



78

FORM NO. II

**ROURKELA DEVELOPMENT AUTHORITY, UDITNAGAR, ROURKELA-769012**

No. 871 /RDA, Dated. 21.3.2015

File No. BP/RDA/ PKL / 27 /20 15

Permission under sub-section (3) of the section -16 of the Odisha Development Authorities Act, 1982 (Odisha Act, 1982) is hereby granted in favour of Sri /Smt ALOK SHARMA, Manager(Project), for 106, 107, 132/253,

PLUTO PLAZA PVT. LTD.

133/254, 104/225

- a. Sub-divisions of lands, b) Institution of change of the use of land or building
- c) Re-construction of building/Renewal of approved building plan, 108/256, 109/257.
- d) Construction of a B+G+5 storeyed building.
- e) Alterations or additions in the existing \_\_\_\_\_ (Specify) in respect of

Lay-out house /plot no \_\_\_\_\_, Revenue Plot No. 94/251, 95, 96/252, 105, & Khata No. 3/1 Village/Mouza/Unit RTU No. 4, Thana Chhend Holding No. -, Ward No. - of Rourkela Municipality within the Development Plan area of ROURKELA subject to following conditions/restrictions. Clearance from Urban Local Body regarding actual development of waste water drainage system must be obtained and submitted to Rourkela Development Authority within one month.

In principle, specific permission for construction of B+G+3 floor(s) in the first phase, in respect of the above plot/building is permitted at present. On completion of the construction of structure or the building as per the approved plan without any deviation and compliance of the conditions in the approved plan/letter to the applicant, the permission for next floor(s) will be considered subsequently.

1.Parameters: Plot Area 169012.8 Sq.ft.

Items	Approved	Use permitted	No. of Dwelling units.
<del>Lower</del> basement floor	6873.51 Sq.mt.	Parking	-
<del>Lower</del> Ground Flr	4280.44 Sq.mt.	2257.51 Sq.mt.	Parking/Storage Area
Ground floor/stilt floor	3618.53 Sq.mt.	Commercial	-
First floor	3712.99 Sq.mt.	Commercial	-
Second floor	3504.50 Sq.mt.	Commercial	-
Third floor	3762.49 Sq.mt.	Commercial	-
Fourth floor & 5th flr	2060.17 Sq.mt.	2760.76 Sq.mt.	Commercial
F.A.R	1.11		
Parking	10640.89 Sq.mt.		
Height	26.25 Mtr.		
Coverage	23.95%		
Total Built up area	33666.34 Sq.mt.		
Setbacks	-	-	
Front	9.9 Mtrs & 16.7 Mtr	-	
Rear	9.5 Mtrs	-	
Left	10.4 Mtr	-	
Right	10 Mtr.	-	

2. The building shall be used exclusively for 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.
4. Parking space measuring 10640.89 sq.mtr/sft. as shown in the approved plan shall be left for parking of vehicles and no part of it will be covered or closed or used for any other purpose.
5. The land over which construction is proposed is accessible by an approved means of access of 30' .0" metre/feet in width (NH/State Highway /other major roads). Also the applicant will have to develop and connect all infrastructures like road, drain, water supply, electricity and sewerage system from the existing main road/system to the plot in question at his/her own cost.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. The applicant shall free gift      sft./sq.mtr. and      feet/meter wide strip of land to the      Corporation/Municipality/NAC/RDA for further widening of the road to the standard width as shown in the plan. The boundary wall of the plot must be constructed leaving this required space for development of road by the concerned Authority.
8. This permission is valid for a period of **three years** with effect from the date of issue. In case of renewal of the approved building plan, it is revalidated for a period of one year under Section-20 of the ODA Act, 1982 with effect from the date of issue of the letter subject to the conditions and restrictions indicated in this letter.
9. As per the Building Regulation, 2012, Clause-22,
  - i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person/persons under whose supervision the building is constructed from their responsibilities imposed under these 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 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. Permission accorded under the provision of Section 16 of ODA Act, 1982 cannot be construed as evidence in respect of right title and interest of the plot over which the permission has been accorded and plan has been approved. In case, this permission has been obtained by the applicant(s) from Rourkela Development Authority without having proper title on land or building this permission issued in the instant case, does not conform any title to the applicants over the land or building covered by this permission. If the applicant(s) does any thing without having any title to the land/building he does so at his own risk and the permission will be treated as cancelled without any liability to the Rourkela Development Authority.
11. As per the clause-21 of Building Regulation, 2012,
  - i) 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 requirements of NBC 2005 and these regulations.

