



CUTTACK MUNICIPAL CORPORATION

MUNICIPAL SERVICE PAVILION, TOWN HALL ROAD, CUTTACK

FORM-II

[see Rule 10(2) of ODA(CAF) Rules- 2016]

Order for Grant of Permission.

No. 968 /CMC/Dated 22/12/23
BP.No. 258/2022



Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour of M/S Tirumala Vinayak Projects Pvt. Ltd., M/S JRG developers Pvt. Ltd., M/S Tirumala Infrastructure & Development Pvt. Ltd., Grand Bazaar Developers LLP & M/S SolidWood construction Pvt. Ltd. by **Developers/ Builders Grand Bazaar Developers LLP** through its designated partner Sri Ashish Garg & Sri Vineet Mohan Gupta for revised approval of **14** blocks of Commercial comprising of Block A1, A2 & A3 (P+8), Block A4, A5, A6, A7, A8, A9, A10 (P+4), Block A11, A12, A13, A14 (P+3), **12** blocks of residential MIG category apartments comprising of Block B(S+15), Block C(S+14), Block F (S+14), Block D (S+18), Block E(B+P+S+29), Block G(B+P+S+29), Block H(B+P+S+29), Block J(B+P+S+29), Block K(B+P+S+29), Block L(B+P+S+29), Block M(B+P+S+29) & Block P(B+P+S+29), 1 block of residential EWS category apartment Block O (B+G+28), 1 block of residential-cum-commercial comprising of block N (B+P+29) multi storied & non multi storied building plan proposed over revenue plot no. 946, 948 & 760 others in Mouza Nuahat under Cuttack Municipal Corporation in the Development Plan Area of Cuttack Development Area with the following parameters and conditions;

Parameters;

1. **Total Plot area:** Ac 26.792 (108423.377 Sqm) as per document
2. **CDP road affected area:** 1549.28 Sqm.
3. **Area under possession:** 106874.097 Sqm.
4. **Net project area:** 106874.097 Sqm. (excluding proposed road affected area)

Commercial use (in sqm)				Residential use (in sqm)		
FLOOR	Existing	Proposed	Total	Existing	Proposed	Total
Basement	22333.96	2587.46	24921.42	43235.60	-21739.79	21495.81
Podium	-----	38722.77	38722.77	-----	33400.09	33400.09
Stilt		nil	nil	-----	12188.19	12188.19
GROUND FLOOR	23997.12	nil	nil	10373.30	-9099.92	1273.38
1ST FLOOR	24196.89	4337.80	28534.69	9578.05	3883.52	13461.57
2nd FLOOR	27089.70	520.15	27609.85	10710.50	2667.76	13378.26
3rd FLOOR	19845.27	7451.94	27297.21	9578.05	3883.52	13461.57
4th FLOOR	14586.89	2463.17	17050.06	10283.10	3102.34	13385.44
5th FLOOR	4209.26	60.64	4269.9	13225.45	12878.20	26103.65
6th FLOOR	4209.26	60.64	4269.9	13225.45	3124.8	16349.53
7th FLOOR	4209.26	60.64	4269.9	13225.45	3207.39	16432.84
8th FLOOR	-----	4269.9	4269.9	13225.45	3124.08	16349.53

9th FLOOR	-----	-----	-----	13225.45	3207.39	16432.84
10th FLOOR	-----	-----	-----	13225.45	3059.96	16285.41
11th FLOOR	-----	-----	-----	13225.45	3207.39	16432.84
12th FLOOR	-----	-----	-----	13225.45	3124.08	16349.53
13th FLOOR	-----	-----	-----	13827.34	2605.50	16432.84
14th FLOOR	-----	-----	-----	11746.12	4603.41	16349.53
15th FLOOR	-----	-----	-----	11746.12	3124.24	14870.36
16th FLOOR	-----	-----	-----	11006.22	3290.78	14297
17th FLOOR	-----	-----	-----	11006.22	3373.78	14380
18th FLOOR	-----	-----	-----	11006.22	3747.78	14754
19th FLOOR	-----	-----	-----	9967.92	3409.08	13377
20th FLOOR	-----	-----	-----	9967.92	3304.62	13272.54
21st FLOOR	-----	-----	-----	9967.92	3408.70	13376.62
22nd FLOOR	-----	-----	-----	9967.92	3325.39	13293.31
23rd FLOOR	-----	-----	-----	9967.92	3408.70	13376.62
24th FLOOR	-----	-----	-----	-----	13293.31	13293.31
25th FLOOR	-----	-----	-----	-----	13312.5	13312.5
26th FLOOR	-----	-----	-----	-----	13293.31	13293.31
27th FLOOR	-----	-----	-----	-----	13801.143	13801.143
28th FLOOR	-----	-----	-----	-----	13357.44	13357.44
29th FLOOR	-----	-----	-----	-----	13440.75	13440.75
TOTAL BUILT UP AREA	192182.76	-10967.86	181214.90	357231.71	142586.456	499818.166
	681033.066 sqm					
F.A.R AREA	118854.72	12011.58	130866.30	277249.99	89281.65	366531.64
TOTAL F.A.R AREA	130866.30			366531.64		
F.A.R	4.654					
PLANTATION	1336 (Required)			1500(Provided)		
LIFT	170(Required)			170(provided)		
STAIRCASE	66(Required)			84(Provided)		

Block wise Dwelling Units and Setbacks approved:-

Block name	Approved	Proposed	No. of Dwelling Unit	Height	Setback (in mtr)			
					Front	Rear	Left	Right
Commercial use								
A1	B+G+7	P+8	-	31.00	9.27	7.62	9.65	9.59
A2	B+G+7	P+8	-	31.00	7.62	10.66	15.01	12.18
A3	B+G+7	P+8	-	31.00	10.66	10.53	14.76	12.69
A4	B+G+3	P+4	-	18.20	9.24	10.12	12.19	9.65
A5	B+G+3	P+4	-	18.20	10.12	11.94	12.39	15.01
A6	B+G+3	P+4	-	18.20	11.94	13.85	12.14	14.76

A7	B+G+3	P+4	-	18.20	11.94	14.85	12.19	12.14
A8	B+G+3	P+4	-	18.20	10.12	11.94	12.19	12.14
A9	B+G+2	P+4	-	18.20	9.00	10.69	8.77	12.19
A10	B+G+2	P+4	-	18.20	9.74	11.94	15.00	8.27
A11	B+G+2	P+3	-	15.00	11.69	8.70	18.96	12.19
A12	B+G+2	P+3	-	15.00	8.70	8.64	18.96	12.19
A13	B+G+2	P+3	-	15.00	8.64	8.64	18.96	14.98
A14	B+G+2	P+3	-	15.00	8.64	15.29	18.94	14.98
Residential use (MIG category)								
B	B+G+13	S+15	129	50.40	15.29	13.86	31.40	11.98
C	B+G+13	S+14	56	47.25	16.80	13.83	14.20	21.14
D	UB+G+18	S+18	126	59.85	13.83	16.05	9.25	14.77
E	3B+G+27	B+P+S+29	73	99.60	9.88	10.64	30.85	29.23
F	B+G+13	S+14	42	47.25	14.96	9.42	12.18	20.32
G	LB+UB+G+27	B+P+S+29	252	99.60	14.69	19.38	11.98	9.05
H	2B+G+28	B+P+S+29	261	99.60	13.85	23.80	9.00	12.89
J	2B+G+28	B+P+S+29	174	99.60	16.55	9.04	12.89	13.18
K	2B+G+28	B+P+S+29	290	99.60	16.44	10.83	13.18	11.20
L	2B+G+28	B+P+S+29	116	99.60	15.02	34.27	11.20	10.30
M	2B+G+27	B+P+S+29	308	99.60	9.45	15.02	10.94	11.34
P	2B+G+28	B+P+S+29	203	99.60	17.54	16.44	9.00	10.94
Residential use (EWS category)								
O	B+G+27	B+G+28	743	87.90	13.46	9.54	9.00	9.00
Commercial cum Residential (MIG category)								
N	2B+G+23	B+P+29	384	104.10	22.44	23.16	15.00	9.32
Total Dwelling Unit			3157					
Society Room			Required- 3157.00 sqm			Provided- 3161.90 sqm		

- The building shall be used exclusively for **Commercial-cum-Residential** purpose and the use shall not be changed to any other use without prior approval of the Cuttack municipal Corporation.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- The Applicant shall obtain necessary permission before commencement of work as per Rule 6 of ODA (P&BS) Rules 2020.
- The entry & exit to the premises shall be strictly regulated as per the provision of Rule 71& 72 of ODA (P&BS) Rules 2020 and as shown in the plan. Under no circumstances the entry shall be made crossing over Govt./others land.
- Parking space measuring **151770.02 sqm** as shown in the approved plan shall be left for parking of vehicles and no part of it will be used for any other purposes and shall be regulated as per the provision of Rule 37 of ODA (P&BS) Rules-2020.
- The EWS block comprising of to **743 DUs** (10%) as shown in the plan shall be allocated to the eligible beneficiaries as per the SOP for House Allotment Scheme (HAS) mentioned in the Policy for Housing for All in Urban Areas, Odisha 2022.
- The land over which construction is proposed is accessible by an approved means of access of 60.95mtrs (N.H-16) in width.

