

FORM-V

CUTTACK DEVELOPMENT AUTHORITY

(See Regulation II)

No. 15629 /CDA, Cuttack.BP. No. 359/07

Permission Under Sub-Section(3) of the Section-16 of the Orissa Development Authorities Act, 1982 (Orissa Act, 1982) is hereby granted in favour of

Shri/Smt. Indrajit Mohanty

- a) Sub-division of lands.
- b) Institution of change of the use of land or building
- c) Construction of a Three Storeyed building
- d) Reconstruction of building
- e) Alteration of
- f) Alteration / additions in the existing building.

(specify in

respect of Plot No. 280/155AKhata No. 313/111

Drg. No.

Village / Mouza Unit-11, Oriyabazar Thana No. 4 CantonmentHolding No. - Ward No. - of C.M.C.Corporation / Municipality within the Development Plan area of Cuttack subject to following conditions / restrictions.

- (a) The land / Building shall be used exclusively for Commercial-cum-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 62.56 Sqm. sq.ft / sq.mt as shown in the approval plan shall be left open to sky and no part of it will be built upon.
- (d) The land over which construction is proposed is accessible by an approved means of access of 13.7 Meters mt. / ft. in width.
- (e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (f) The applicant shall free gift 3.05 Mtrs. ft. / mt wide strip of land to the C.M.C. Corporation / Municipality for the further widening of the road to the standard width. as shown in plan.
- (g) The permission is valid for a period of three years with effect from the date of its issue.
- (h) Permission accorded under the provision of section-16 of QDA Act, can not be construed as an evidence in respect of right title and interest of the plot over which the permission has been accorded and plan has been approved.
- (i) Any dispute arising out of land record or in respect of right title interest after this approval the plan shall be treated as automatically cancelled.

- (j) In case this permission has been obtained by the application from Cuttack Development Authority without having proper title on land or building this permission issued in the instant case does not confer any title of the applicant over the land or building covered by this permission. If applicant does anything without having any title to the land/ building he does so at his own risk and the permission will be treated as cancelled.
- (k) This permission does not entitle the applicant 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.
- (l) If a later date it is found that any case of unauthorised construction is pending in the court of the Secretary, CDA or, in any other court prior the date of issue of this letter of permission will be treated as cancelled with immediate effect.
- (m) However, this permission should not be construed as regularizing any of the unauthorised construction undertaken thereof.

(i) The setback of the building as per the plan submitted for approval.

Front - 5.05 Mtr. (Five point Zero Five mtrs.)

Rear - 2.5 Mtrs. (Two point five meters)

Side (L) - Nil

Side (R) - Nil

(ii) The plot area as per record possession is 196.86 Sqm. Sq.feet/Sq.Mtrs.
plinth area / Floor area approved (in sq.feet/Sq.Mtrs.)

Ground Floor 99.81 Sqm.

First Floor 99.81 Sqm.

Second Floor 79.83 Sqm.

3rd Floor F.A.R. = 1.41

4th Floor

5th Floor

Other Floor (if any)

Total : 279.45 Sqm.

In Words (..... Two hundred seventy nine point four five Smtre.)

(n) (i) Any deviation to the approved plan shall be liable for revocation of permission u/s 17 of ODA Act-1982.

(ii) Any other conditions. Er. P. Moharana, Nayachouk, Madhupatna, Cuttack is the Tech. person, the owner and the Tech. prson both are responsible for structural safety of the building.

111) R.W.H.S. should to be functioned properly as per plan.

1v) The space affected by Master Plan Road shall be kept free from construction as shown in plan.

v) No openings/projection are allowed towards the neighbouring plot where setbacks are not available. AUTHORISED OFFICER

vi) The footing of foundation are not allowed to spread into other plots where setbacks are not available. 01C

By Order
Jm
21/7/11

Cuttack Development Authority



Memo No. /BP/CDA, Cuttack the

Copy forwarded alongwith..... 3 (Three) copies of the approved.....
plans to Shri / Smt. Justice Indrajit Mohanty, At-3-BR, Ranjit Mohanty Marg,
P.O.- Chandin Chouk, Cuttack-2.....


AUTHORISED OFFICER
Cuttack Development Authority

Memo No. /BP/CDA, Cuttack the

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


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 for information &
further necessary action.


AUTHORISED OFFICER
Cuttack Development Authority

Memo No. /BP/CDA, Cuttack the

Copy to Sri N. C. Mishra..... Amin. for information & necessary action.


AUTHORISED OFFICER
Cuttack Development Authority

**PROCEEDINGS OF THE IN-HOUSE COMMITTEE HELD ON 25.6.07 AT 3.00 P.M.
IN THE OFFICE CHAMBER OF PLANNING MEMBER, CUTTACK DEV. AUTHORITY.**

MEMBERS PRESENT:

1. Sri R. K. Mohanty, Engr. Member I/C, CDA. - Member
2. Sri K. Nayak, Secretary, CDA - Member
3. Sri G. Acharya, Law Officer, CDA - Member
4. Sri S. M. Patnaik, Pl. Member, CDA - Member Convenor

**ITEM NO.1: Approval of Building Plan for construction of a
Three storied Commercial-cum-Residential building
in favour of Hon'ble Justice Sri Indrajit Mohanty.**

The Committee examined the plan in detail and the contention of the applicant. The applicant requests to issue approval without insisting side setback up to 10 Meters in both sides in the line of provision applicable for allotted shop-cum-residential building as per Regulation 40(4) of C.D.A. (P&R.S.) Regulation, 2001. It is a fact that the plot in question is duly allotted by Hon'ble Court located in adjacent to two organized market complex such as Buxibazar Market Complex & Auxiliary Market developed by C.D.A. Also, the street to which the plots abuts is purely a commercial street with shops in a row (the site plan showing the location of the plot in question and the existing Market complexes of CDA).

Considering the site situation and nature of acquisition the Committee observed that the plan may be approved with nil side setbacks up to 10 Meters from the front interior wall.

**ITEM NO.2: Approval of Building Plan for construction of a Stilt-
4-Upper Floor Commercial Building over plot No. 280/1036
at Buxibazar in favour of Hon'ble Justice Sri Indrajit
Mohanty.**

The Committee examined the plan with respect to the provision contained in the Rule 40, 41 read with 34(5) of the C.D.A. (P&R.S.) Regulation, 2001. The plot in question abuts a road having 9 Mtr. width. For determining the FAR & height, the provision of Table provided under Regulation 40 was considered and as per the said provision the maximum permissible coverage is 50% and F.A.R. 1.5. However, the present plan envisages only 37% of coverage & FAR of 1.5. As the table does not contain any other restriction of height the Committee recommended for granting permission.

[Signature]
Law Officer

[Signature]
Secretary

[Signature]
Engr. Member I/C

[Signature]
Planning Member