- ii) 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;
- iii) obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work;
- iv) 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
- v) obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
12. a) In case the full plot or part thereof on which permission is accorded is agricultural kism, the same must be converted to non-agricultural kism under Section-8 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 / Pollution Control Board/ Archaeological Survey of India/National Highway Authority of India/ Public Health Engineering/RWSS/Water Resources Department/State Ground Water Authority/Urban Local Body/ G.P/WESCO/DFO, Rourkela Wild Life Division, Forest and Environment Department /Revenue Department/State Fire Prevention Department etc. and submit to RDA 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 mtrs. height before commencement of construction.
13. 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 buildings and for such period thereafter as required by the Authority.
14. The persons to whom a permit is issued during constructions shall keep pasted in a conspicuous place on the property in respect of which the permit was issued.
- i) A copy of the building permit and ii) a copy of the approved drawings and specifications.
15. 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.
16. This permission is accorded on deposit/submission of the following.

Items.	Amount (in Rs.)	Amount in words
Form fee	Rs. 500.00	Five Hundred
Scrutiny fee	Rs. 7375.00	Seven thousand three hundred seventy five
Balance scrutiny fee	-	-
Sanction fee	Rs. 42475.00	Forty two thousand four hundred seventy five
Security fee	Rs. 78948.00	Seventy eight thousand nine hundred forty eight.
Fire fighting fee	-	-
Retention fee	-	-
Shelter Fund	-	-

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

- I. The owner/applicant/Technical person shall strictly adhere to the existing Rules & regulations/norms/standards terms and conditions as prescribed and imposed in the NOC/Clearances given by Fire Prevention officer/National Airport Authority/SEIAA, Ministry of Forest and Environment/PHED/ Pollution Control Board/ Archaeological Survey of India/National Highway Authority of India/ Public Health Engineering/RWSS/Water Resources Department/State Ground Water Authority/Urban Local Body/ G.P/WESCO/DFO, Rourkela Wild Life Division, Forest and Environment Department /Revenue Department/State Fire Prevention Department etc. wherever applicable.
- II. Storm water from the premises and roof top shall be conveyed and discharged to the rain water recharging pits as per existing Regulation- 44 of RDA (Planning & Building Standards) Regulation, 2012.
- III. 20% 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 RDA (Planning & Building Standards) Regulation, 2012.
- IV. Plantation over 10%/20% of the plot area shall be made by the applicant as per provision under regulation 28 of RDA (Planning & Building Standards) Regulation, 2012.
- V. 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 Regulation made there under.
- 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 no way be held responsible for the same(loss of life or property etc.) in what so ever manner. The structural stability and safety of the building along with fire safety shall lie with applicant(s) and the technical person supervising the construction work without any liability on RDA.
- VII. The concerned Architect/Applicant/Developer are fully responsible for any deviations additions and alternations beyond approved plan/defective construction etc. shall be liable for action as per the provisions of the Regulation.
- VIII. The applicant shall confirm the infrastructural development and subsequently their clearances with regards to development of infrastructure from Urban Local Body/RDA before commencement of construction.
- IX. The number of dwelling units so approved shall not be changed in any manner.
- X. This permission does not entitle the applicant(s) any right of passage on any private or public land. This right of passage is subject to the approval/consent of the owner of the land.
- XI. If at a later date, it is found that any case of unauthorized construction on the approved construction is pending in the court of the Planning Member/Secretary, RDA or in any other court prior to the date of issue of this letter of permission, the permission so granted will be deemed to have been revoked u/s 17 of ODA Act with immediate effect automatically.