12. The land in question must be in lawful ownership and peaceful possession of the applicant.
13. The applicant shall leave **1549.28 sqm** of land to the NH side as shown in the plan unbounded and open to sky for future widening of NH 16 as per CDP Cuttack.
14. The permission granted under these Rules shall remain valid upto **three years** from the date of issue. However, the permission shall have to be revalidated before the expiry of the above period on payment of such fees as may be prescribed under rule and such revalidation shall be valid for one year.
15. (i) Approval of plans and acceptance of any statement of document pertaining to such plan shall not exempt the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under ODA(Planning & Building Standards) Rule-2020 or under any other law for the time being in force.
(ii) Approval of plan would mean granting of permission to construct under these Rules in force only and shall not mean among other things.
 - a) The title over the land or building.
 - b) Easement rights;
 - c) Variation in area from recorded area of a plot or a building;
 - d) Structural stability
 - e) Workmanship and soundness of materials used in the construction of the buildings.
 - f) Quality of building services and amenities in the construction of the building.
 - g) The site/area liable to flooding as a result of not taking proper drainage arrangements as per the natural lay of the land etc and
 - h) Other requirement or licenses or clearances required to be obtained for the site/premises or activity under various other laws.
16. In case of any dispute arising out of land record or in respect of right, title, interest after this permission is granted, the permission so granted shall be treated as automatically cancelled during the period of dispute.
17. Neither granting of the permit nor the approval of the drawing and specification, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC 2016 and these Rules.
18. The owner/applicant shall;
 - a) The applicant shall comply all the stipulations given in the environmental clearance given by SEIAA vide their letter no. 2132/SEIAA dt. 24.09.2014 in respect of constructions upto 1,39,822.97 sqm as per previous approved plan. However, any construction beyond the Environmental Clearance has been given, the applicant shall have to obtain the revised clearance for the added proposal before commencement of work.
 - b) The owners/applicants/Technical person shall strictly adhere to and comply the terms and conditions imposed in the Fire recommendation given by the Fire officer, Fire Prevention wing, Cuttack vide their recommendation letter no. RECOMM1101020042021000054 dt.15.02.2021& letter no. RECOMM1101020042023001679 dt.16.12.2023.
 - c) The applicant shall comply to the stipulation of the NOC given by CGWA in respect of tapping of ground water vide NOC no. CGWA/NOC/INF/ORIG/2021/4970 dt.01.04.2021 which is with reference to P.H Deptt. Letter no. 12568 dt. 02.08.2018 and shall also obtain a revised NOC from CGWA in respect of tapping of ground water before construction of work beyond previously approved plan.
 - d) The applicant shall comply to all the stipulated condition given by CESU vide letter no. 4623/dt.30.05.18 and obtain final electrical connection and installation certificate from TPCODL which shall cover both previous and proposed extension proposal including number of approved dwelling units from 2248 to 3157.
 - e) The applicant shall not violate any stipulation in respect of clearance given by AAI vide their letter no. BHUB/EAST/B/060321/550519, dt. 18.06.2021 and submit needful periodic compliances before CMC.
 - f) The applicant shall ensure proper drainage from the premises, as per rules and shall not allow any vehicle to be parked within the setback/public road in any manner.

- g) The applicant shall certify the structural design vetted by the Department of the Andhra University, Visakhapatnam vide their letter no. SD/3380/dt.21.02.2019. Further shall obtain P&BS structural vetting for the revised proposal as per ODA (P&BS) Rule 5 (3) (vii). The structural vetting shall include structural safety measures for both existing and added proposal.
19. The applicant shall ensure free access of 9 mtr. road width to the private plot no. 941 and Govt. plot no. 942 which is inside the project area. At no point of time the applicant shall keep any land not owned by them in their possession in the light of the undertaking submitted. Similarly the access shown to plot no. 1020 which has been shown leaving of your plot no. 1019, 1025/2262, 1026 & 1025/2214 measuring Ac 0.145 shall be kept open.
20. Obtain, wherever applicable, from the competent Authority permission/clearance required in connection with the proposed work.
21. Give written notice to the Corporation before commencement of work, periodic progress report, notice of completion and notice in case of termination of services of Technical persons engaged as per Rule.
22. Whenever tests of any materials are made to ensure conformity of the requirements of the Rules in force, records of the test data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
23. The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued.
- (a) A copy of the building permit, and
- (b) A copy of approved drawings and specifications.
24. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these Rules, it shall notify the owner and no further construction shall be allowed until necessary correction in the plan are made and the corrected plan is approved.
25. In case modified plan are submitted basing on the area approved in the DP&BP committee the same shall be subject to deposit of differential fees and shall be submitted within validity period. failing which the corporation have every right to debar any such extension proposal.
26. This permission is accorded on deposit/submission of following.

Item	Total amount (in Rs.)	Already paid (in Rs.)	Balance Amount to be paid (in Rs.)	Remarks
Scrutiny fee	50,15,048/-	50,15,048/-	-	Paid
Sanction fee	2,07,27,973/-	2,07,27,973/-	-	Paid
CWWC	10,50,73,020/-	5,80,18,009/-	4,70,55,011/-	Balance amount to be paid in 2 equal installments within one year
Purchasable FAR	40,62,32,625/-	10,83,34,925/-	29,78,97,700/-	To be paid as per Rule 8(4) of ODA (P&BS) Rules 2020
EIDP	9,49,56,540/-	2,52,93,367/-	6,96,63,173/-	To be paid as per Rule 8(4) of ODA (P&BS) Rules 2020
Land Compounding Fee	4,11,289/-	4,11,289/-	-	Paid

Other conditions to be complied by the applicant are as per the following:

27. The applicant shall pay any other differential cost towards any fee at later stage if communicated by Corporation within 15 days failing which the permission so granted shall be treated as cancelled.
28. Provision of barrier free access, storm water of the premises roof top shall be conveyed and discharged to the rain water recharging pits, installation of rooftop solar energy shall be as per Rule 46, 47 and 48 of ODA(P&BS) Rules 2020.

29. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
30. 10% of the parking shall be earmarked for visitors as per Rule 37 (12) of ODA(P&BS) Rules 2020.
31. The Owner/Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defects, the Authority will be no way be held responsible for the same in whatsoever manner.
32. The concerned Architect/Applicant/Developer is fully responsible for any deviations additions & alternations beyond approved plan/defective construction etc. shall be liable for action as per the provisions under Rule/Regulation.
33. The applicant shall obtain necessary clearance from the CMC through EIDP plan and estimate in respect of Infrastructure development including construction and connection of storm water drain upto the public disposal point at their own cost under the supervision of CMC in pursuant to H&UD department notification No- 8346/HUD, dtd-21/4/2021 before obtaining occupancy certificate.
34. No Storm water/waste water shall be discharged to the public road/public premises and other adjoining plots. In case any such requirement have failed due to geographical situation necessary permission from that competent authority shall be required.
35. Submit final fire safety certificate from Competent Authority before obtaining Occupancy Certificate.
36. Submit registration certificate towards registration of the project under ORERA.
37. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
38. The applicant shall comply all the stipulated condition given by CDA (earlier permission) vide their letter no- 8546/CDA,dtd. 27/06/2019 and 10472/BP/CDA dtd. 20.08.2015 and CMC permission letter no. 579 (PLG)BP/CMC dt. 25.03.2022.
39. The applicant/developer shall ensure registration of Society under Society Registration Acts and register the project with ORERA as per the Act.
40. This permission is in continuation to the permission letter no. 1255 (PLG)BP/CMC dt. 26/08/2021 of CMC whereas the area statement and the fee structure has been comprehensively indicated in this permission letter considering the entire project and construction made as single entity.
41. Obtain necessary Occupancy Certificates from Cuttack Municipal Corporation prior to occupation of building in full or part.

