



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

Form 'B'

APPLICATION NO: PR2507004

(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- MP/07/2026/01429** .

" **METRO KINAARAA** " [For Construction of B+2S+18 MULTI STORIED RESIDENTIAL APARTMENT MIG-CUM-COMMERCIAL BUILDING having total Residential units-291 and Commercial units-6], over Plot No.- 108/1048, Khata No.- 17-D1 , Plot No.- 111, Plot No.- 112/1003, Khata No.- 225/23 , Mouza- Patapur, Tahsil- Baranga, Cuttack, Odisha, PIN-754008.

1. **MAA BRAHMAYONI BUILDERS PVT LTD** , having its registered office at PLOT NO.A/410, 6TH FLOOR, Metro House, Vani Vihar, Saheed Nagar, Bhubaneswar, Khordha, Odisha, PIN-751007, Email- maabrahmayoni.bui@gmail.com, Mobile-8249979709.

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 **27-02-2026** and ending with **25-02-2029** 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. CUTTACK DEVELOPMENT AUTHORITY, vide letter no. 10409/CDA, Dtd. 26-12-2024 followed with subsequent letter No. 5230/CDA dt. 17.05.2025.**
- (vi) **Permission for building and development plan under the ODA Act, 1982, granted by CUTTACK DEVELOPMENT AUTHORITY is valid upto 25-12-2027. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 25-12-2027 without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e CUTTACK 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 25-02-2029 and the promoter is restrained to take payment from the allottee in deviation of the norms.**



- (ix) **The promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 28.10.2027 without obtaining re-validated building plan approval or occupancy certificate from the competent authority i.e Cuttack Development Authority.**
- (x) The promoter shall comply with the provisions of the Act and rules and regulations made thereunder.
- (xi) 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: 27-02-2026,
Place: Bhubaneswar.**

Digitally signed by PRABHAT KUMAR KUJUR
Date: 2026.02.27 17:32:31 +05:30
Digital signature of the Authorized Officer
Odisha Real Estate Regulatory Authority





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

No. _____ /CDA/Dated

BP.No.21/2023

FORM-II

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

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 Peeyushdhari Mohanty for construction of B+2S+18 multi storied residential apartment MIG-cum-Commercial building plan proposed over revenue plot no. 108/1048, 111 & 111/(p) Khata no. 17-D1, 225/23, 225/23 Mouza- Patpur, Tahasil Baranga , Cuttack in the Development plan area of Cuttack Development Authority with the following parameters and conditions;

1. Parameters:

Plot area- Ac 2.16 (8741.21 sqmtr.)

Road affected area – 287.33 sqm.

Net project area- 8453.88 sqm.

Current area approved		Proposed Use	No. of dwelling Units
Basement	7530.80 sqm.	6760.43sqm.parking area + 770.37sqm service area	-
Stilt floor -1	3096.88 sqm.	1816.87 sqm. Parking area + 1033.07 sqm. commercial	-
Stilt floor- 2	3081.05 sqm.	1964.68 sqm.parking area + 1169.42 sqm. commercial	-
1 st floor	2828.92 sqm.	Residential	10 units
2 nd floor	2755.86 sqm.	Residential	20 units
3 rd floor	2755.86 sqm.	Residential	20 units
4 th floor	2755.86 sqm.	Residential	20 units
5 th floor	2755.86 sqm.	Residential	20 units
6 th floor	2755.86 sqm.	Residential	20 units
7 th floor	2755.86 sqm.	Residential	20 units
8 th floor	2755.86 sqm.	Residential	20 units
9 th floor	2755.86 sqm.	Residential	20 units
10 th floor	2755.86 sqm.	Residential	20 units
11 th floor	2755.86 sqm.	Residential	20 units
12 th floor	2755.86 sqm.	Residential	20 units
13 th floor	2755.86 sqm.	Residential	20 units
14 th floor	2755.86 sqm.	Residential	20 units
15 th floor	2755.86 sqm.	Residential	20 units
16 th floor	3012.24 sqm.	Service floor	
17 th floor	2635.14 sqm.	Residential floor	01 unit
18 th floor	1800.11 sqm.	Residential floor	
Total built up area	62867.18 sqm.		
Total FAR Area	44660.35 sqm.		
Base FAR	2.0		
Additional FAR (MIG)	0.25		
Purchasable FAR	3.03		
No. of D.U			291 units

2. Setback & other stipulations.

Item	Required	Provided
Front setback	9.0 mtr.	9.47 mtr.
Rear setback	9.0 mtr.	9.27 mtr.
Left side setback	9.0 mtr.	11.93 mtr.
Right side setback	9.0 mtr.	9.60 mtr.
FAR	6.0	5.28
Coverage	40%	39.99%
Parking	Reqd. 10614.47 sqm (25%) Comm. 881.00 sqm. (40%)= 11495.46 sqm.	11565 sqmtr.
No. of lift	15 nos + stretcher lift 1 = 16 nos	17 nos (including stretcher lift 2 nos)
No. of Stair case	04 nos	04 nos
Society Hall	290 sqm.	694.44 sqm. (provided in first floor)
Height	-	59.40 mtrs.
No. of tree	112 nos	130 nos

