



FORM-II

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

No 3498 /RDA, Dated 18.08.2018  
File No. BP/ RDA/ RKL/282/2017

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

*M/S Brahmani Developers Pvt. Ltd., Director-Sri Ramesh Kumar Agarwal , 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) Alteration of
- (f) Alteration or additions in the existing \_\_\_\_\_ building having holding No. x (Specify) in respect of Lay-out Plot No. Y-3, Civil township,, Revenue Plot No.- 82p. ,Khata No.- 111 ,Village/Mouza/Unit.-Civil Township, R.T.U. No.- 42 ,Thana.-Raghunathpali ,-,Holding No. \_\_\_\_\_, Ward No. 10 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 6031.4 Sft., 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 12.2 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- 90' x120'=10800 Sft. OR 1003.3 Smt..

Items	Approved	Use permitted	No. of Dwelling units.
Basement floor	Nil		
Stilt floor	6140 Sft.	Parking	
First floor	5667 Sft.	Residential	Five
Second floor	5667 Sft.	Residential	Five
Third floor	5667 Sft.	Residential	Five
Fourth floor	5667 Sft.	Residential	Five
F.A.R	1.99		
Parking	Nil		
Plantation	Thirteen nos tree		
Height	14.93 mtr.		
Coverage	56.85 %		
Total Built up area	28808sft. Or 2676.3smt.		
<b>Setbacks in mtr.</b>			
Front	3.0		
Rear	3.0		
Left	2.5		
Right	2.5		

(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.27,024.00	Twenty seven thousand twenty four.
Balance scrutiny fee	Nil	Nil
Sanction fee	Rs.86,424.00	Eighty six thousand four hundred twenty four.
Security fee	Rs.2,67,732.00	Two lakh sixty seven thousand seven hundred thirty two
Fire fighting fee	Nil	
Retention fee	Nil	
Shelter Fund	Nil	
Compounding Fee	Nil	Nil
Labour Cess	Rs.5,04,140.00	Five lakh four thousand one hundred forty.

(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 condition as prescribed and imposed in the NOC/Clearances given by Fire Prevention officer/National Airpor Authority/SEIAA, Ministry of Forest and Environment/PHED/ Pollution Control Board/ Archaeologica Survey of India/National Highway Authority of India/ Public Health Engineering/RWSS/Wate 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.**1438 dt.19.02.18**, Ground Water Survey Deptt. .... vide letter No.....Dt....., RWSS Deptt. ....vide letter No.....Dt....., **PHE Deptt. Rourkela**,vide letter No **1657, Dt,23.02.18** Regional Officer, State Pollution Control Board Odisha vide letter No..... Dt....., **Fire Prevention Officer, Cuttack** .Vide letter No.**11087 Dt.10.07.18** , Forest and Environment Department clearance letter No.....Dt.....,Executive Engineer, **WESCO**,Vide letter No.**245, Dt.13.02.18** 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 3499 BP/RDA, Dated 18.08.2018  
Copy forwarded along with One copy of the approved plans to M/S Brahmani Developers Pvt. Ltd. Director, Sri Ramesh Kumar Agarwal, At.-, K<sup>4</sup>-9, Civil township, Rourkela-4, Dist.-Sundargarh, Odisha.

*[Signature]*  
Planning Member  
Rourkela Development Authority

Memo No 3500 BP/RDA, Dated 18.08.2018  
Copy forwarded to the Director of Town Planning, Odisha, Bhubaneswar for kind information.

*[Signature]*  
Planning Member  
Rourkela Development Authority

Memo No 3501 BP/RDA, Dated 18.08.2018  
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 3502 BP/RDA, Dated 18.08.2018  
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

O/C M



ROURKELA

to be filled by PA/FI

SITE VERIFICATION REPORT

File No.: BP/RDA/RKL/282/2017 Zone No.: Residential  
 Name of the applicant: Brahmani Developers Pvt. Ltd, Director, Ramesh K. Agarwal  
 Plot No.: Y-3, Area No. 748 Mouza/Unit: ATU No-42

Amin to  
 whom endorsed: Tapas Kumar Das  
 (To be filled up by Amin)

Sign. of PA/FI

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

a). No. of Storeys	Coverage	Front setback	Rear setback	Side setback
<u>NO</u>	<u>Advance construction</u>	<u>85.8</u>	<u>AC</u>	<u>0.25</u>

