



FORM-II

ROURKELA DEVELOPMENT AUTHORITY, UDITNAGAR,ROURKELA-769012

No 4654 /RDA, Dated 27.9.2018
File No. BP/ RDA/ RKL/51F/2018

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

Sri Akshaya Kumar Mahapatra , for

- (a) Sub-division and development of land
- (b) Change of the use of land or building
- (c) **Construction of G+2 storeyed residential building**
- (d) Reconstruction of building
- (e) Alteration of
- (f) Alteration or additions in the existing _____ building having holding No. x (Specify) in respect of Lay-out Plot No. S₂H-35, Ph-11, S & S Scheme, Revenue Plot No. 278, Khata No.-9, Village/Mouza/Unit.-Chhend R.T.U. No.- 3 ,Thana.-Chhend -,Holding No. _____, Ward No. -13 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 **residential** 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 _____ Sqm. 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 9.14 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- 40' x 60'=2400 Sft. OR 222.96 Smt.

Items	Approved	Use permitted	No. of Dwelling units.
Basement floor	Nil		
Ground floor	160.90 Smt.	Parking & Residential	Nil
First floor	136.19 Smt.	Residential	One
Second floor	108.10 Smt.	Residential	Nil
Third floor	Nil	Nil	Nil
Fourth floor	Nil	Nil	Nil
F.A.R	1.42		
Parking	88.93 Smt.		
Plantation	10 nos tree		
Height	9 mtr.		
Coverage	72.16 %		
Total Built up area	405.19 Smt.		
Setbacks in mtr.			
Front	1.5		
Rear	1.0		
Left	1.0		
Right	1.0		

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

Items.	Amount (in Rs.)	Amount in words
Form fee	Rs. 500.00	Rupees five hundred only.
Scrutiny fee	Rs.4122.00	Four thousand one hundred twenty two.
Balance scrutiny fee	R.180.00	One hundred eighty.
Sanction fee	Rs4360.00	Four thousand three hundred sixty.
Security fee	Nil	
Fire fighting fee	Nil	
Retention fee	Nil	
Shelter Fund	Nil	
Compounding Fee	Nil	
Labour Cess	Rs.76298.00	Seventy six thousand two hundred ninty eight.

(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 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 Airports 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 in 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.

... 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 4655 BP/RDA, Dated 27.9.2018
Copy forwarded along with Two copy of the approved plans to Sri Akshaya Kumar Mahapatra, Keshari Nagar Infront of ESI Hospital, ITI Road, Rourkela-4, Dist.-Sundargarh, Odisha.

[Signature]
Planning Member
Rourkela Development Authority

Memo No 4656 BP/RDA, Dated 27.9.2018
Copy forwarded to the Director of Town Planning, Odisha, Bhubaneswar for kind information.

[Signature]
Planning Member
Rourkela Development Authority

Memo No 4657 BP/RDA, Dated 27.9.2018
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 4658 BP/RDA, Dated 27.9.2018
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

Received
[Signature]
29/09/18

o/c



ROURKELA DEVELOPMENT AUTHORITY
UDITNAGAR, ROURKELA-769 012

No. 2910 BP / RDA, Rourkela, Dated the 31.7th 2018

BP / RDA (RKL) / 51F/2018

From :

The Planning Member,
Rourkela Development Authority,
Uditnagar, Rourkela-769 012

To :

Smt./Sri Akshay Kumar Mahapatra
Keshori Nagar, In front of ESI Hospital
ITI Road, Rourkela. mob - 9437192194

Sub:- Approval of building plan over plot/house No S24-35 in
Mouza RTU NO-3 of Rourkela / Sundargarh / Rajgangpur / Birmitrapur.

Ref.:- Item Nos 2.6.30 & 33 only.

Dear Sir/Madam,

With reference to your application for permission under section - 16 of this O. D. Act. I am to request you to kindly comply this following.

1. A sum of Rs _____ (Rupees _____) only be paid to this office towards balance scrutiny fee under section - 18 of the O.D.A. Rules.
2. Copy of Ownership document is in original required for verification
3. The plot area shown in the building plan is not in conformity with area as per document / physical possession at site.
4. An affidavit in respect of legal ownership and peaceful possession of the land is required.
5. Evidence in support of existence of an approved approach road of a minimum 20'00" width connected with an existing public road is required.
6. Building plan to be modified with the following parameters.

(a) Coverage.....%	(b) Front setback.....
(c) Rear setback.....	(d) Left side setback.....
(e) Right side setback.....	(f) F. A. R.....

(g) Parking Plantation - One tree per 80 sq. ft. of land area to be provided within set back.
7. A strip ofwidth of land is required to be left abutting the approach road for its widening to.....ft.
8. Approved building plan in support of existing structure is required.
9. Site plan traced out of the recent settlement map / a sketch location plan is required with evidence in support of hal plot no.

10. Your plot is affected by.....submit fresh plan confirming the area unaffected.
11. Copy of approved sub - division plan is required as the plot forms a part of the Revenue plot.
12. Construction at site is not in conformity with plan submitted. Submit modified plan as per actual construction at site.
13. Necessary clearance from Archaeological Survey of India is required as the plot is situated within 100'-00" radius of a protected temple / Monument.
14. Legal heir certificate in support of the ownership of the plot is required.
15. Detail plan of out house / septic tank / staircase / foundation are required
16. N.O.C. from sides/Rear/neighbourers are required with regard to the construction undertaken within side/rear setback area / common wall in shape of affidavit.
17. The plan is not satisfactory from the view point of ventilation / lighting / structural stability / internal circulation.
18. Necessary clearance from National Airport Authority is required as the plot is located in flying funnel zone/within one K.M. from the Air port.
19. Ownership record for.....sft of excess possession of land is required.
20. Some of the dimension / Plinth area / Coverage given in the building plan area not correct.
21. Physical demarcation of plot boundary at site is required
22. Signature of Technical person wanting over building plan & application form.
- 23) Verification of ownership status by concerned Tahasildar.
- 24) NOC from urban Local body regarding Drainage, Sewerage and Solid waste disposal.
- 25) NOC from Fire Prevention officer regarding safty measures on account of fire, Excutive Engineer P.H.E.D regarding supply of water and Excutive Engineer WESCO for supply of power.
- 26) Structural stability Certificate from empannelled Structural Engineer or R.D.A
- 27) Signature of empannelled architect of RDA on body of the building Plan of typical building like shopping Complexes having more than 300 sqmtrs plinth area, Malls, Appartments, Multistoried building, Sub-divisional layouts etc.
- 28) NOC from Hydrologist Ground water Survey and Investigation Sambalpur Branch for Verifying availability of ground water.
- 29) You have already made unauthorised advance construction\Deviation to an extent ofsqft.
- 30) Failure in Compliance within a period of ^{15 days} six months from the date of receipt of this Letter, the application for permission shall be autometically rejected.
31. After Final disposal of Misc. case No. instituted by R.D.A, Rourkela as per the provision of O.D.A. Act 1982, Your application for building plane will be considered.
32. A sum of Rs _____ (Rupees _____) only be paid to this office towards sanction fee under section - 18 of the O.D.A. Rules.

33. You are required to revise the building plan regarding
34. Plantation and submit within 15 days.

Yours faithfully,

for

 PLANNING MEMBER