



FORM-II

ROURKELA DEVELOPMENT AUTHORITY, UDITNAGAR,ROURKELA-769012

No. 4662 /RDA, Dated 28.9.2018
File No. BP/ RDA/ RKL/22/18

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

Ms Bhagwati Projects (Partner-Brajesh Ku. Gupta, Ankit Agarwal, Deepak Ku. Singhal) for,

- (a) Sub-division and development of land
- (b) Change of the use of land or building
- (c) **Construction of S+4 Storeyed Residential Apartment Building**
- (d) Reconstruction of _____ building
- (e) Regularisation of _____ storeyed building
- (f) Alteration or additions in the existing _____ building
(Specify) in respect of Lay-out Plot No.Y-8, Revenue Plot No.-80/1013,80/1011,84/1012, Khata No.-48/221,48/257, Village/Mouza R.T.U.No.-42,7 & 8 Area ,Thana.Raghunathpali, Holding No. _x_, Ward No.10 of Rourkela Municipal Corporation 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 **627.261 sqmtr.** 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 **80 ft/ mtr.** width.
 - (e) The land in question must be in lawful ownership and peaceful possession of the applicant.
 - (f) The applicant shall free gift **x sq.mtr.** of located in the _____ x _____ 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 **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- 90' - 0" x 120' - 0" = 10,800sqft = 1003.32sqmt.

Items	Approved	Use permitted	No. of Dwelling units.
Basement floor	nil.	nil	nil
Stilt floor.	663.255sqmt.	parking+society	nil
First floor	616.195sqmt.	residential	four
Second floor	616.195sqmt.	residential	four
Third floor	616.195sqmt.	residential	four
Fourth floor	616.195sqmt.	residential	four
F.A.R	2.491		
Parking	627.261sqmt.	parking	
Plantation	7trees		
Height	14.95mt.		
Coverage	66.0%		
Total Built up area	3128.035sqmt		
Setbacks -			
Front	4.0 mt.		
Rear	3.0 mt		
Left	2.5 mt.		
Right	2.5 mt.		

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

Items.	Amount (in Rs.)	Amount in words.
Form fee	500/-	Five zero zero only.
Scrutiny fee	31531/-	Three one five three one.
Balance scrutiny fee		
Sanction fee	101013/-	One zero one zero one three.
Security fee	312804/-	Three one two eight zero four.
Fire fighting fee		
Retention fee		
Shelter Fund		
Purchasable FAR	5356368/-	Five three five six three six eight.
Labour Cess	589243/-	Five eight nine two four three.

(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.

(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 condition 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.
- vii. This right of passage is subject to the approval/consent of the owner of the land.
- viii. 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.
- ix. However, this permission should not be construed as regularizing any of the unauthorized construction undertaken thereof, unless specifically mentioned.
- x. 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.
- xi. 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.
- xii. 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.
- xiii. This permission has been granted based on the letter issued by the Tahasildar, x..... vide letter No.....Dt....., Commissioner, Rourkela Municipal Corporation, vide letter No.4036 dt.23.04.18, Ground Water Survey Deptt. vide letter No.....Dt....., RWSS Deptt. No.264 dt. 17.2.18,Regional Officer, PHE Deptt. vide letter No.1383 dt.21.2.18, WESCO vide letter No.....x..... Dt....., Fire Officer, State Pollution Control Board Odisha vide letter No.....Dt....., Fire Station, vide letter No.11126/FPW.Dt.11.07.18, 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.



Planning Member
Rourkela Development Authority

Memo No 4663 BP/RDA, Dated 28.9.2018 
Copy forwarded along with 1 (one) copy of the approved plan to Sri/Smt M/S Bhagabati Projects Pvt. Ltd./C/o Deepak Ku. Singhal Plot No.O⁴-6,7 & 8 Area, Rourkela- 4.



Planning Member
Rourkela Development Authority

Memo No 4664 BP/RDA, Dated 28.9.2018 
Copy forwarded to the Director of Town Planning, Odisha, Bhubaneswar for kind information.

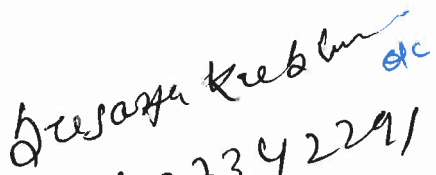

Planning Member
Rourkela Development Authority

Memo No 4665 BP/RDA, Dated 28.9.2018 
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.


