



FORM-II

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

No 2903 /RDA, Dated 31.07.2018  
File No. BP/ RDA/ RKL07/2018

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

*Smt. Seema Agarwal & Smt. Suman Agrawal , 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. Y<sup>3</sup>-4, Civil township,, Revenue Plot No.- x, Khata No.-  
\_\_\_\_\_, Village/Mouza/Unit.-Civil Township, R.T.U. No.- 41 ,Thana.-Raghunathpali, Holding  
No. \_\_\_\_\_, Ward No. 9 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 123.52 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  
24.39 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- 50' x75 '=3750 Sft. OR 348.4 Smt..

Items	Approved	Use permitted	No. of Dwelling units.
Basement floor	Nil		
Ground floor	232.98 Smt.	Residential & parking	-
First floor	230.82 Smt.	Residential	One
Second floor	230.82 Smt.	Residential	One
Third floor	Nil	Nil	Nil
Fourth floor	Nil	Nil	Nil
F.A.R	1.99		
Parking	Nil		
Plantation	Five nos tree		
Height	9.15 mtr.		
Coverage	66.85 %		
Total Built up area	694.62 sqm.		
<b>Setbacks in mtr.</b>			
Front	2.5		
Rear	1.50		
Left	1.25		
Right	1.645		

(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.8070.00	Eight thousand seventy.
Balance scrutiny fee	Nil	Nil
Sanction fee	Rs.7475.00	Seven thousand four hundred seventyfive.
Security fee	Nil	
Fire fighting fee	Nil	
Retention fee	Nil	
Shelter Fund	Nil	
Compounding Fee	Nil	Nil
Labour Cess	Rs.130797.00	One lakh thirty thousandseven hundred nintyseven.

(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;

- 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 No .....Dt..... 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 2904 BP/RDA, Dated 31.07.2018  
Copy forwarded along with One copy of the approved plans to Smt. Seema Agarwal & Smt. Suman Agrawal, At-1<sup>st</sup> Floor Balaji Niwas, Kachery Road, Rourkela-12, Dist.-Sundargarh, Odisha.

*[Signature]*  
Planning Member  
Rourkela Development Authority

Memo No 2905 BP/RDA, Dated 31.7.2018

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

*[Signature]*  
Planning Member  
Rourkela Development Authority

Memo No 2906 BP/RDA, Dated 31.07.2018  
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 2907 BP/RDA, Dated 31.7.2018

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

For: *[Signature]*  
Pradip Agarwal  
78730-2291  
31/07/18

*[Signature]*



ROURKELA

to be filled by PA/FI

SITE VERIFICATION REPORT

File No.: BP/RDA/RKL/74/2018 Zone No.:

Name of the applicant: Seema Agarwal

Plot No.: Y3-H Mouza/Unit: R.T.H.No. 41

Amin to whom endorsed: Tapas Kumar Das.

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
No	Advance	construction	-	-

b) Plot Size (as per site measurement) 50'-0" X 75'-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)

(i) Status of road Public / Private Nature of road

(ii) Kutchha / 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 80'-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 4.5.18

10. Any other information.

11. Sketch Map with Measurements

12. Remarks by F.I.:

Tapas Das (Amin) Inspecting Officer 4.5.18



