



**BHUBANESWAR DEVELOPMENT AUTHORITY**  
**AKASH SHOVA BUILDING, SACHIVALAYA MARG, BHUBANESWAR.**

FORM-II

[See Regulation-9 (4)]

No. 32003 /BDA, Bhubaneswar,

Dated 06.12.18

File No. MBP4B-017/16

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 (i) Bijaylaxmi Routray (ii) Durlabha Kumar Routray (iii) Ullash Routray (iv) Prabina Pradhan (v) Pratima Routray (vi) Bebina Jena (vii) Pramila Routray (viii) Sasmita Pradhan (ix) Rasmita Routray (x) Kalpana Routray (xi) Bibhuprasad Routray (xii) Ashamani Routray (xiii) Minakshi Pradhan (xiv) Sivabrata Rout

for construction of **B+G+9 multi-storied Residential Apartment** building and **G+1 storey Society-cum-Club House** building over **Plot No. 133/1259 Khata No. 147 Mouza-Ransinghpur** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters

Net Plot area-3060.30 Sq.mtr

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Basement	2189.96 Sqm	Parking	Total-80 Dwelling Units
Ground floor	752.99 Sqm	Residential	
1 <sup>st</sup> floor to 9 <sup>th</sup> floor (Typical floor)	742.17 X 9 =6679.53 Sqm	Residential	
<b>(G+1) Society-cum-Club House</b>			
Ground floor	105.72 Sqm	Society	
1 <sup>st</sup> floor	92.61 Sqm	Club	
F.A.R.	2.49	-	
Height	28.50 Mtr		
Parking (30%)	Base-2118.08 Sqm +Open- 279.56=2397.64 Sqm		-
Total Built up area	9820.81 Sq.m		-

**Set backs approved to be provided**

Front Set back	11.45 Mtr. & 4.64 mtr	
Rear Set back	10.06 Mtr. & 3.48 mtr	
Left side	10.05 Mtr. & 6.32 mtr	
Right side	15.20 Mtr & 10.05 mtr	

1. The building shall be used exclusively for **Residential Apartment** purpose and the use shall not be changed to any other use without prior approval of this Authority.
2. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
3. Parking space measuring **2397.64 Sqm (Covered + Open)** 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 **18.00 M (Eighteen meter)** in width. The road affected portion has been gifted to BDA vide gift deed No.5068 dt. 27.06.2017

5. The land in question must be in lawful ownership and peaceful possession of the applicant.
6. 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.
7. (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 BDA (Planning & 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.
8. 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.
9. 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 2016 and these regulations.
- 10. 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) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- 12., 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.
13. 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.
14. 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.
15. This permission is accorded on deposit /submission of the following;

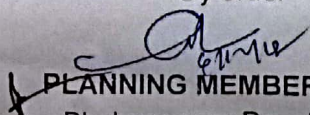
Item	Amount (in Rs)	Amount in words
Scrutiny fee/ Balance Scrutiny fee	69,900/- 98,458/-	(Sixty nine thousand Nine hundred) only (Ninety eight thousand Four hundred fifty eight ) only
Development fee	18,926/-	(Eighteen thousand Nine hundred twenty six) only

Sanction fee	4,91,041/ -	(Four lakhs Ninety one thousand forty one) only.
CWWC	18,49,25 8/-	(Eighteen lakhs Forty nine thousand Two hundred fifty eight) only.
Purchasable FAR	1,41,018/ -	(One lakh Forty one thousand eighteen) only

**16. 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 & 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.
- 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.
- V. Plantation @ one tree per 80 Sqm of the plot area shall be made by the applicant as per provision under regulation of BDA (Planning & Building Standards) Regulations'2018.
- 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. 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.
- VIII. 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.
- IX. The applicant shall adhere the instruction/specification as per the EIDP duly vetted by CE-cum-EM., BDA.
- X. **All the fire fighting installation etc are to be ensured and maintained by the applicant as per NBC-2016.**
- XI. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
- XII. **Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.**
- XIII. **The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.**
- XIV. **The number of dwelling units so approved shall not be changed in any manner.**
- XV. **The applicant shall comply the Fire Safety Recommendation of FPW as per letter No.3169 dt. 16 .11.18**
- XVI. The applicant shall submit Fire Safety Clearance from FPW before issue of Occupancy Certificate.
- XVII. The applicant shall recycle 40% of the waste water generated in the project (ii) 40% of the roof area shall be utilized for Solar Power generation and adhere to the stipulation of Waste Management plan submitted for disposal of the Solid Waste.

By order

  
**PLANNING MEMBER/AUTHORISED OFFICER**  
 Bhubaneswar Development Authority.

Memo No. 32004 /BDA, Bhubaneswar, Dated 06.12.18

Copy forwarded alongwith **two copies** of the approved plan to **Sri Sidhartha Sekhar Mohapatra, Managing Partner, Odisha Udyog Infrprojects, Plot No.N3/448, IRC Village, Bhubaneswar** for information and necessary action.

  
**PLANNING MEMBER/AUTHORISED OFFICER**  
Bhubaneswar Development Authority.

Memo No. \_\_\_\_\_/BDA, Bhubaneswar, Dated \_\_\_\_\_

Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation/Executive Officer, Khurda Municipality/Executive Officer, Jatni Municipality /Executive Officer Pipili NAC for information.

  
**PLANNING MEMBER/AUTHORISED OFFICER**  
Bhubaneswar Development Authority.

Memo No. \_\_\_\_\_/BDA, Bhubaneswar, Dated \_\_\_\_\_

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar ( in case of lease plot)/Director of Town Planning ,Orissa, Bhubaneswar/Enforcement Section, BDA, Bhubaneswar.

  
**PLANNING MEMBER/AUTHORISED OFFICER**  
Bhubaneswar Development Authority