



**CUTTACK DEVELOPMENT AUTHORITY,
RUNODAYA BHAWAN: LINK ROAD: CUTTACK-12.**

FORM-II

{See Regulation-9(4)}

No. 12DA/Cuttack

Dated... 07-05-2016

File No. P.N.B.D. 949/2014

Permission granted under Sub-Section(3) of the Section-16 of the Orissa Development Authorities Act 1982(Orissa Act, 1982) is hereby granted in favour of **Mahammed Moquim and Mrs, Firdosia Bano** GPA Holder M/S Sofia Firdous for construction of T1-S+12th, T2 S+12th, T3-S+12th and com G+1st commercial and residential Apartment building over plot no.111/1048, 112, 112,114 & 116 Khatu No. 16 D1 & 15 D1 mouza Patapur in the development Plan area of CDA, Cuttack with the following parameters and conditions.

1. Parameters. Plot area excluding proposed road affected portion=11475.605 sqm.

Covered area approved Block-I, II & Block-III		Proposed use	No. of dwelling units
Ground floor	482.60 m2	Commercial	
Stilt floor	4100.90 m2	Parking with utility area and community space	
1 st floor	3800.07 m2	-do-	
2 nd floor	2732.35 m2	Residential	260 unit
3 rd floor	2732.35 m2	-do-	
4 th floor	2732.35 m2	-do-	
5 th floor	2732.35 m2	-do-	
6 th floor	2732.35 m2	-do-	
7 th floor	2732.35 m2	-do-	
8 th floor	2732.35 m2	-do-	
9 th floor	2732.35 m2	-do-	
10 th floor	2732.35 m2	-do-	
11 th floor	2732.35 m2	-do-	
12 th floor	2298.89 m2	-do-	
F.A.R.	2.74		
Parking	9581.00 m2	Covered parking with open parking	
Height	40.80 mtr		
Total built up area	38005.96 m2	Commercial-cum- Residential apartment	

Setbacks (in mtr.)

Front setback	15.00 mtr.(12m setback+3.0m road affected portion=15 mtr.(fifteen metre)
Rear side	12.00 mtr. (Twelve metre)
Left side	12.00 mtr. (Twelve metre)
Right side	12.00 mtr. (Twelve metre)

- The building shall be used exclusively for **Commercial-cum-Residential Apartment** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring 9581.00 m2 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.
- The land over which construction is proposed is accessible by an approved means of access of 80'-0" & 104'-0" (24.39m & 31.70 m) in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.

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7. The applicant shall free gift 3.00 mtr. wide strip of land to the CMC Corporation/Municipality further widening of the 100' wide proposed road.
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 CDA (Planning and Building Standards) Regulations, 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 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-V, periodic progress report in form-VIII, notice of completion in form-VI and notice in case of termination of services of Technical persons engaged by him and
 - (d) obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
13. (a) In case the full plot or part thereof on which permission is accorded is agricultural kism, the same may be converted to non-agricultural kism under section-2 of OLR Act before commencement of construction.
(b) The owner/applicant shall obtain NOC from NAAI/Environmental clearance from Ministry of Forest and Environment, Govt. of India and submit to CDA wherever applicable, before commencement of construction.
(c) The owner/applicant shall get the structural plan and design vetted by the institutions identified by the Authority for buildings more than 30 mtr. Height 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) A copy of the building permit, and
 - (b) a copy of approved drawings and specifications.

16. If the Authority finds at any state 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.

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

Item	Amount (In Rs.)	Amount in words
Form fee	Rs.3000.00	Rupees three thousand only
Scrutiny fee	Rs.2,51,675.00	Rupees two lakhs fifty one thousand six hundred seventy five only.
Sanction fees	Commercial-cum-residential Rs.15,70,881.00	Rupees fifteen lakhs seven thousand eight hundred eighty one only.
Security deposit@ 100/-	Rs.41,02,174.00	Forty one lakhs two thousand one hundred seventy four only
Shelter fund	Rs.41,02,174.00	Forty one lakhs two thousand one hundred seventy four only
Retention fund	Rs.6000.00	Rupees six thousand only.
Construction worker welfare cess @ Rs.17.50-sft.	Rs.71,56,523.00	Rupees seventy one lakh fifty six thousand five hundred twenty three only

18. Other conditions to be complied by the applicant are as per the following:
- The owner/applicant/Technical person shall strictly adhere to and comply the terms and conditions imposed in the NOC, National Airport Authority vide letter No. 2043, 2045 dt.22.07.2015, Pollution Control Board vide Letter No. 14622 dt.03.09.2015, Central ground water Authority vide letter No. 21-4(600)SER/CGWA/2015-832 dt.19.05.15, State Level Export Appraisal Committee Odisha vide letter No. 106/SEAC -(MISE-02) dt.7.3.2015 and NOC from Executive Engineer, Drainage division vide letter No. 310, dt.1.6.2015.
 - Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Regulation-44 of CDA (Planning & Building Standards) Regulation, 2010.
 - The space which is meant for parking shall not be changed to any other use and shall not be partitioned / closed in any manner.
 - 40% 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 Regulation 35 (11)(12) of CDA (Planning & Building Standards) Regulations, 2010.
 - Plantation over 20% of the plot area shall be made by the applicant as per provision under regulation 28 of CDA (Planning & Building Standards) Regulations, 2010
 - 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, 1967 Rules and Regulations made there under.
 - Necessary barrier free access for the physically challenged persons with signage shall be provided as per Regulation 43 wherever applicable.
 - The organised open space as shown in the plan (at least 15% of the area) shall be developed and maintained.
 - The building shall be constructed strictly as per the structural design vetted by the Department of Civil Engineering, IGIT Saranga Dhenkanal, Vide letter No. IGIT. SRIG. Civil (P.K.P).122, dt. 01.08.2015.. The owner / Applicant, Architect and 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.

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