By order of DP&BP Committee.


City Planner
Cuttack Municipal Corporation

Memo No. 969/CMC, Dated 22/12/2023

Copy forwarded along with two copies of the approved plan to Grand Bazaar Developers LLP through its designated partner Sri Ashish Garg & Sri Vineet Mohan Gupta, Po- Phulnakhara, Dist- Cuttack for information and necessary action.


City Planner
Cuttack Municipal Corporation

Memo No...../CMC,Dated.....

Copy with a copy of the approved plan forwarded to the Commissioner, Cuttack Municipal Corporation for information.



City Planner

Cuttack Municipal Corporation

Memo No...../CMC,Dated.....

Copy forwarded to the Land Officer, G.A. Department, and Bhubaneswar (In case of lease plot) Director of Town Planning, Orissa, and Bhubaneswar.

City Planner

Cuttack Municipal Corporation

Cuttack Municipal Corporation



CUTTACK DEVELOPMENT AUTHORITY

ARUNODAYA BHAWAN: LINK ROAD: CUTTACK-12.

No. _____/CDA/Dated

BP.No. 57-17.

FORM-II

[See regulation-9(A)]

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authority Act, 1982 (Orissa Act, 1982) is hereby granted in favour of Sri Ashis Garg and Sri Vineet Mohan Gupta, Director M/S Tirumala Vinayak Projects Pvt. Ltd. for approval with regularisation of 14 blocks of commercial building comprising of Block A1 & A2 (S+8) Block A3, A4, A5, A6 & A7 (S+4) blocks A8, A9, A10, A11, A13, A12, A14 (S+3) and 5 blocks of residential apartment building comprising of Block B, C, E & F (S+13) and Block -D (S+5) storied building plan over Revenue plot no. 926 & other 64 plots, Khata No. 498/487 & other 34 plots of Mouza- Nuahat under Cuttack Municipal Corporation in the Development plan area of Cuttack Development Authority with the following parameters and conditions;

1. Parameters:

Plot area- 695.82 m² Ac 22.907 dec (92735.02 sqm) as per document, Plot Area – 92701.34 sqm as per possession Net plot area -91152.06 sqm (excluding proposed road affected portion area)

Commercial use			Residential use		No. of dwelling units
Floor	Existing	Proposed	Existing	Proposed	
Stilt floor	30793.06 sqm Envelop parking with utilities	-	2628.68 sqm	1308.22 sqm	Residential - - 204 nos EWS/LIG=78
1 st floor	16899.05 sqm	-	2628.68 sqm	1308.22 sqm	
2 nd floor	16712.07 sqm	-	2033.41 sqm	1108.24 sqm	
3 rd floor	15081.04 sqm	1631.03 sqm	1837.53 sqm	2436.58 sqm	Total- 282
4 th floor	2822.35 sqm	6645.29 sqm	705.07 sqm	2436.58 sqm	
5 th floor	2822.35 sqm	-	705.07 sqm	3141.65 sqm	
6 th floor	2822.35 sqm	-	-	2225.91 sqm	
7 th floor	2822.35 sqm	-	-	2225.91 sqm	
8 th floor	2822.35 sqm	-	-	2225.91 sqm	
9 th floor	-	-	-	2225.91 sqm	
10 th floor	-	-	-	2225.91 sqm	
11 th floor	-	-	-	2225.91 sqm	
12 th floor	-	-	-	2225.91 sqm	
13 th floor	-	-	-	2225.91 sqm	
Total	93596.97 sqm	8276.32 sqm	7909.76 sqm	29542.67 sqm	
Total FAR area	103818.65 sqm	-	-	-	
F.A.R.	1.139	-	-	-	
Height	31.50 m comm	-	42.00 m to 45.30 m Res	-	
Plantation area	2000.00 sqm Above	-	-	-	
Total Built up area	139325.72 sqm	-	-	-	

Setbacks provided

Block	Front setback	Rear setback	Left side setback	Right side setback
Block A1 to A14	76.56 mtr.	9.26 mtr.	14.92 mtr.	8.57 mtr.
Block -B	14.92 mtr	14.94 mtr.	27.89 mtr	8.57 mtr
Block-C	15.62 mtr	20.45 mtr	32.95 mtr	14.00 mtr
Block-D	14.94 mtr	14.99 mtr	30.20 mtr	27.89 mtr
Block-E	15.01 mtr	21.09 mtr	15.8 mtr	39.18 mtr
Block F	12.80 mtr	13.78 mtr	15.22 tr.	15.09 mtr

2. The building shall be used exclusively for Commercial –cum-Residential purpose and the use shall not changed to any other use without prior approval of this Authority.

3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.

4. The entry & exit to the premises shall be strictly regulated as per the approved plan

5. Parking space measuring **44289.78 m²** as shown in the approved plan shall be left for parking vehicles and no part of it will be used for any other purpose.
6. The required EWS housing units as shown in the plan shall be allotted as per the policy for Housing for All In Urban Areas, Odisha, 2015.
7. The land over which construction is proposed is accessible by an approved means of access of **60.95 mtrs** in width.
8. The land in question must be in lawful ownership and peaceful possession of the applicant.
9. The applicant shall free gift **1882.96 sqmtr.** wide strip of land to the NHAI Authority for further widening of the road NH-16.
10. The permission granted under these regulations shall remain valid upto **three years** from the date of issue. However the permission shall have to be revalidated before the expiry of the above period on payment of such fees as may be prescribed under rules and such revalidation shall be valid for one year.
11. (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under CDA (Planning & Building Standards) Regulations-2017 or under any other law for the time being in force.
 ii) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things.
 - a) The title over the land or building.
 - b) Easement rights;
 - c) Variation in area from recorded area of a plot or a building.
 - d) Structural stability
 - e) Workmanship and soundness of materials used in the construction of the buildings.
 - f) Quality of building services and amenities in the construction of the building.
 - g) The site/ area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land, etc and
 - h) Other requirement or licenses or clearances required to be obtained for the site/premises or activity under various other laws.
12. In case of any dispute arising out of land record or in respect of right, title, interest after this permission is granted, the permission so granted shall be treated as automatically cancelled during the period of dispute.
13. Neither granting of the permit nor the approval of the drawing and specification, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC 2016 and these regulations.
14. The owner/applicant shall;
 - a) The applicant shall comply all the stipulation given in the earlier environmental clearance given by SEIAA vide letter no. 2132/SEIAA,dt.24.9.14.
 - b) If the total built up area of the proposal after reducing the total built up area as per earlier proposal from 150320.306 sqmtr. to 139325.72 sqmtr i.e after the decision of the DP & BP Committee held on 5.9.2018 exceeds then fresh environmental clearance is to be submitted in the light of the recommendation of the DP & BP Committee.
 - c) The owners/applicants/Technical persons shall strictly adhere to and comply the terms and conditions imposed in the Fire recommendation given by the Fire Officer, Fire Prevention wing, Cuttack vide their letter no **1509/FPW,Dt.11.2.18** PH Department vide their letter no. **12568/dt.2.8.18**, CESU vide their letter no **4623/dt.30.5.18** and comply all the stipulated condition given by CMC, Cuttack vide letter no **229/TP/CMC,dtd.25.02.19** clearance from NAAI vide their letter no. **3481/42/1-3 dt.1.10.18** and submit needful periodic compliances before CDA.
 - d) The applicant shall ensure proper drainage from the premises, as per regulation and shall not allow any vehicle to be parked within the setback/public road in any manner.
 - e) The building shall be constructed strictly as per the structural design vetted by the Deptt. of the Andhra University, Visakhapatnam vide their letter no **SD/3380/Dt.21.02.2019**. The owner/applicant, Architect and Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural /constructional defects, and the Authority will be no way be held responsible for the same in what so ever manner it may be.
 - f) In case of any agriculture kissam plots covered under the project area the same shall be converted as Gharabari under section -8 (A) of OLR Act 1960 and submit compliance of the same to the Authority.