- A) NOCs/clearances submitted : The applicant shall comply all the stipulations/conditions etc. given in the following NOC/clearances given by the Line Deptts. and submit needful periodic compliances before CDA, Cuttack.
1. The Owners/Applicant/Technical Person shall strictly adhere to and comply the term and conditions imposed in the Fire recommendation given by the Fire Officer, Fire prevention wing, Cuttack vide their Fire recommendation no. RECOMM1204130012024001866/dt.23.02.2024.
 2. Electric installation & connection as per TPCODL vide their letter no. BCDD-III/Tech./No. 6314(4) /dt.16.09.2023. in respect of supply of power.
 3. The applicant shall construct and connect the storm water drain upto the public disposal point at own cost as per EIDP in consultation with W.R. Deptt. (in pursuant to the NOC given by Sarapanch Kunheipada Grampanchayat vide their letter no. Nil,dt.22.09.2024.
 4. The applicant shall not violate any stipulation in respect of clearance given by NAAI vide their letter no. BHUB/EAST/B/090723/786337.
 5. The applicant shall submit necessary Environmental Clearance from SEIAA before commencement of work on basis of the application submitted before SEIAA dt.23.09.2024.
 6. The applicant shall ensure the structural safety of the proposed building complying to the structural design given by the concerned Structural Engineer, Sanjiv J. Parekh, M.E.(Struct), M.E. (Const.Engg.) B.C.E., FIE(F-018202-4) REG No.RTP/DTP (ST.ER)-457/2022, DTP, Odisha, Bhubaneswar & structural vetting shall be submitted from the Competent Authority as per Rule 5 (3) (vii) of the ODA (P&BS) Rules, 2020 before construction of the work.
 7. The applicant must ensure electrical safety of the building as per the electrical safety certificate given by DTP empanelled Electrical Engineer.
 8. The applicant shall ensure to comply the NOC given by CGWA in respect of tapping of ground water in pursuant to their NOC No. CGWA/NOC/INF/ORIG/2003/18564 valid upto 30.09.2028.
 9. The building shall be used exclusively for residential-cum-commercial purpose and the use shall not be changed to any other use without prior approval of this Authority.
 10. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.

11. Total parking space measuring 11495.46 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.
12. The land over which construction is proposed shall be accessible by an approved means of access of 30 mtr. and another approach of 60 mtr. wide river embankment road from the rear side.
13. The applicant shall ensure development & construction of 60 mtr. wide river embankment road and storm water drain in consultation with W.R.Deptt. also ensure integration and merging of storm water drain constructed in the locality by other developers for their projects.
14. The area affected under road widening proposal as per the CDP of Cuttack shall be left unbounded and open to sky for further road widening without any hindrances as per the undertaking submitted to this effect.
15. The land in question must be in lawful ownership and peaceful possession of the applicant.
16. 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 rules and such revalidation shall be valid for one year.
17. The applicant shall maintained the STP and ensure discharge of treated water into the drains as per EIDP.
18. (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 ODA(P&BS) Rules 2020 and 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.
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) 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- VI(A), periodic progress report in form Annexure- IV, notice in case of termination of services of Technical persons engaged by him in the prescribed format as per the rule.

19. 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.

20. Wherever tests of any materials are made to ensure conformity of the requirements of the regulation in force, records of the test, date shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.

21. 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 copy of the building permit, and
- a copy of approved drawings and specifications.

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

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

Item	Amount (in Rs.)	Amount in words	Status of payment
Form Fee	Rs.3,000/-	Rupees three thousand only.	Paid
Scrutiny fee	Rs.9,33,008/-	Rupees nine lakhs thirty three thousand eight) only	Paid
Sanction fee	Rs.23,88,953/-	Rupees twenty three lakhs eighty eight thousand nine hundred fifty three)only.	Paid
Land compounding fee.	Rs.16,59,352/-	Rupees sixteen lakhs fifty nine thousand three hundred fifty two only.	Paid
Retention fee	Rs.11,000/-	Rupees eleven thousand only.	Paid
Building & other construction Workers Welfare Cess.	Rs.1,27,98,453/-	Rupees one crore twenty seven lakhs ninety eight thousand four hundred fifty three only.	
1 st instalment	Rs. 42,66,161/-	Rupees forty two lakhs sixty six thousand one hundred sixty one) only.	Paid on dt.07.11.2024.
2 nd instalment	Rs. 42,66,161/-	Rupees forty two lakhs sixty six thousand one hundred sixty one) only.	To be paid within one year after issue of permission letter.
3 rd instalment	Rs. 42,66,161/-	Rupees forty two lakhs sixty six thousand one hundred sixty one) only.	To be paid within two year after issue of permission letter
EIDP	Rs.1,07,98,453/-	Rupees one crore seven lakhs ninety eight thousand four hundred fifty three)only	
1 st instalment	Rs.26,99,614/-	Rupees twenty six lakhs ninety nine thousand six hundred fourteen) only	Paid on dt. 08.11.2024.
2 nd instalment	Rs.26,99,614/-	Rupees twenty six lakhs ninety nine thousand six hundred fourteen) only	To be paid within one year after issue of permission letter.

