



ODISHA REAL ESTATE REGULATORY AUTHORITY
Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007

Form 'B'

APPLICATION NO: PR2501002

(See Rule 5(1) of the Odisha Real Estate (Regulation and Development) Rules-2017)

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016, to the following project under **Project Registration Number- RP/26/2025/01346** .

" **NILACHAKRA ELITE** " [For Construction of (B+S+5 and G+2) Residential Apartment Building No. of Residential units-260], over Plot No.- 250, Khata No.- 418/484, Plot No.- 251, Khata No.- 418/482, Plot No.- 252, Khata No.- 418/470 , Mouza- Jagannath Ballav, Tahsil- Puri Sadar, Puri, Odisha, PIN-752012.

1. **M/S. CAYANA INFRATECH PVT. LTD** , having its registered office at Plot No. N1/187, IRC Village, Nayapalli, Bhubaneswar, Dist-Khordha, Odisha, 751015-, Email-finance@cayana.co.in, Mobile-8908012233.

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees in such format as prescribed under Rule 8(1) of the Odisha Real Estate (Regulation & Development) Rules-2017 and register the said Agreement for sale required U/s. 13 of the RE (R&D) Act,2016 henceforth.
- (ii) The promoter shall execute a registered conveyance deed in favour of the allottee, along with the undivided proportionate title in the common areas to the association of allottees as provided in section, 17 of the Act.
- (iii) The promoter in case of new project shall deposit seventy percent of the amounts realised by the promoter in a separate & project specific account to be maintained in a scheduled bank to cover the cost of construction and the land cost and to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4. In case of ongoing project, 70% of the unspent balance as on date shall be deposited in a separate and project specific bank account and the proof of such deposit shall be submitted to the Authority within 30 days from the date issue of the Registration Certificate.
- (iv) The registration shall be valid for a period commencing from **05-03-2025** and ending with **16-12-2027** unless extended by the Authority in accordance with the Act and the rules made thereunder.
- (v) **The promoter shall comply with all the conditions imposed by the planning authority i.e. Puri Konark Development Authority, vide letter no. 014790, Dtd. 17-12-2024.**
- (vi) **Permission for building and development plan under the ODA Act, 1982, granted by Puri Konark Development Authority is valid upto 16-12-2027. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 16-12-2027 without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e Puri Konark Development Authority.**
- (vii) **The promoter shall comply with all the conditions as required U/s. 11 of the RE (R&D) Act, 2016 & Rule 15(1) of the Odisha Real Estate (Regulation & Development) Rules, 2017 including online submission of Quarterly Progress Report and Annual Audit Certificate as required U/s. 4 (2) (I) (D) of the RE (R&D) Act, 2016.**
- (viii) **The schedule of payment shall strictly commensurate with the project timelines ending on 16-12-2027 and the promoter is restrained to take payment from the allottee in deviation of the norms.**
- (ix) The promoter shall comply with the provisions of the Act and rules and regulations made thereunder.
- (x) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.



3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.



Dated: 05-03-2025,
Place: Bhubaneswar.

Digitally signed by **SRAVANI PATNAIK**
Date: 2025.03.05 16:20:37 +05:30
Digital signature of the **Authorized Officer**
Odisha Real Estate Regulatory Authority





Puri Konark Development Authority

Form-II (Order for Grant of Permission)

Letter No. BP/PKD/014790, Purikonarkdevelopmentauthority, Dated: 17/12/2024

Sujog-OBPS APPLICATION NO. BP-PKD-2024-07-22-121080

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 Land Owner

Plot Number	Plot Area	Khata No	Kisam	Village	Land Owner Name	GPA Holder Name
250,251,252,	8108.18	418/484,418/ 482,418/470	gharabari	Jagannathballav	CAYANA INFRATECH PVT.LTD	NA

For New Construction of **[B+S+5, G+2] Residential, Apartment Building** over in Mouza-Jagannathballav in the Development Plan area of **Purikonarkdevelopmentauthority** with the following parameters and conditions;

Parameters:

- Total plot area: 2.004 Acre (8108.18 SQM)
- Net plot area: 8108.18 SQM
- Abutting road width: 12.19 Mtr

Block-No.1 (B+S+5)	Covered area approved (Sqm.)	Proposed use	No. of Dwelling Units
Basement level First	5210.99	Apartment Building	0
Stilt Floor	5061.02	Apartment Building	0
First Floor	3826.67	Apartment Building	52
Second Floor	3826.67	Apartment Building	52
Third Floor	3826.67	Apartment Building	52
Fourth Floor	3826.67	Apartment Building	52
Fifth Floor	3826.67	Apartment Building	52
Total BUA Area	29405.36		260
Block-No.2 (G+2)	Covered area approved (Sqm.)	Proposed use	No. of Dwelling Units
Ground floor	296.11	Apartment Building	1

Digitally Signed
Name: Susanta Kumar Bhoi
Date: 17-Dec-2024 15:55:14
Location: Odisha

First Floor	296.11	Apartment Building	1
Second Floor	296.11	Apartment Building	1
Total BUA Area	888.33		3
Total no. of Dwelling Units -263			
Bye Laws Provisions	Required	Proposed	
No.of staircases	B1-9, B2-1	B1-9, B2-1	
No.of Lifts	B1-NA, B2-NA	B1-10, B2-1	
E-vehicle charging station	0	0	
Visitor parking(in Sqm.)	0	616.89	
Plantation(no of tree per 80Sqm.)	101	174	
Grand Total FAR Area - 20306.26 Sqm.			
Grand Total BUA - 30316.42 Sqm.			
F.A.R	4.0 (Max. Permissible) 2.0 (Base FAR)	ACHIEVED- 2.50(0.50 Purchasable FAR)	
Height (mtr.)		B1-14.98, B2-9.99	
Parking		Basement-5019.90+ Stilt- 4967.52 + Ground (Open Parking)-0.00 Total =9987.42 Sqm.	

