



Bhubaneswar Development Authority

Form-II (Order for Grant of Permission)

Letter No. BP/BDA/001965, Bhubaneswardevelopmentauthority, Dated: 10/02/2023

Sujog-OBPS APPLICATION NO. BP-BDA-2022-09-24-008745

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 **Rachita Mishra**

for New Construction of **[B+S+4] Residential, Apartment Building** over Plot No. & **343/536/821** pertaining to Khata No. & in Mouza-Tamando in the Development Plan area of **Bhubaneswardevelopmentauthority** with the following parameters and conditions;

Parameters:

- Total plot area: 0.188 Acre (762.21 SQM)
- Net plot area: 762.2148 SQM
- Abutting road width: 9.14 Mtr

Block-No.1 (B+S+4)	Covered area approved (Sqm.)	Proposed use	No. of Dwelling Units
Basement level First	417.5470	Apartment Building	0
Stilt Floor	462.1669	Apartment Building	0
First Floor	530.9586	Apartment Building	5
Second Floor	530.9586	Apartment Building	5
Third Floor	530.9586	Apartment Building	5
Fourth Floor	530.9586	Apartment Building	5
Total Far Area	3003.5483		20

Total no. of Dwelling Units -20

Bye Laws Provisions	Required	Proposed
No.of staircases	B1-2	B1-2
No.of Lifts	B1-1	B1-1
E-vehicle charging station	0	0
Visitor parking(in Sqm.)	0	75.56
Plantation(no of tree per 80Sqm.)	9	9

Signature Not Verified
Digitally Signed
Name: Namita Mohanty
Date: 10-Feb-2023 10:54:44
Location: Odisha

Grand Total FAR Area - 2119.71 Sqm.		
Grand Total BUA - 3003.55 Sqm.		
F.A.R	3.0 (Max. Permissible) 2.0 (Base FAR)	ACHIEVED- 2.781(0 Purchasable FAR)
Height (mtr.)	B1-12.0	
Parking	Basement-384.62+ Stilt- 439.35 + Ground (Open Parking)-0.00 Total =823.97 Sqm.	

- Set backs approved to be provided

Block No.	Item	Provided (in Mtr)
1	Front Set back	2.00
	Rear Set back	2.00
	Left side	2.00
	Right side	2.01

- NOCs/ Clearances submitted:

NA

1. 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.
2. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
3. Total Parking space measuring **823.97 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 **9.14 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 Bhubaneswar 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.

Signature Not Verified
Digitally Signed
Name: Namita Mohanty
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- (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.
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 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	30063.0	Paid
A. (ii) Development Fees	3812.0	Paid
B. Sanction fees	150178.0	Paid
C. Construction worker welfare Cess (CWWC)	588733.0	Paid
D. EIDP Fees	588733.0	Paid

TOTAL FEES PAID

1361201.00

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



**BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR**

No. 5811 /BDA, Bhubaneswar,
SUJOG - OBPS APPLICATION NO BP-BDA-2022-09-24-008745

Dated... 21.02.2023

CORRIGENDUM

Permission under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 (Orissa Act, 1982) has been accorded in favour of B3 Creation Pvt. Ltd, Represented through Director Rachita Mishra regularization of B+S+4 storied residential Apartment building over Plot no-343/536 & 343/536/821, Khata no-132/583 & 132/402, Mouza-Tamando in the Development Plan area of Bhubaneswar.

But inadvertently while issuing the permission letter vide No. **BP/BDA/001965**, Dated. **10/02/2023**, the owner's name, Plot No & Khata no information was incorrectly mentioned as **Rachita Mishra** instead of **B3 creation Pvt. Ltd, represented through director Rachita Mishra, Plot No-343/536/821** instead of **Plot no-343/536 & 343/536/821, Khata No-132/583 & 132/402**.

Hence, permission letter issued vide No. **BP/BDA/001965**, Dated **10/02/2023**, is hereby corrected/rectified & read the Owner's name B3 Creation Pvt. Ltd, represented through director Rachita Mishra, Plot No-343/536 & 343/536/821, Khata No-132/583 & 132/402.

All other terms & conditions remain unchanged.

Memo No. 5812 /BDA Dt.

21.02.2023


Junior Town Planner, BDA

Copy forwarded to Rachita Mishra, Over Plot No-343/536 & 343/536/821, Khata No-132/583 & 132/402, Mouza-Tamando, Bhubaneswar for information.

Memo No. 5813 /BDA Dt.

21.02.2023


Junior Town Planner, BDA

Copy forwarded to the Commissioner Bhubaneswar Municipal Corporation, Executive Officer, Khurda Municipality/ Executive Officer, Jatni Municipality/ Executive Officer, Pipili NAC / Land Officer, G.A Deptt./Director, Town Planning, Odisha/Enforcement Officer, BDA, Bhubaneswar for information and necessary action.


Junior Town Planner, BDA