Planning Member
Rourkela Development Authority

Memo No 4666 BP/RDA, Dated 28.9.2018 
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.


Planning Member
Rourkela Development Authority


9437342291
Dt. 28-9-18



ROURKELA DEVELOPMENT AUTHORITY

ROURKELA

EXAMINATION IN RELATIONS TO COMPREHENSIVE DEVELOPMENT PLAN BASIS INFORMATION

File No. BPI/RDA/Del/22/18 Name of the applicant: Bhagbadi Projects.

1.	Plot No.	Application	Site Plan	Building Plan	Document
	<u>Y-8</u>	<u>[Handwritten]</u>	<u>[Handwritten]</u>	<u>[Handwritten]</u>	<u>[Handwritten]</u>

2. a) Mouza Name/Unit RTV-42, 788. Drg/Khata No. 42/537. Rev. Pl. no. 80/1013,

b) House No. _____ of Scheme Lay-out scheme of 788 Area.

3. Area : Document 90x120 Building / Key Plan 100332 Possession at site 100332 sqm.

4. Ownership (a) Established by way of Patta.
(b) Not Established

5. a) Tenancy : Government / Private ADM, Rourkela.

b) If Government, use in the lease deed residential.

6. Nature of the construction : New construction / Re-construction / Addition

Alteration :

7. a) Amount of fee deposited : Rs. 31,531.

b) Covered area on all floors : 3128.035 sqm.

8.	Use applied for	Land use in the comprehensive development plan	Whether permissible/not permissible/special consideration
	<u>residential</u>	<u>residential in draft CDP. Rtd.</u>	<u>Permissible.</u>

9. a) Whether first permission / Revised permission /

Revalidation : _____

b) No. of floor (s) 5+4

10.	Front Elev.	Rear Elev.	Sides		Elev. Cross and Section along stair	Signed by applicant	Signed by tech. person
			L	R			
	<u>[Handwritten]</u>	<u>[Handwritten]</u>	<u>[Handwritten]</u>	<u>[Handwritten]</u>	<u>[Handwritten]</u>	<u>[Handwritten]</u>	<u>[Handwritten]</u>

11. Nature of road : Private / Public

12. Width of road

As per site / Key Plan	Site Inspection Report
<u>80'-0"</u>	<u>80'-0"</u>

13. a) Whether the approach road as shown connected to an existing public road in the site plan Yes

b) Whether such connection is available in settlement sheets : Yes / No

14. If private, whether a) transferred to the Municipality : Yes / No

b) indicated in the not final settlement plan : Yes / No

c) mentioned in the ownership document : Yes / No

15. Whether the Plot is affected by Road proposal Lake / any other public use

No

16. Whether the Plot is within 100'-00" of an Architectural

Monument No.

17. Building Regulation

a) Plot Size 6 90' x 120' = 1003.32 sqm (10,800 sqft)

b) Area 10,800 sqft.

c) Coverage and Set-back :

Category	Required <i>as per POSR-2017</i>	Approved Building plan	Revised- Provided Provision
Coverage G. Floor F. Floor S. Floor	<i>not specified.</i>		<i>66% 261 66% 35.994 255</i> Still Floor - Parking - 627.261 sqm Rm el stair - 35.994 sqm 1st fl. to 4th fl. 616.195
Front set-back	<i>4.00 m</i>		<i>TDA - 3128.035 sqm 4.00 m</i>
Rear set-back	<i>3.00 m</i>		<i>3.00 m</i>
Side set-backs L R	<i>2.50 m (each)</i>		<i>2.50 m (each)</i>
F.A.R.	<i>Permissible - 2.5 Base FAR - 2.0</i>		<i>2.491</i>
Parking	<i>25% of FAR Area 625.193 sqm</i>		<i>627.261 sqm. (25.08%)</i>
<i>Plantation</i> Strip of land to be left for widening of the road	<i>7 tree (@ 1 tree for 80 sqm of plot area)</i>		<i>7 tree.</i>

18. Height of the proposed building : Permissible below 15 m.

Provided 14.95 m.

19. Whether falls in the Air-port Funnal Zone

No

20. Whether the applicant's plot extends over the Government land : Yes / No

21. Certified that the plot in question does not fall in low lying area/drainage channel/floodable area.

(As per site inspection report)

does not fall.

De. No. 10.8.18.
Signature of the Planning Asst.

Date :

Countersigned by supervising Officer with designation