



FORM-II

ROURKELA DEVELOPMENT AUTHORITY, UDITNAGAR,ROURKELA-769012

No 4139 /RDA, Dated 16.12.2017
File No. BP/RDA/RKL/ 105/2017

Permission under sub-section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour of;

Smt./Sri/Ms Nikhata Afshanfor,

- (a) Sub-division and development of land
- (b) Change of the use of land or building
- (c) Construction of a B + 4 Storeyed building
- (d) Reconstruction of building
- (e) Regularisation building
- (f) Alteration or additions in the existing building.
(Specify) in respect of Lay-out Plot No./House No. of Rourkela, Revenue Plot No. 846/2776 Khata No. 492/806, Village/Mouza RTU No.35 Thana Plantsite Holding No, Ward No. of Rourkela Municipal Corporation/G.P. within the Development Plan area of **ROURKELA** subject to following conditions/restrictions.
 - (a) The Land/Building shall be used exclusively for Commercial purpose and the uses shall not be changed to any other use without prior approval of this Authority.
 - (b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
 - (c) Parking space measuring 3328.99 sq.ft sq.mtr. as shown in the approved plan shall be exclusively used for parking and no part of it will be used for any other purpose.
 - (d) The land over which construction is proposed is accessible by an approved means of access of 30'-0" sq.mtr. width.
 - (e) The land in question must be in lawful ownership and peaceful possession of the applicant.
 - (f) The applicant shall free gift sq.mtr. of located in the Municipal Corporation/Municipality/NAC/Gram Panchayat for the widening of the road/construction of new roads and other public amenities prior to completion of the development as indicated in the plan
 - (g) The permission is valid for 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.
 - (h) Permission accorded under the provision of section 16 of ODA Act. Cannot be construed as an evidence to claim right title interest on the plot on which the permission has been granted.
 - (i) If any dispute arises with respect to right, title interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.
 - (j) Any construction and development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority.

(k) Any other conditions.

(i) Approved Building Parameters: Plot Area- AC 0.195.....

Items	Approved	Use permitted	No. of Dwelling units.
Basement floor	2899.24 sq.ft	Parking	
Ground floor/stilt	2899.24 sq.ft	Commercial	
First floor	2899.24 sq.ft	Commercial	
Second floor	2899.24 sq.ft	Commercial	
Third floor	2899.24 sq.ft	Commercial	
Fourth floor	-	-	
F.A.R	1.33	-	
Parking	3328.99 sq.ft	-	
Plantation	851.96 sq.ft	-	
Height	12.8 mtr	-	
Coverage	34.13%	-	
Total Built up area	14496.20 sq.ft	-	
Setbacks in mtr.	-	-	
Front	2 mtr (6'-6")	-	
Rear	3.65 mtr (12'-0")	-	
Left	2.5 mtr (8'-3")	-	
Right	2.5 mtr (8'-3")	-	

(ii) This permission is accorded on deposit/submission of the following.

Items.	Amount (in Rs.)	Amount in words
Form fee	500+500	Five hundred + Five hundred
Scrutiny fee	Rs. 26945.00	Twenty six thousand nine hundred forty five.
Balance scrutiny fee	-	-
Sanction fee	Rs. 72481.00	Seventy two thousand four hundred eighty one.
Security fee	Rs. 134723.00	One lakh thirty four thousand seven hundred twenty three.
Fire fighting fee	-	-
Retention fee	-	-
Shelter Fund	-	-
Compounding Fee	-	-
Labour Cess	Rs. 253684.00	Two lakh fifty three thousand six hundred eighty four.

(iii)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 as applicable, before commencement of the construction.

