



FORM-II

ROURKELA DEVELOPMENT AUTHORITY, UDITNAGAR,ROURKELA-769012

No 6011 /RDA,Dated 20-11-2018
File No. BP/ RDA/ RKL/13F/2018

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

Forum Projects Pvt. Ltd. , for

- (a) Sub-division and development of land
- (b) Change of the use of land or building
- (c) **Regularization & construction of B+G+6 Commercial cum Multiplex & G+7 Office 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. x, Civil Township, Revenue Plot No.- 71p.,72,73,74p.,75p.,569p., Khata No.- 111, Village/Mouza/Unit.-Ruptola,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 **Commercial cum Multiplex & Office Complex** 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 **10597.31 Smt.** 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 **24.4** 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.3.12=12626.19 Smt..

Items	Approved		Office Block in smt.	Use permitted
	Commercial Block in smt.			
Basement floor	6955.895	Parking	Nil	
Ground floor	5382.066	Commercial	574.998	Parking
Mezzanine floor	135.669	-Do-	Nil	
First floor	5306.905	-Do-	566.563	
Second floor	4763.617	-Do-	566.563	
Third floor	4660.099	-Do-	566.563	
Fourth floor	1723.096	-Do-	566.563	
Fifth floor	4460.899	-Do-	566.563	
Sixth floor	1885.569	-Do-	566.563	
Seventh floor	Nil	Nil	566.563	
Total	35273.815		4540.939	
Sub-Station & Elct. Block	598.824			
F.A.R	1.989			
Parking	10596.711 Smt.			Parking
Plantation	2570.913			
Height	27.0 mtr.			
Coverage	48.59 %			
Total built up area	40413.578 Smt.			
Setbacks in mtr.				
Front	12.345		13.18	
Rear	9.085		11.73	
Left	13.725		11.00	
Right	9.000		23.585	

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

Items.	Amount (in Rs.)	Amount in words
Form fee	500.00	Rupees five hundred only.
Scrutiny fee	808445.00	Eight lakhs Eight Thousand Four Hundred Forty five.
Balance scrutiny fee	Nil	
Sanction fee	105310.00	One lakh Five Thousand Three Hundred Ten.
Security fee	Nil	
Fire fighting fee	Nil	
Retention fee	Nil	
Shelter Fund	Nil	
Compounding Fee	489176.00	Four lakh Eighty Nine Thousand One Hundred Seventy six.
Labour Cess	Nil	

(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

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 Air 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 building along with fire safety shall lie with applicant(s) and the technical person supervising construction work without any liability on RDA.
 - iii. The concerned Architect/Applicant/Developer are fully responsible for any deviations additions/alterations beyond approved plan/defective construction etc. shall be liable for action as per provisions of the Regulation.
 - iv. The applicant shall confirm the infrastructural developments and subsequently compliances of 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 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 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 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 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) on 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 in 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.6537dt.13.09.11, Ground Water Survey Deptt. vide letter No.....Dt....., RWSS Deptt.vide letter No.....Dt....., PHE Deptt. Rourkela.vide letter No.97

Dt.27.08.2011 Regional Officer, State Pollution Control Board Odisha vide letter No.1635 Dt.13.06.2013, Fire Prevention Officer, Bhubaneswar ,Vide letter No.585 Dt.08.07.2011 , Forest and Environment Department clearance letter No.4363,Dt.11.06.2013 ,Executive Engineer, WESCO,Vide letter No.1660, Dt.30.07.2011 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 permission has been granted with condition to provide the external lightings out of non-conventional energy.

Planning Member

Rourkela Development Authority

Memo No 6012 BP/RDA, Dated 20.11.2018
Copy forwarded along with One copy of the approved plans to Forum Projects Pvt. Ltd.,REDCROSS PLACE, Kolkata-1, West Bengal.

Planning Member

Rourkela Development Authority

Memo No 6013 BP/RDA, Dated 20.11.2018

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

Planning Member

Rourkela Development Authority

Memo No 6014 BP/RDA, Dated 20.11.2018

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 6015 BP/RDA, Dated 20.11.2018

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

Recd.
[Signature]
20.11.18.

O/c