- g) The applicant shall submit necessary clearance from CGWA in respect of tapping of Ground water vide their letter No.5-22/SER/CGWA/2018-19-1274,Dt.19.12.2018 before applying of Occupancy certificate.
- h) The applicant shall not obstruct free access to the land locked private land as well as Govt. land which are earlier inside the project area and now beyond the revised project area in future whenever he applicant intends take up any construction in the area around the land locked private & Govt. land. The applicant shall ensure unhindered access at least 6.00 mtr. wide duly free gifted to CMC. At no point of time the applicant shall keep any land not owned by them in their possession in the light of the undertaking submitted.
- i) Obtain , wherever applicable, from the competent Authority permission/clearance required in connection with the proposed work.
- j) Give written notice to the Authority before commencement of work, periodic progress report , notice of completion and notice in case of termination of services of Technical persons engaged by him .
- k) Obtain Occupancy Certificate from the Authority prior to occupancy of building in full or part.
15. Whenever tests of any materials are made to ensure conformity of the requirements of the regulations in force, records of the test data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
16. In case as per the Regulation with regard to structural safety of the building the applicant shall get the structural design of the building vetted by any Govt. Institution of repute.
17. The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued.
 - (a) A copy of the building permit, and
 - (b) A copy of approved drawings and specifications.
18. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these regulations, it shall notify the owner and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved.
19. This permission is accorded on deposit/submission of the following.

Item	Amount (in Rs.)	Amount in words
Form fee	Rs.3000.00	Rupees three thousand only.
Scrutiny fee	Rs.60,29,976.00	Rupees sixty lakhs twenty nine thousand nine hundred seventy six only.
Sanction fee	Rs.14,95,057.00	Rupees fourteen lakhs ninety five thousand fifty seven only.
Security deposit	Rs.37,81,900.00	Rupees thirty seven lakhs eighty one thousand nine hundred only.
Retention fee	Rs.10,000.00	Rupees ten thousand only.
Compounding fee for regularization of the unapproved sub-divided plot	Rs.25,000.00	Rupees twenty five thousand only.
Compounding fees for unauthorized construction.	Rs.2,48,83,194.00	Rupees two core forty eight lakh eighty three thousand one hundred ninety four only.
Building & other construction Workers Welfare Cess.	Rs.71,21,318.00	Rupees seventy one lakh twenty one thousand three hundred eighteen only.

Other conditions to be complied by the applicant are as per the following:

20. The storm water from the premises of roof top shall be conveyed and discharged to the Rain water recharging pits as per Regulation-42 of CDA (Planning & Building Standards) Regulations, 2017.
21. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
22. The 20% of the parking shall be earmarked and open to all for visitors as per regulation 32 (10) of CDA (P&BS) Regulations,2017.
23. Plantation over 20% of the plot area shall be made by the applicant as per the Regulation.25 of CDA (P&BS)Regulations-2017.
24. If the construction/development are not as per the approved plan/deviated beyond permissible norms, the security deposit shall be forfeited and action shall be initiated against the applicant/builder/developer as per the provisions of the ODA Act, 1982 Rules and Regulations made there under.

25. 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 in what so ever manner.
26. The concerned Architect/Applicant/Developer are fully responsible for any deviations additions & alternations beyond approved plan/defective construction etc. shall be liable for action as per the provisions of the regulation.
27. The applicant shall obtain infrastructural specification from CMC on payment of infrastructural development cost and subsequent clearance with regard to development of infrastructure from CDA before commencement of construction.
28. Submit final Fire NOC towards fire safety certificate from Fire Deptt. before obtaining Occupancy Certificate.
29. The applicant shall construct storm water drainage within the premises connected upto the public disposal point i.e the Irrigation canal after obtaining necessary approval from the Competent Authority for disposal of storm water drainage. At no point of time sewerage /waste water shall be discharged into the canal.
30. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake /cyclone/any other natural disaster.
31. The number of dwelling units so approved shall not be changed in any manner.

By order.

[Signature] 27.6.19
PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY

8547
Memo No. /CDA, Dated.. 27/6/19

Copy forwarded along with two copies of the approved plan to M/S Tirumala Vinayak Project Pvt.Ltd. Director Sri Ashis Garg & Vineet Mohan Gupta At-Flat No.48, N/3, Nayapalli, BBSR, Po-Nayapalli, Dist- Khurda for information and necessary action.

[Signature] 27.6.19
PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY

Memo No. /BP/CDA, Cuttack the

Copy with a copy of approved plan forwarded to the Municipal Commissioner, Cuttack Municipal Corporation/Executive Officer, Municipality NAC/Gram Panchayat for information and further necessary action.

PLANNING MEMBER/AUTHORISED OFFICER
CUTTACK DEVELOPMENT AUTHORITY

Memo No. /BP/CDA, Cuttack the

Copy forwarded to the Land Officer..... Department/Director of Town Planning, Odisha, Bhubaneswar/Enforcement Section,CDA..

PLANNING MEMBER/AUTHORISED OFFICER
CUTTACK DEVELOPMENT AUTHORITY

Memo No. /BP/CDA, Cuttack the

Copy to Sri K.C. Mishra , Amin for information and necessary action.

PLANNING MEMBER/AUTHORISED OFFICER
CUTTACK DEVELOPMENT AUTHORITY



CUTTACK DEVELOPMENT AUTHORITY
ARUNODAYA BHAWAN: LINK ROAD: CUTTACK-12.

FORM-II

{See Regulation-9(4)}

No. _____/CDA, Cuttack

Dated...

File No. PLN-BDP-1597/13.

Permission under Sub-Section(3) of the Section-18 of the Orissa Development Authorities Act, 1982(Orissa Act, 1982) is hereby granted in favour **M/S Tirumala Vinayak Project Pvt. Ltd.** Director **Ashish Garg and Vineet Mohan Gupta** for construction of **Commercial and Residential Apartment building** over plot No. 926 and other 59 plots Khata No. 498/487 to 154 mouza- Nuahat in the development Plan area of CDA, Cuttack with the following parameters and conditions.

1. Parameters.

Covered area approved	Proposed use		No. of dwelling units
	Commercial (in sqm)	Residential (in sqm)	
Basement	25808.93	3992.71	173 (Res.)
Stilt floor	-	2568.97	257 (shops)
Ground floor	12524.41	-	
1 st floor	12734.51	2514.89	
2 nd floor	12734.51	2514.89	
3 rd floor	12734.51	2514.89	
4 th floor	7623.93	2514.89	
5 th floor		2514.89	
6 th floor		2514.89	
7 th floor		2514.89	
Utility area	931.99	247.87	
F.A.R.	0.848		
Parking	19691.13 (Covered) 6794.66 (Opened) } 26485.79	5207.28 (Covered) 790.0 (Opened) } 5997.28	
Total built up area	85092.79 sqmtr.	25601.45 sqmtr.	

Setbacks (In mtr.)

Front setback	9.74 M
Rear side	9.0 M
Left side	9.0 M
Right side	9.5 M

- The building shall be used exclusively for **Commercial and Residential** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **32483.07 m²** as shown in the approved plan shall be left for parking of vehicles and no part of it will be used for any other purpose.
- The land over which construction is proposed is accessible by an approved means of access of **200'-0" (60.97 mtr)** and **80'-0" (24.38) mtr.** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift **2373.52 sq.mtr.** wide strip of land to the CMC Corporation/Municipality for further widening of the road to the standard width.
- The permission granted under these regulations shall remain valid up to three years from the date of issue. However the permission shall have to be revalidated before the expiry of the above period on payment of such fee as may be prescribed under rules and such revalidation shall be valid for one year.

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9. (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt, the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under CDA (Planning and Building Standards) Regulations, or under any other law for the time being in force.
(ii) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things.
 - (a) the title over the land or building;
 - (b) easement rights;
 - (c) variation in area from recorded area of a plot or a building;
 - (d) Structural stability;
 - (e) workmanship and soundness of materials used in the construction of the buildings;
 - (f) quality of building services and amenities in the construction of the building.
 - (g) the site/area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land etc and
 - (h) other requirements or licenses or clearances required to be obtained for the site/premises or activity under various other laws.
10. In case of any dispute arising out of land record or in respect of right, title, interest after this permission is granted, the permission so granted shall be treated as automatically cancelled during the period of dispute.
11. Neither granting of the permit nor the approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC 2005 and these regulations.
12. **The owner/applicant shall;**
 - (a) permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for the purpose of enforcing the regulations,
 - (b) obtain wherever applicable, from the Competent Authority permissions/clearance required in connection with the proposed work.
 - (c) give written notice to the Authority before commencement of work on building site in Form-V ,periodic progress report in form-VIII, notice of completion in form-VI and notice in case of termination of services of Technical persons engaged by him and
 - (d) obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
13. (a) In case the full plot or part thereof on which permission is accorded is agricultural kism, the same may 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 and submit to CDA wherever applicable, before commencement of construction.
 - (c) The owner/applicant shall get the structural plan and design vetted by the institutions identified by the Authority for buildings more than 30 mtr. Height before commencement of construction.
14. Wherever tests of any material are made to ensure conformity of the requirements of the regulations in force, records of the test data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.