- XII. However, this permission should not be construed as regularizing any of the unauthorized construction undertaken thereof, unless specifically mentioned.
- XIII. The applicant(s) and the technical person must follow the rules of the "energy efficient buildings" and see that the building receives the natural lights and ventilation to the maximum, so that there is a minimum consumption of electricity in that building. Also the applicant is advised to use the solar electricity/solar heater to contribute a part of electricity consumption. The applicant is advised to obtain the GRIHA (Green Buildings Rating Systems India) certification of the building.
- XIV. The applicants have to develop the building/premises with adequate rain water harvesting, ground water recharge system and liquid waste disposal system within their own plot at their own cost. The applicant(s) should cover the vacant area suitably with trees/plants inside the plot. In case, cutting of existing trees/plants will be necessary, prior approval must be obtained from the concerned officer in charge, Forest and Environment Deptt. of the area.
- XV. The water supply arrangement and sanitary installations/fixtures will be provided as per NBC/PH standard in that building under the supervision of a qualified technical person
- XVI. The applicant must provide the (garbage) solid and liquid waste disposal system in the building, in conformity with the standards specified and in the planning & building standards regulations of RDA and NBC. The liquid waste is to be disposed of only after treatment of the same by the applicant(s) in his own premises till the same is connected to the city sewer net work. The applicant(s) have to provide Sewerage Treatment Plant in case of Commercial/Residential buildings or plots having multiple dwelling units and Effluent Treatment Plant in case of Industrial building as per provisions given by Odisha State Pollution Control Board/NBC.
- XVII. This permission has been granted based on the letter issued by the Tahasildar, ..... vide letter No.....Dt....., Executive Officer, Rourkela Municipality, vide letter No. 6004 dt. 27.8.2011 Ground Water Survey Deptt. .... vide letter No.....Dt....., RWSS Deptt. .... vide letter No.....Dt....., PHE Deptt. Rourkela vide letter No. 9698 dt. 27.8.2011 Regional Officer, State Pollution Control Board Odisha vide letter No. 23816 dt. 03.12.2012 Fire Officer, Fire Station, Bhubaneswar vide letter No. 706 dt. 13.8.2011, Forest and Environment Department clearance letter No.....Dt..... and the affidavits/NOC(s) submitted by the applicants.
19. This permission has been granted exclusively based on affidavit(s)/NOC(S) submitted by the applicant. The applicant(s) shall adhere to the conditions stipulated in this permission, in letter and spirit. In case of any deviation, to any of the conditions given in this letter or violation in the content (s) of the affidavit(s)/NOC (s), the approved plan shall be deemed to have been cancelled as per the ODA Act, 1982 without any liability to the Rourkela Development Authority.
20. The applicant has to follow and ensure the lease terms and conditions positively before ensuring construction following which the approval of this plan will be void automatically.

Planning Member  
Rourkela Development Authority .

Memo No 872 BP/RDA, Dated 21.3.2015

Copy forwarded along with four copies of the approved plans to  
Sri/Smt. ALOK SHARMA, Manager (Project) Pluto plaza Pvt. Ltd. K-4/9, 7 & 8 Area,  
Rourkela-769004 (Odisha)

-S-P-  
Planning Member  
Rourkela Development Authority.

Memo No 873 BP/RDA, Dated 21.3.2015

Copy forwarded to the Director of Town Planning, Odisha, Bhubaneswar,  
for kind information.

-S-  
Planning Member  
Rourkela Development Authority

Memo No 874 BP/RDA, Dated 21.3.2015

Copy with a copy of approved plan forwarded to the Executive Officer,  
\_\_\_\_\_ Municipality for information and further necessary action. He is requested to take  
over the free gifted land for development and maintenance of the roads mentioned in this  
letter/plan. Action may please be taken for deviation of any condition given in this approval with  
intimation to the undersigned for necessary action as per ODA Act.

-S-  
Planning Member  
Rourkela Development Authority .

Memo No 875 BP/RDA, Dated 21.3.2015

Copy with a copy of approved plan forwarded to the Tahasildar...../ Fire Officer/State  
Pollution Control Board, Rourkela /Enforcement Squad RDA for information and further necessary  
action. The Tahasildar is requested to intimate the undersigned in case of any problem in the  
ownership status of the land in question within a month. The above concerned department are  
requested to please verify and intimate this office immediately within a fortnight, in case of any  
deviation/violation of their Acts/rules in this approved plan. The enforcement squad is hereby asked  
to inspect the development of the site periodically and report the Authority in case of any deviation  
in the approved building plan/letter for initiating action against the builder/developer as per the  
provision of the Act and intimate immediately the undersigned and Secretary, RDA/Finance  
Member, RDA for forfeiture of the security deposit.

-S-  
Planning Member  
Rourkela Development Authority .