(iv) Other conditions to be complied by the applicant are as per the following;

- i. The owner/applicant/Technical person are bound to follow the conditions/terms of Building Regulation in force and 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. 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.
- iii. 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.
- iv. The applicant shall confirm the infrastructural developments and subsequently compliances of the NOCs with regards to development of infrastructure from Urban Local Body/RDA before commencement of construction.
- v. The number of dwelling units so approved shall not be changed in any manner.
- vi. 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.
- vii. 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.
- viii. However, this permission should not be construed as regularizing any of the unauthorized construction undertaken thereof, unless specifically mentioned.
- ix. 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.
- x. 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.
- xi. 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.
- xii. This permission has been granted based on the letter issued by the Tahasildar, vide letter No.....Dt....., Commissioner, Rourkela Municipal Corporation, vide letter No.....dt....., Ground Water Survey Deptt. vide letter No.....Dt....., RWSS Deptt.vide letter No.....Dt....., PHE Deptt.,.....vide letter NoDt....., Regional Officer, State Pollution Control Board Odisha vide letter No..... Dt....., Fire Officer, Fire Station,vide letter No.....Dt....., Forest and Environment Department clearance letter No.....Dt..... and the affidavits/NOC(s) submitted by the applicants.

- (v) 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.
- (vi) The applicant will have to pay the Labour Cess @ 1% of the estimated cost of the building 10 lakhs or more as per the Govt. Rule.

[Signature]
Planning Member
Rourkela Development Authority

Memo No 4140 BP/RDA, Dated 16.12.2017
Copy forwarded along with one copy of the approved plan to Sri/Smt. Nikhata Afshan
Siraj Bhawan, Bhatti Road, Rourkela.

[Signature]
Planning Member
Rourkela Development Authority

Memo No 4141 BP/RDA, Dated 16.12.2017
Copy forwarded to the Director of Town Planning, Odisha, Bhubaneswar for kind information.

[Signature]
Planning Member
Rourkela Development Authority

Memo No 4142 BP/RDA, Dated 16.12.2017
Copy with a copy of approved plan forwarded to the Municipal Commissioner, Rourkela Municipal Corporation 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.

[Signature]
Planning Member
Rourkela Development Authority

Memo No 4143 BP/RDA, Dated 16.12.2017
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 departments 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.

[Signature]
Planning Member
Rourkela Development Authority



ROURKELA DEVELOPMENT AUTHORITY

ROURKELA

to be filled by PA/FI

SITE VERIFICATION REPORT

File No.: BR-RDA (ARL) 105/2017 Zone No. :

Name of the applicant : Nikhil Akshay

Plot No.: 846/2776 Mouza/Unit : R.T.U no-35

Amin to whom endorsed.....B. C. Bismal (P.A)

Sign. of PA/FI

(To be filled up by Amin)

1. Whether construction has started. If so, give details as under.

a). No. of Storeys	Coverage	Front setback	Rear setback	Side setback
<u>No construction</u>		<u>-</u>	<u>-</u>	<u>-</u>

b) Plot Size (as per site measurement) ACQ. 195

c) Has the applicant encroached upon Government land.....No.....

if so please specify.

2. APPROACH ROAD

a) Whether existing at the site (Yes/No) ✓

(i) Status of road Public / Private ✓

Nature of road

(ii) Kutchra / Moorum / Metalled / Black topped. ✓

(iii) Whether connected with an existing public road : Yes / No ✓

(iv) Services over approach road Electricity / Waterline / Sewerage / Telephone ✓

(v) Horizontal distance of L.T. Line from plot boundary ✓

b) Width of approach road R / W 30'-0" wide road ✓

3. Whether the site is at road junction : Yes / No ✓

4. Level of the site in relation to approach road. Road Level.

5. Whether the area is subject to water lodging / affected by drainage channel / low laying land / Agriculture land / Floodable area : ✓

6. Whether the locality is developed / undeveloped / basti area : developed

7. Distance of the plot from the nearest temple / monument : ✓

8. The vertical and horizontal/distance from a 33 KV / 11 KV electric line. ✓

9. Date of Inspection.....3/5/2017

10. Any other information.....

11. Sketch Map with Measurements ✓

12. Remarks by F.I. :

B
3/5/2017
Inspecting Officer