15. The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued.
- (a) A copy of the building permit, and
- (b) a copy of approved drawings and specifications.
16. If the Authority finds at any state that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these regulations, it shall notify the owner and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved.
17. This permission is accorded on deposit/submission of the following.

Item	Amount (in Rs.)	Amount in words
Form fee	3000/-	Three thousand only
Scrutiny fee	11,17,000/-	Eleven lakhs seventeen thousand only.
Sanction fees	48,02,032/-	Forty eight lakhs two thousand thirty two only
Security deposit@ 100/-	1,10,69,424/-	One crore ten lakhs sixty nine thousand four hundred twenty four only (Bank guarantee)

18. Other conditions to be complied by the applicant are as per the following:
- I. The owner/applicant/Technical person shall strictly adhere to the terms and conditions imposed in the NOC/clearances given by Fire Prevention Officer/National Airport Authority/SEIAA, Ministry of Forest and Environment/PHED etc. wherever applicable.
- II. Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Regulation-44 of CDA (Planning & Building Standards) Regulation, 2010.
- III. The space which is meant for parking shall not be changed to any other use and shall not be partitioned / closed in any manner.
- IV) 20% of the parking space in group housing/apartment building shall be exclusively earmarked for ambulance, fire tender, physically handicapped persons and outside visitors with signage as per norms under Regulation 35 (11)(12) of CDA (Planning & Building Standards) Regulations, 2010.
- V) Plantation over 20% of the plot area shall be made by the applicant as per provision under regulation 28 of CDA (Planning & Building Standards) Regulations, 2010
- VI) If the construction/development are not as per the approved plan/deviated beyond permissible norms, the performance security shall be forfeited and action shall be initiated against the applicant/builder/developer as per the provisions of the ODA Act, 1982 Rules and Regulations made there under.
- VII) Necessary barrier free access for the physically challenged persons with signage shall be provided as per Regulation 43 wherever applicable.
- VIII) The organised open space as shown in the plan (at least 15% of the area) shall be developed and maintained.
- IX) The owner / Applicant, Architect and 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 in what so ever manner.

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- X) The concerned Architect, Applicant and 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.
- XI) The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of onsite and offsite infrastructure from CMC before commencement of construction as per Regulation 9(7) & 60 of CDA Planning & Building Standards Regulation, 2010.
- XII) As per decision of the 45th B.P. Committee meeting held on dt.11.08.15 that the applicant shall develop the access road to the land locked Government and private plots and free gift the same to C.M.C. and construct the boundary wall to exclude the Government land free from their possession within a period of six months or commencement of construction whichever is earlier failing which the permission accorded shall be deemed to be cancelled.
- XIII) The applicant shall submit necessary N.O.C. from Fire Department before applying for occupancy certificate.
- XIV) The applicant shall ensure proper storm water drainage of the area as per the letter of drainage division.

By order.



PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY.

Memo No. 10472 /BP/CDA, Cuttack the 20/8/15

Copy forwarded alongwith Two (2) Copies of residential the approved plans to M/S Tirumala Vinayak Project Pvt. Ltd. Director Ashish Garg and Vineet Mohan Gupta, At- Flat No. 48 N 3, Nayapalli, Bhubaneswar for information and necessary action.



PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY.

Memo No. _____ /BP/CDA, Cuttack the

Copy with a copy of approved plan forwarded to the Commissioner, Cuttack Municipal Corporation/Executive Officer, and Choudwar Municipality for information and further necessary action.

PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY.

Memo No. _____ /BP/CDA, Cuttack the

Copy forwarded to the Competent Authority Urban Land Ceiling, Cuttack/Project-in-Charge, Project Office Bidanasi/Secretary, Cuttack Development Authority, Cuttack./Enforcement Cell, CDA.

PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY.

Memo No. _____ /BP/CDA, Cuttack the

Copy to Sri Nabin Kumar Sahoo Amin for information and necessary action.

PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY.



By Registered Post

CUTTACK MUNICIPAL CORPORATION
VIKAS BHAWAN, JAGANNATH LANE, BADAMBADI, CUTTACK

Order for Grant of Permission

No. _____/CMC, Cuttack, Dated.
BP. No.338/2020

Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour of M/S Tirumala Vinayak Projects Pvt. Ltd., M/S JRG developers Pvt. Ltd., M/S Tirumala Infrastructure & Development Pvt. Ltd., Grand Bazaar Developers LLP & M/S Solid Wood construction Pvt. Ltd. by Developers/ Builders Grand Bazaar Developers LLP through its designated partner Sri Ashish Garg & Sri Vineet Mohan Gupta for revised approval of 14 blocks of Commercial comprising of Block A1 & A2 (B+G+7), Block A3, A4, A5, A6, A7, A8 (B+G+3), Block A9, A10, A11, A12, A13, A14 (B+G+2) & 12 blocks of residential comprising of Block B, C, F (B+G+13), Block D (UB+G+17), Block E, G, H, J, K (LB+UB+G+23), Block L, M (LB1+LB2+UB+G+23), Block O (LB1+LB2+UB+G+15) multi storied & non multi storied building plan proposed over revenue plot no. 946, 948 & 69 others as indicated in the of Mouza Nuahat under Cuttack Municipal Corporation in the Development Plan Area of Cuttack Development Area with the following parameters and conditions;

Parameters;

1. **Total Plot area:** Ac 25.032 dec (101300.91 sqm) as per document
2. **CDP road affected area:** 1549.28 sqm
3. **Area under possession:** 99751.63 sqm
4. **Net project area:** 99751.63 sqm (excluding proposed road affected area)

Commercial use (In sqm)				Residential use (In sqm)		
Floor	Existing	Proposed	Total	Existing	Proposed	Total
Lower Basement 1	-	-	-	-	9793.10	9793.10
Lower Basement 2	-	-	-	-	7544.00	7544.00
Upper Basement	36051.42	11453.69	47505.1	1304.12	7544.00	8848.12
Basement uncovered area	-	-	-	-	54542.04	54542.04
Ground floor	16899.05	-	16899.05	3936.9	6436.4	10373.3
1 st floor	16712.07	-	16712.07	3141.65	6436.4	9578.05
2 nd floor	16712.07	-	16712.07	4274.11	6436.4	10710.5
3 rd floor	4209.26	5258.38	9467.64	3141.65	6436.4	9578.05
4 th floor	2822.35	-	2822.35	3846.72	6436.4	10283.1
5 th floor	2822.35	-	2822.35	2225.91	7474.7	9700.61
6 th floor	2822.35	-	2822.35	2225.91	7474.7	9700.61
7 th floor	2822.35	-	2822.35	2225.91	7474.7	9700.61
8 th floor	-	-	-	2225.91	7474.7	9700.61
9 th floor	-	-	-	2225.91	7474.7	9700.61
10 th floor	-	-	-	2225.91	7474.7	9700.61

(1)

Grand Bazaar Developers LLP
[Signature]
Authorized Signatory

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11 th floor	-	-	-	2225.91	7474.7	9700.61
12 th floor	-	-	-	2225.91	7474.7	9700.61
13 th floor	-	-	-	-	10302.5	10302.5
14 th floor	-	-	-	-	8221.28	8221.28
15 th floor	-	-	-	-	8221.28	8221.28
16 th floor	-	-	-	-	6832.44	6832.44
17 th floor	-	-	-	-	6832.44	6832.44
18 th floor	-	-	-	-	5794.14	5794.14
19 th floor	-	-	-	-	5794.14	5794.14
20 th floor	-	-	-	-	5794.14	5794.14
21 th floor	-	-	-	-	5794.14	5794.14
22 th floor	-	-	-	-	5794.14	5794.14
23 th floor	-	-	-	-	5794.14	5794.14
Total Built up area	101873.27	16712.07	118585.34	37452.43	246577.52	284029.95
F.A.R area	70088.68	682.51	70771.19	33047.46	200281.34	233328.8
Total F.A.R area	70771.19 (Existing)			233328.8 (Existing)		
F.A.R	1.139 (Existing)			3.048 (Proposed)		
Plantation	1212 (required)			1220 (provided)		
Lift	95 (required)			161 (provided)		
Staircase	55 (required)			55 (provided)		