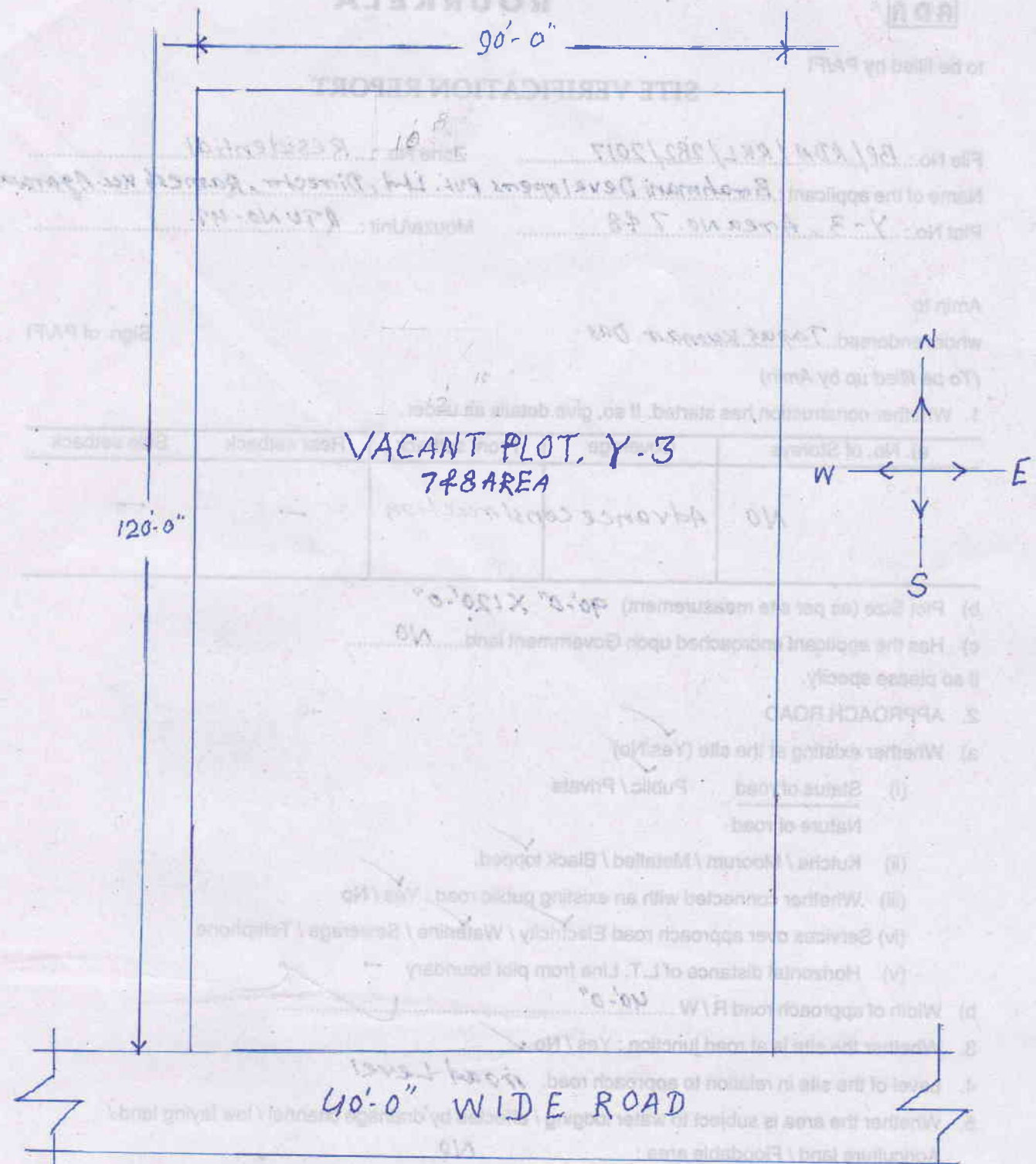
b) Plot Size (as per site measurement) 90'-0" X 120'-0"  
 c) Has the applicant encroached upon Government land.....NO.....  
 if so please specify.

2. APPROACH ROAD

- a) Whether existing at the site (Yes/No)  Yes
- (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 40'-0"
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 : NO
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 6.2.2018
10. Any other information -
11. Sketch Map with Measurements
12. Remarks by F.I. : -

Tapas Das  
 (Amin)  
 Inspecting Officer  
 6.2.18

ROURKELA



*Handwritten signature and date:* 8.2.18

*Handwritten text at bottom left:* Inspecting Officer, Rourkela

*Vertical text on the right side of the plot:*

12. Remarks by F.I. :  
 11. Sketch Map with Measurements ✓  
 10. Any other information.....  
 9. Date of inspection..... 8.2.2018  
 8. The vertical and horizontal distance from a 33 KV / 11 KV electric line :  
 7. Distance of the plot from the nearest temple / monument :  
 6. Whether the locality is developed / undeveloped / partially developed

*Vertical text on the left side of the plot:*

1. Whether construction has started. If so, give details in sketch  
 (To be filled up by Applicant)  
 2. Whether the plot is vacant / partially vacant / developed  
 3. APPROACH ROAD  
 4. Has the applicant approached upon Government land. NO  
 5. Plot Size (as per the measurement) 90'0" X 120'0"  
 6. Advance copy of the plan  
 7. NO

*Vertical text at the bottom of the plot:*

(v) Horizontal distance of L.T. line from plot boundary :  
 (iv) Services over approach road Electricity / Waterline / Sewerage / Telephone  
 (iii) Whether connected with an existing public road. Yes/No  
 (ii) Kuchal / Mootun / Mounted / Black topped.  
 (i) Status of road Public / Private  
 Nature of road

*Vertical text at the top of the plot:*

13. Name of the applicant :  
 14. Y-3  
 15. Plot No. 748  
 16. Name of the Development Authority :  
 17. Residential