- Set backs approved to be provided

Block No.	Item	Provided (in Mtr)
1	Front Set back	22.22
	Rear Set back	6.77
	Left side	3.06
	Right side	3.09
2	Front Set back	8.16
	Rear Set back	152.56
	Left side	8.29
	Right side	2.95

- In case there is any discrepancy found with numbers/figures provided in CAD drawing and Plan PDF, then the numbers/figures provided in the CAD drawing will prevail and will be considered valid.

- The building shall be used exclusively for **Apartment Building** 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.

Signature valid
Digitally Signed
Name: Susanta Kumar Bhoi
Date: 17-Dec-2020 15:55:14
Location: Odisha

3. Total Parking space measuring **9987.42 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 purpose.
4. The land over which construction is proposed is accessible by an approved means of access of **12.19 Mtr.** in width.
5. The land in question must be in lawful ownership and peaceful possession of the applicant.
6. The applicant shall free gift **0 Sqm.** wide strip of land to Puri Konark Development Authority for further widening of the road to the standard width as per **CDP-2010, BDA.**
7. 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 fee as may be prescribed under rules and such revalidation shall be valid for one year.
8.
 - (A) 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 ODA (Planning & Building Standards) Rules 2020, or under any other law for the time being in force.
 - (B) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things-
 1. The title over the land or building
 2. Easement rights
 3. Variation in area from recorded area of a plot or a building
 4. Structural stability
 5. Workmanship and soundness of materials used in the construction of the buildings
 6. Quality of building services and amenities in the construction of the building,
 7. 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
 8. Other requirements or licenses or clearances required to be obtained for the site /premises or activity under various other laws.
9. 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.

Digitally Signed,
Name: Susanta Kumar Bhoi
Date: 17-Dec-2024 15:55:14
Location: Odisha

10. 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.

11. 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.
- D. Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.

12. The applicant shall abide by the provisions of Rule no.15 of ODA (P&BS) Rules, 2020 with regard to third party verification at plinth level, ground level & roof level. Any deviation to the above shall attract penalty as per the provision of the same.

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 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 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. **The applicant during the course of**

Signature valid
Digitally Signed
Name: Susanta Kumar Bhoi
Date: 15/08/2023 10:50:00 AM
Location: Odisha

construction and till issue of occupancy certificate shall place a display board on his site with details and declaration.

17. This permission is accorded on deposit /submission of the following:

Details of Fees and Charges	Amount in Rupees	Payment Status
A. (i) Fee for building operation	303977.0	Paid
A. (ii) Development Fees	40541.0	Paid
B. Sanction fees	1515821.0	Paid
C. Construction worker welfare Cess (CWWC)		
1st installment	2060204.0	Paid
2nd installment	2060204.0	To be paid before one year of issue of permission letter
3rd installment	2060204.0	To be paid before two years of issue of permission letter
Total payable Construction worker welfare Cess (CWWC)	6180612.0	
D. Shelter Fees for mandatory 10% EWS Housing (carpet area) @ 25% of construction cost of EWS housing		
1st installment	2278726.0	Paid
2nd installment	2278726.0	To be paid before one year of issue of permission letter
3rd installment	2278726.0	To be paid before two years of issue of permission letter
4th installment	2278726.0	To be paid before three years of issue of permission letter
Total payable Shelter Fees for mandatory 10% EWS Housing (carpet area) @ 25% of construction cost of EWS housing	9114904.0	
E. Charges for Purchasable FAR Area		
1st installment	410233.0	Paid
2nd installment	410233.0	To be paid At the time of Plinth level
3rd installment	410233.0	To be paid At the time of Ground Floor Roof Casting
4th installment	410233.0	To be paid At the time of application of occupancy certificate

Signature valid
Digitally Signed
Name: Susanta Kumar Bhoi
Date: 17 Dec 2024 16:55:11
Location: Odisha

Total payable Charges for Purchasable FAR Area		1640932.0
F. EIDP Fees		
1st installment	1548022.0	Paid
2nd installment	1548022.0	To be paid at the time of Plinth level
3rd installment	1548022.0	To be paid at the time of Ground Floor Roof Casting
4th installment	1548022.0	To be paid at the time of application of occupancy certificate
Total payable EIDP Fees		6192088.0
TOTAL FEES PAID		8157524.0
REMAINING FEES PAYABLE		16831351.0

18. Other conditions to be complied by the applicant are as per the following;

NOCs/ Clearances submitted:

Fire, NMA and AAI

Name	Status
NOC from Airport Authority of India	NA
NOC from Fire Department	NA
NOC from National Monument Authority	NA

Other NOCs

The Permit letter is being granted provisionally on the condition that the following list of No Objection Certificates (NOCs) are to be submitted mandatorily before the commencement of any construction work and that the applicant will commit to fulfilling all the prerequisites for the construction project.

1. NOC from Tehsildar

Date: 17/12/2024

Signature valid
Digitally Signed
Name: Susanta Kumar Bhoi
Date: 17-Dec-2024 05:55:14
Location: Odisha

BY ORDER OF Susanta Kumar Bhoi
Authorized Officer
Puri Konark Development Authority