Block wise Dwelling Units and Setbacks approved:-

Block name	Approved	Proposed	No. of Dwelling Unit	Height	Setback (in mtr)			
					Front	Rear	Left	Right
Commercial use								
A1	S+8	B+G+7	-	29.80	9.68	9.14	9.73	14.96
A2	S+8	B+G+7	-	29.80	9.14	12.19	13.11	14.96
A3	S+4	B+G+3	-	17.00	12.19	9.00	11.25	14.96
A4	S+4	B+G+3	-	19.16	9.68	10.11	10.76	6.93
A5	S+4	B+G+3	-	19.12	10.11	12.19	14.96	12.34
A6	S+4	B+G+3	-	19.12	12.19	9.14	14.96	12.34
A7	S+4	B+G+3	-	19.12	12.19	9.14	12.34	12.34
A8	S+4	B+G+3	-	19.12	10.11	12.19	12.34	12.21
A9	S+3	B+G+2	-	15.92	6.00	12.03	12.21	9.09
A10	S+3	B+G+2	-	15.92	6.00	12.03	9.09	9.00
A11	S+3	B+G+2	-	15.90	12.03	9.14	12.34	9.00
A12	S+3	B+G+2		15.90	9.14	9.14	12.34	9.00
A13	S+3	B+G+2		15.90	9.14	9.09	12.34	9.00
A14	S+3	B+G+2		15.90	9.09	15.05	15.58	9.00
Residential use								
B	S+13	B+G+13	126	50.75	15.05	12.32	12.19	17.33
C	S+13	B+G+13	56	50.97	15.01	21.02	16.41	16.61
D	S+5	B+G+17	126	57.3	11.24	10.54	16.61	14.91

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E	S+13	2B+G+23	60	75.3	10.29	11.46	9.00	8.00
F	S+13	8+G+13	42	50.75	14.07	14.93	9.00	12.18
G	-	2B+G+23	216	75.3	12.19	9.00	12.04	18.54
H	-	2B+G+23	144	75.3	9.14	12.24	9.14	9.04
J	-	2B+G+23	96	75.3	11.39	12.00	17.19	12.07
K	-	2B+G+23	120	76.5	9.00	12.00	11.41	17.19
L	-	3B+G+23	48	75.5	9.62	9.29	9.95	13.45
M	-	3B+G+23	192	76.5	11.07	12.81	13.91	11.96
O	-	3B+G+15	400	52.5	10.04	9.29	13.03	12.25
Total Dwelling Unit			1626					
Society Room			Required- 1626 sqm			Provided- 1663 sqm		

5. The building shall be used exclusively for Commercial-cum-Residential purpose and the use shall not change to any other use without prior approval of this Authority.
6. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
7. The Applicant shall obtain necessary permission before commencement of work as per Rule 6 of ODA (P&BS) Rules 2020.
8. The entry & exit to the premises shall be strictly regulated as per the provision of Rule 71 & 72 of ODA (P&BS) Rules 2020.
9. Parking space measuring 107458.38 as show in the approved plan shall be left for parking of vehicles and no part of it will be used for any other purpose and shall be regulated as per the provision of Rule 37 of ODA (P&BS) Rules-2020.
10. The 10% EWS housing units which is amounting to 400 DUs as shown in the plan shall be allocated to the eligible beneficiaries as per the Policy for Housing for All in Urban Areas Odisha 2015 and in consultation with CMC, Cuttack.
11. The land over which construction is proposed is accessible by an approved means of access of 60.95 mtrs (N.H-16) in width.
12. The land in question must be in lawful ownership and peaceful possession of the applicant.
13. The applicant shall left 1549.28 sqmtr. wide strip of land to the NHAI unbounded and open to sky for future widening of NH 16 as per CDP Cuttack.
14. The permission granted under these regulations shall remain valid upto three years from the date of issue. However the permission shall have to be revalidated before the expiry of the above period on payment of such fees as may be prescribed under rule and such revalidation shall be valid for one year.
15. (i) Approval of plans and acceptance of any statement of document pertaining to such plan shall not exempt the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under ODA (Planning & Building Standards) Regulations-2020 or under any other law for the time being in force.
(ii) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things.
 - a) The title over the land or building.
 - b) Easement rights;
 - c) Variation in area from recorded area of a plot or a building;
 - d) Structural stability
 - e) Workmanship and soundness of materials used in the construction of the buildings.
 - f) Quality of building services and amenities in the construction of the building.

[3]

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Authorized Signatory

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- g) The site/area liable to flooding as a result of not taking proper drainage arrangements as per the natural lay of the land etc and
- h) Other requirement or licenses or clearances required to be obtained for the site/premises or activity under various other laws.
16. In case of any dispute arising out of land record or in respect of right, title, interest after this permission is granted, the permission so granted shall be treated as automatically cancelled during the period of dispute.
17. Neither granting of the permit nor the approval of the drawing and specification, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC 2016 and these regulations.
18. The owner/applicant shall;
- a) The applicant shall comply all the stipulations given in the environmental clearance given by SEIAA vide their letter no. SIA/OR/MIS/61914/ dt.18.03.2021.
- b) The owners/applicants/Technical person shall strictly adhere to and comply the terms and conditions imposed in the Fire recommendation given by the Fire officer, Fire Prevention wing, Cuttack vide their recommendation letter no. RECOMM1101020042021000054 dt.15.02.2021.
- c) The applicant shall comply to the stipulation of the NOC given by CGWAI in respect of tapping of ground water vide NOC no. CGWA/NOC/INF/ORIG/2021/4970 dt. 01.04.2021 which is with reference to P.H Deptt. Letter no. 12568 dt. 0208.2018. The NOC of CGWAI shall be renewed periodically as per Rule.
- d) The applicant shall comply to all the stipulated condition given by CESU vide letter no. 4623/dt.30.05.18 and obtain final electrical connection and installation certificate from TPCODL.
- e) The applicant shall not violate any stipulation in respect of clearance given by NAAI vide their letter no. BHUB/EAST/B/060321/550519, dt. 18.06.2021 and submit needful periodic compliances before CMC.
- f) The applicant shall ensure proper drainage from the premises, as per regulation and shall not allow any vehicle to be parked within the setback/public road in any manner.
- g) The applicant shall certify the structural design vetted by the Department of the Andhra University, Visakhapatnam vide their letter no. SD/3380/dt.21.02.2019. Further shall obtain fresh structural vetting of the revised proposal as per ODA (P&BS) Rule 5 (3) (vii).
19. The applicant shall ensure free access of 9 mtr. road width to the private plot no. 941 and Govt. plot no. 942 which is inside the project area. At no point of time the applicant shall keep any land not owned by then in their possession in the light of the undertaking submitted. Similarly the access shown to plot no. 1020 which has been shown leaving of your plot no. 1019, 1025/2262, 1026 & 1025/2214 measuring Ac 0.145 shall be kept open.
20. Obtain, wherever applicable, from the competent Authority permission/clearance required in connection with the proposed work.
21. Give written notice to the Authority before commencement of work, periodic progress report, notice of completion and notice in case of termination of services of Technical persons engaged by him.
22. Whenever tests of any materials are made to ensure conformity of the requirements of the regulations in force, records of the test data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
23. The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued.
- (a) A copy of the building permit, and
- (b) A copy of approved drawings and specifications.
24. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these regulations, it shall notify the

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Grand Bazaar Developers LLP
Kanayale
Authorized Signatory

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- owner and no further construction shall be allowed until necessary correction in the plan are made and the corrected plan is approved.
25. In case modified plan are submitted basing on the area approved in the DP&BP committee the same shall be subject to deposit of differential fees and shall be submitted within validity period, failing which the corporation have every right to debar any such extension proposal.
26. This permission is accorded on deposit/submission of following.

