Regulation.
- VIII. EIDP is to be submitted duly certified by the concern technical person in respect of the executed EIDP in the light of specification given by CMC vide their letter no 1150/dt. 16.06.2022 for necessary approval of EIDP committee of CMC.
- IX. The applicant shall adhere all the stipulations of the Development Agreement executed with CDA in respect to construction of AHP vide agreement letter no. 7350/CDA dt. 12/10/2020& License for the development vied CDA letter no. 1843/CDA dt.09/02/2022.
- X. Full ownership of the scheduled land shall be transferred through conveyance deed after handing over of AHP asset to CDA, however Developer is entitled to market the project and accept booking from prospective PDP allottees for smooth execution of the Project.
- XI. After execution of Conveyance deed with CDA, Developer shall entitled to execute the conveyance deed with respective PDP allottees.
- XII. No storm water/waste water shall be discharged to the public road/ public premises and other adjoining plots.
- XIII. The Corporation shall in no way be held responsible for any structural failure and damage due to earthquake /cyclone any other natural.
- XIV. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage into the ground.
- XV. The applicant shall make own arrangement of solid waste management through micro

compost plant within the project premises.

XVI. The applicant shall register the project with ORERA as per their Act.

XVII. If any omission/commission is noticed/ come under the knowledge of the Corporation then the applicant shall comply the same immediately.

XVIII. The number of dwelling units so approved shall not be changed in any manner.

XIX. Lifts shall be provided as per the provision of NBCI, 2016 in pursuance with note (ii) of sub-rule (2) of Rule 42 of CDA Rule, 2020 if the same isn't provided by the applicant, appropriate action shall be taken as per law.

XX. Obtain an Occupancy Certificate from the Authority 'Prior to occupation of building in full or part.



By order.

[Signature]
CITY PLANNER
CUTTACK MUNICIPAL CORPORATION

21-6-2022

Memo No. 1189 (P9) /BP/CMC, Cuttack the 21.06.2022

Copy along with 2(Two) copies of the approved plans are forwarded herewith to Sri Suresh Chandra Sahoo (Director), River Front Developers Pvt Ltd, Plot No. 11-3B/1326, First floor, Sector 11, Markat Nagar, Cuttack.

[Signature]
CITY PLANNER
CUTTACK MUNICIPAL CORPORATION

21-6-2022

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.

[Signature]
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.

[Signature]
CITY PLANNER
CUTTACK MUNICIPAL CORPORATION