3 rd instalment	Rs.26,99,614/-	Rupees twenty six lakhs ninety nine thousand six hundred fourteen) only	permission letter. To be paid within two year after issue of permission letter.
4 th instalment	Rs.26,99,614/-	Rupees twenty six lakhs ninety nine thousand six hundred fourteen) only	To be paid within three year after issue of permission letter.
Shelter fee	Rs.2,88,21,548/-	Rupees two crore eighty eight lakhs twenty one thousand five hundred forty eight) only	
1 st instalment	Rs.72,05,387/-	Rupees seventy two lakhs five thousand three hundred eighty seven) only	Paid on dt.08.11.2024.
2 nd instalment	Rs.72,05,387/-	Rupees seventy two lakhs five thousand three hundred eighty seven) only	To be paid within one year after issue of permission letter.
3 rd instalment	Rs.72,05,387/-	Rupees seventy two lakhs five thousand three hundred eighty seven) only	To be paid within two year after issue of permission letter.
4 th instalment	Rs.72,05,387/-	Rupees seventy two lakhs five thousand three hundred eighty seven) only	To be paid within three year of after issue of permission letter.
TDR Purchasable FAR	Rs.4,90,98,915/-	Rupees four crore ninety lakhs ninety eight thousand nine hundred fifteen) only.	
1 st instalment	Rs.1,22,74,728/-	Rupees one crore twenty two lakhs seventy four thousand seven hundred twenty eight) only.	Paid on dt.08.11.2024.
2 nd instalment	Rs.1,22,74,728/-	Rupees one crore twenty two lakhs seventy four thousand seven hundred twenty eight) only.	To be paid within one year after issue of permission letter.
3 rd instalment	Rs.1,22,74,728/-	Rupees one crore twenty two lakhs seventy four thousand seven hundred twenty eight) only.	To be paid within two year after issue of permission letter.
4 th instalment	Rs.1,22,74,728/-	Rupees one crore twenty two lakhs seventy four thousand seven hundred twenty eight) only.	To be paid within three year after issue of permission letter.

The rest amount, if not paid within stipulated time as mentioned in ODA Rule, 2020, then interest rate of SBI PLR shall be imposed and occupancy certificate shall not be issued without realizing the total amount including interest.

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

- i. The Owner/Applicant/Technical Person shall strictly adhere to the terms and condition given by all line department and obtained other clearance/NOC required for execution and functioning of such project.
- ii. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- iii. 10% of the parking space shall be exclusively earmarked for ambulance, fire tender, physically handicapped persons and outside visitors with signage as per norms under Rule 37 of ODA (Planning & Building Standards) Rules, 2020.
- iv. Plantation tree @ one tree per every 80 sqm of plot area shall be planted by the applicant as per provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020.
- v. 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 be no way be held responsible for the same in what so ever manner.
- vi. The concerned Architect/Applicant/Developer are fully responsible for any deviations additions & alterations beyond approved plan/defective construction etc. shall be liable for action as per the provisions of the Regulation.
- vii. The STP,PH work, civil/electrical work shall be constructed as per the design and estimate given by empanelled technical Engineers only.
- viii. The applicant shall submit EIDP & Estimate for approval of EIDP committee of CDA.
- ix. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- x. All the passages around the building shall be developed with permeable pavers block for absorption of rainwater and seepage in the ground.
- xi. Rain water harvesting structure and recharging pits adequate capacity shall be developed to minimize the storm water runoff to the drain.
- xii. The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.
- xiii. The applicant shall register this project before the ORERA as per their Act and ensure society registration etc as per Odisha Apartment (Ownership & management Rules, 2023).
- xiv. If any omission/commission is noticed come under the knowledge of Authority the applicant shall comply the same immediately.
- xv. The applicant shall install rooftop P.V system as per CDA regulation.
- xvi. The number of dwelling units so approved shall not be changed in any manner.

- xvii. Lift shall be provided as per the provision of NBCI 2016 in pursuance with note (ii) of sub-rule(2) of Rule 42 of ODA Rules, 2020. If the same isn't provided by the applicant, appropriate action shall be taken as per law.
- xviii. The applicant shall ensure proper drainage FROM Basement floor and ensure it is safety as per the Indemnity Bond submitted.
- xix. Obtain necessary Occupancy Certificate from the Authority prior to occupation of the building in full or part after obtaining necessary progress of work order as per Rule, EIDP Clearance & production of completion certificate.



By order of

PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY

Memo No. 10410 /CDA, Dated 26/12/2024

Copy forwarded along with two copies of the approved plan to Sri Peeyushdhari Mohanty, Nayapalli, Plot No. N-1/A-13, IRC village , Nayapalli, Bhubaneswar, Dist- Khurda for information and necessary action.

PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY

Memo No.-----/CDA, Dated

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

PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY

Memo No.-----/CDA, Dated

Copy with a copy of the approved plan forwarded to the Amin Cuttack Development Authority, Cuttack for information .

PLANNING MEMBER/AUTHORISED OFFICER,
CUTTACK DEVELOPMENT AUTHORITY