Item	Amount (in Rs.)	1 st Installment (in Rs.)	Amount in words
Scrutiny fee	65,84,503/-	65,84,503/-	Sixty Five lakh Eighty Four Thousand Five Hundred Three
Sanction fee	2,07,27,973/-	2,07,27,973/-	Two crore Seven lakh Twenty seven Thousand Nine Hundred Seventy Three
CWWC	4,95,77,431/-	1/3 rd = 1,65,25,811/-	One Crore Sixty Five Lakh Twenty Five Thousand Eight Hundred Eleven
Purchasable FAR	16,47,92,149/-	1/4 th = 4,11,98,038/-	Four Crore Eleven Lakh Ninety Eight Thousand Thirty Eight
EIDP	3,64,59,316/-	1/4 th = 91,14,829	Ninety One Lakh Fourteen Thousand Eight Hundred Twenty Nine
*1% of EIDP (as per calculation statement of the applicant/technical person) amounts to Rs. 3,64,59,316/-. The balance amount of Rs. 2,73,44,487/- (2/3 rd) shall be deposited as per Rule 8(4) of ODA, P & BS Rules 2020.			

Other conditions to be complied by the applicant are as per the following:

27. Provision of barrier free access, storm water of the premises roof top shall be conveyed and discharged to the rain water recharging pits, Installation of rooftop solar energy shall be as per Rule 46, 47 and 48 of ODA, (P & BS) Rules 2020.
28. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
29. 10% of the parking shall be earmarked for visitors as per Rule 37 (12) of ODA, (P & BS) Rules 2020.
30. The Owner/Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defects, the Authority will be no way be held responsible for the same in what so ever manner.
31. The concerned Architect/Applicant/Developer is fully responsible for any deviations additions & alternations beyond approved plan/defective construction etc. shall be liable for action as per the provisions under Rule/Regulation.
32. The applicant shall obtain necessary clearance from the CMC through EIDP plan and estimate in respect of Infrastructure development including construction and connection of storm water drain upto the public disposal point at their own cost under the supervision of CMC in pursuant to H & UD department notification NO- 8346/HUD, dtd-21/4/2021 before obtaining occupancy certificate.
33. No Storm water/waste water shall be discharged to the public road/public premises and other adjoining plots. In case any such requirement have failed due to geographical situation necessary permission from that competent authority shall be required.
34. 20% of the area to be assigned for Plantation as per ODA (P&BS) Rules 2020.
35. Submit final fire safety certificate from Competent Authority before obtaining Occupancy Certificate.
36. Submit registration certificate towards registration of the project under ORERA.

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37. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
38. The applicant shall comply all the stipulated condition given by CDA (earlier permission) vide their letter no- 8546/CDA, dtd. 27/06/2019 and 10472/BP/CDA dtd. 20.08.2015.
39. The applicant/developer shall ensure registration of Society under Society Registration Acts and register the project with ORERA as per the Act.
40. Obtain necessary Occupancy Certificates from Cuttack Municipal Corporation prior to occupation of building in full or part.

By order of

Memo No. 1256 (24)BP /CMC, Dated 26.08.2021


City Planner
Cuttack Municipal Corporation

Copy forwarded along with two copies of the approved plan to Grand Bazaar Developers LLP through its designated partner Sri Ashish Garg & Sri Vineet Mohan Gupta, Po- Phulnakhara, Dist- Cuttack for information and necessary action.


City Planner
Cuttack Municipal Corporation

Memo No. /CMC, Dated

Copy with a copy of the approved plan forwarded to the Commissioner, Cuttack Municipal Corporation for information.


City Planner
Cuttack Municipal Corporation

Memo No. /CMC, Dated

Copy forwarded to the Land Officer, G.A. Department, and Bhubaneswar (In case of lease plot) Director of Town Planning, Orissa, and Bhubaneswar.


City Planner
Cuttack Municipal Corporation



By Registered Post

CUTTACK MUNICIPAL CORPORATION
MUNICIPAL SERVICE PAVILLION, TOWN HALL ROAD, CUTTACK

Order for Grant of Permission

No. _____/CMC, Cuttack, Dated.
BP. No.338/2020

Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour of M/S Tirumala Vinayak Projects Pvt. Ltd., M/S JRG developers Pvt. Ltd., M/S Tirumala Infrastructure & Development Pvt. Ltd., Grand Bazaar Developers LLP & M/S SolidWood construction Pvt. Ltd. by **Developers/ Builders Grand Bazaar Developers LLP** through its designated partner Sri Ashish Garg & Sri Vineet Mohan Gupta for revised approval of **14** blocks of Commercial comprising of Block A1, A2 & A3 (B+G+7), Block A4, A5, A6, A7, A8 (B+G+3), Block A9, A10, A11, A12, A13, A14 (B+G+2), **12** blocks of residential comprising of Block B, C, F (B+G+13), Block D (B+G+18), Block E, G, H (LB+UB+G+23), Block J, K, L, M & O (LB1+LB2+UB+G+23), **1** block of residential-cum-commercial comprising of block N (2B+G+23), multi storied & non multi storied building plan proposed over revenue plot no. 946,948 & 69 others as indicated in the of Mouza Nuahat under Cuttack Municipal Corporation in the Development Plan Area of Cuttack Development Area with the following parameters and conditions;

Parameters:

1. **Total Plot area:** Ac 25.032 dec (101300.91 sqm) as per document
2. **CDP road affected area:** 1549.28 sqm
3. **Area under possession:** 99751.63 sqm
4. **Net project area:** 99751.63 sqm (excluding proposed road affected area)

Commercial use (in sqm)			Residential use (in sqm)			
FLOOR	Existing	Proposed	Total	Existing	Proposed	Total
Lower basement-1	-----	10660.12	10660.12	9793.10	19773.50	29566.60
Lower basement-2	-----	-----	-----	7544.00	6906.00	14450.00
Upper BASEMENT	47505.10	11673.84	59178.94	8848.12	16556.1	25404.22
Basement uncovered area	-----	-----	-----	54542.04	3888.91	58430.95
GROUND FLOOR	16899.05	7098.07	23997.12	10373.30	-----	10373.30
1ST FLOOR	16712.07	7484.82	24196.89	9578.05	-----	9578.05
2nd FLOOR	16712.07	10377.63	27089.70	10710.50	-----	10710.50
3rd FLOOR	9467.64	10377.63	19845.27	9578.05	-----	9578.05
4th FLOOR	2822.35	11764.54	14586.89	10283.10	-----	10283.10
5th FLOOR	2822.35	1386.91	4209.26	9700.61	3524.84	13225.45
6th FLOOR	2822.35	1386.91	4209.26	9700.61	3524.84	13225.45

7th FLOOR	2822.35	1386.91	4209.26	9700.61	3524.84	13225.45
8th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
9th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
10th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
11th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
12th FLOOR	-----	-----	-----	9700.61	3524.84	13225.45
13th FLOOR	-----	-----	-----	10302.50	3524.84	13827.34
14th FLOOR	-----	-----	-----	8221.28	3524.84	11746.12
15th FLOOR	-----	-----	-----	8221.28	3524.84	11746.12
16th FLOOR	-----	-----	-----	6832.44	4173.78	11006.22
17th FLOOR	-----	-----	-----	6832.44	4173.78	11006.22
18th FLOOR	-----	-----	-----	5794.14	5212.08	11006.22
19th FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
20th FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
21st FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
22nd FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
23rd FLOOR	-----	-----	-----	5794.14	4173.78	9967.92
TOTAL BUILT UP AREA	118585.33	73597.38	192182.76	284029.95	73201.76	357231.71
F.A.R AREA	70771.19	48083.53	118854.72	233328.80	43921.19	277249.99
TOTAL F.A.R AREA	118854.72			277249.99		
F.A.R	3.048			3.97		
PLANTATION	1247 (Required)			1250 (Provided)		
LIFT	120(Required)			180(provided)		
STAIRCASE	60(Required)			63(Provided)		

Block wise Dwelling Units and Setbacks approved:-

Block name	Approved	Proposed	No. of Dwelling Unit	Height (in mtr)	Setback (in mtr)			
					Front	Rear	Left	Right
Commercial use								
A1	B+G+7	B+G+7	-	25.90	8.51	9.14	9.73	14.96
A2	B+G+7	B+G+7	-	25.90	9.14	12.19	13.11	14.96
A3	B+G+3	B+G+7	-	25.90	12.19	15.27	11.25	14.96
A4	B+G+3	B+G+3	-	13.10	9.68	10.11	10.76	6.93
A5	B+G+3	B+G+3	-	13.10	10.11	12.19	14.96	12.34
A6	B+G+3	B+G+3	-	13.10	12.19	9.14	14.96	12.34
A7	B+G+3	B+G+3	-	13.10	12.19	19.19	12.34	12.34
A8	B+G+3	B+G+3	-	13.10	10.11	12.19	12.34	12.21
A9	B+G+2	B+G+2	-	9.90	6.00	12.03	12.21	9.09
A10	B+G+2	B+G+2	-	9.90	6.00	12.03	9.09	20.45
A11	B+G+2	B+G+2	-	9.90	12.03	9.14	12.34	24.75
A12	B+G+2	B+G+2	-	9.90	9.14	9.14	12.34	24.75

A13	B+G+2	B+G+2	-	9.90	9.14	9.09	12.34	24.75
A14	B+G+2	B+G+2	-	15.90	9.09	15.05	15.58	24.75
Residential use								
B	B+G+13	B+G+13	126	44.10	15.05	14.93	12.19	17.33
C	B+G+13	B+G+13	56	44.10	15.01	21.02	16.41	16.61
D	B+G+17	B+G+18	133	57.0	11.24	10.54	16.61	14.91
E	2B+G+23	2B+G+23	60	72	10.29	11.46	30.74	30.90
F	B+G+13	B+G+13	42	44.10	14.07	14.93	22.02	12.18
G	2B+G+23	2B+G+23	216	72	12.19	17.7	12.04	18.54
H	2B+G+23	2B+G+23	144	72	9.14	12.24	9.14	9.04
J	2B+G+23	3B+G+23	96	72	12.24	12.00	17.19	11.79
K	2B+G+23	3B+G+23	120	72	9.00	12.00	11.41	17.19
L	3B+G+23	3B+G+23	48	72	9.62	9.29	9.95	13.45
M	3B+G+23	3B+G+23	192	72	11.07	12.81	13.91	11.96
O	3B+G+15	3B+G+23	598	72	10.04	9.29	17.19	12.25
Residential-cum-Commercial use								
N	----	2B+G+23	417	92.10	21.00	20.45	30.47	37.89
Total Dwelling Unit			2248					
Society Room			Required- 2248.00 sqm			Provided- 5841.49 sqm		

- The building shall be used exclusively for **Commercial-cum-Residential** purpose and the use shall not change to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- The Applicant shall obtain necessary permission before commencement of work as per Rule 6 of ODA (P&BS) Rules 2020.
- The entry & exit to the premises shall be strictly regulated as per the provision of Rule 71& 72 of ODA (P&BS) Rules 2020 and as shown in the plan. Under no circumstances the entry shall be made crossing over Govt./others land.
- Parking space measuring **133875.79 sq.m** as shown in the approved plan shall be left for parking of vehicles and no part of it will be used for any other purpose and shall be regulated as per the provision of Rule 37 of ODA (P&BS) Rules-2020.
- The 10% EWS housing units which is amounting to **598 DUs** as shown in the plan shall be allocated to the eligible beneficiaries as per the Policy for Housing for All in Urban Areas Odisha 2015 and in consultation with CMC, Cuttack.
- The land over which construction is proposed is accessible by an approved means of access of 60.95mtrs (N.H-16) in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall left **1549.28 sqmtr.** wide strip of land to the NHAI unbounded and open to sky for future widening of NH 16 as per CDP Cuttack.
- The permission granted under these regulations shall remain valid upto **three years** from the date of issue. However the permission shall have to be revalidated before the expiry of the above period on payment of such fees as may be prescribed under rule and such revalidation shall be valid for one year.

15. (i) Approval of plans and acceptance of any statement of document pertaining to such plan shall not exempt the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under ODA (Planning & Building Standards) Regulations-2020 or under any other law for the time being in force.
- (ii) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things.
- The title over the land or building.
 - Easement rights;
 - Variation in area from recorded area of a plot or a building;
 - Structural stability
 - Workmanship and soundness of materials used in the construction of the buildings.
 - Quality of building services and amenities in the construction of the building.
 - The site/area liable to flooding as a result of not taking proper drainage arrangements as per the natural lay of the land etc and
 - Other requirement or licenses or clearances required to be obtained for the site/premises or activity under various other laws.
16. In case of any dispute arising out of land record or in respect of right, title, interest after this permission is granted, the permission so granted shall be treated as automatically cancelled during the period of dispute.
17. Neither granting of the permit nor the approval of the drawing and specification, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC 2016 and these regulations.
18. The owner/applicant shall;
- The applicant shall comply all the stipulations given in the environmental clearance given by SEIAA vide their letter no. SIA/OR/MIS/61914/ dt.18.03.2021.
 - The owners/applicants/Technical person shall strictly adhere to and comply the terms and conditions imposed in the Fire recommendation given by the Fire officer, Fire Prevention wing, Cuttack vide their recommendation letter no. RECOMM1101020042021000054 dt.15.02.2021.
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 - The applicant shall certify the structural design vetted by the Department of the Andhra University, Visakhapatnam vide their letter no. SD/3380/dt.21.02.2019. Further shall obtain fresh structural vetting of the revised proposal as per ODA (P&BS) Rule 5 (3) (vii).
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20. Obtain, wherever applicable, from the competent Authority permission/clearance required in connection with the proposed work.
21. Give written notice to the Authority before commencement of work, periodic progress report, notice of completion and notice in case of termination of services of Technical persons engaged by him.
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 - (a) A copy of the building permit, and
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24. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these regulations, it shall notify the owner and no further construction shall be allowed until necessary correction in the plan are made and the corrected plan is approved.
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CWWC	7,87,64,110/-	3,72,71,910/-	4,14,92,200/-	Three Crore Seventy Two Lakh Seventy One Thousand Nine Hundred Ten
Purchasable FAR	30,97,45,585/-	10,83,34,925/-	20,14,10,660/-	Ten Crore Eighty Three Lakh Thirty Four Thousand Nine Hundred Twenty Five
EIDP	7,38,28,979/-	2,52,93,367/-	4,85,35,612/-	Two Crore Fifty Two Lakh Ninety Three Thousand Three Hundred Sixty Seven
*Balance amount towards CWWC to be paid in two equal installments within one year, Purchasable FAR & EIDP to be paid in three equal installments as per Rule 8(4) of ODA (P&BS) Rules- 2020.				

Other conditions to be complied by the applicant are as per the following:

27. Provision of barrier free access, storm water of the premises roof top shall be conveyed and discharged to the rain water recharging pits, installation of rooftop solar energy shall be as per Rule 46, 47 and 48 of ODA, (P & BS) Rules 2020.
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38. The applicant shall comply all the stipulated condition given by CDA (earlier permission) vide their letter no- 8546/CDA,dtd. 27/06/2019 and 10472/BP/CDA dtd. 20.08.2015 and letter no. 1255 (PLG)BP/CMC dt. 26/08/2021.
39. The applicant/developer shall ensure registration of Society under Society Registration Acts and register the project with ORERA as per the Act.
40. This permission is in continuation to the permission letter no. 1255 (PLG)BP/CMC dt. 26/08/2021 of CMC whereas the area statement and the fee structure has been comprehensively indicated in this permission letter considering the entire project and construction made as single entity.
41. The applicant shall comply and adhere to the stipulated condition given in the previous permission letter no- 8546/CDA,dtd. 27/06/2019 and 10472/BP/CDA dtd. 20.08.2015 and letter no. 1255 (PLG)BP/CMC dt. 26/08/2021.
42. Obtain necessary Occupancy Certificates from Cuttack Municipal Corporation prior to occupation of building in full or part.

By order of

Memo No. 550 (P4) BP /CMC, Dated 25.03.2022

Copy forwarded along with two copies of the approved plan to Grand Bazaar Developers LLP through its designated partner Sri Ashish Garg & Sri Vineet Mohan Gupta, Po- Phulnakhara, Dist- Cuttack for information and necessary action.


City Planner
Cuttack Municipal Corporation


City Planner
Cuttack Municipal Corporation

Memo No...../CMC,Dated.....

Copy with a copy of the approved plan forwarded to the Commissioner, Cuttack Municipal Corporation for information.

City Planner

Cuttack Municipal Corporation

Memo No...../CMC,Dated.....

Copy forwarded to the Land Officer, G.A. Department, and Bhubaneswar (In case of lease plot) Director of Town Planning, Orissa, and Bhubaneswar.

City Planner

Cuttack Municipal Corporation

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