



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

FORM-II

[See Regulation-9 (4)]

No. 22764 /BDA, Bhubaneswar,
File No. LPBA-73/19

Dated. 23.12.2020

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 **Bivab Developers (P) Ltd, Manager, Pradipta Kumār Mohanty**

for construction of **Stilt + 4 storied Residential Apartment** building over **Plot No. 93/1417 Khata No. 300/188 Mouza- Madanpur** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters;

Plot area -1427.74 Sq.mtr

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Stilt floor	621.83 +59.51 Sq.m	Parking	---
First floor	607.35 Sqm	Residential	06 (Six) Units
Second floor	607.35 Sqm	Residential	06 (Six) Units
Third floor	607.35 Sqm	Residential	06 (Six) Units
Fourth floor	607.35 Sqm	Residential	06 (Six) Units
F.A.R.	1.74	-	Total-24
Height	14.90 Mtr		
Parking-25%	Stilt-621.83+Open- 56.89 =678.72 Sqm	-	-
Total Built up area	3110.74 Sqm		-

Set backs approved to be provided

Front Set back	4.49 Mtr. (Min)	
Rear Set back	5.34 Mtr. (Min)	
Left side	3.75 Mtr.	
Right side	3.78 Mtr	

- 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.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **678.72 Sqm (Cov.+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.
- The land over which construction is proposed is accessible by an approved means of access of **9.14 M (Nine point one four meter)** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- 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.
- (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 2005 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 an Occupancy Certificate from the Authority prior to occupation of building in full or part.
11. 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.
 12. 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.
13. 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 as given at Annexure-I.
 14. This permission is accorded on deposit /submission of the following;

item	Amount (in Rs)	Amount in words
Scrutiny fee	31,357/-	Thirty one thousand Three hundred fifty seven only.
Sanction fee	1,55,537/-	One lakh Fifty five thousand Five hundred thirty seven only.
Security deposit	--	Submitted affidavit for registration before ORERA
CWWC	5,85,752/-	Five lakhs Eighty five thousand Seven hundred fifty two only.
EIDP fee	46,541/-	Forty six thousand Five hundred forty one deposited in Madanpur G.P.
Compounding fee for regularization of sub-plots	2,11,604/-	Two lakhs Eleven thousand Six hundred four only.

- 15. Other conditions to be complied by the applicant are as per the following;**
- I. Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per BDA (Planning & Building Standards) Regulation, 2018.
 - 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. 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 BDA(Planning & Building Standards) Regulations'2018.
- IV. Plantation @ 80 sqm per one tree of the plot area shall be made by the applicant as per provision of BDA (Planning & Building Standards) Regulations'2018.
- V. If the construction / development are not as per the approved plan / deviated beyond permissible norms, action shall be initiated against the applicant/builder / developer as per the provisions of the ODA Act, 1982 Rules and Regulations made there under
- VI. 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.
- VII. 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.
- VIII. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BDA before commencement of construction.
- IX. **All the fire fighting installation etc are to be ensured and maintained by the applicant as per.**
- X. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
- XI. **Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.**
- XII. **The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.**
- XIII. **The number of dwelling units so approved shall not be changed in any manner.**

23/12/2020
PLANNING MEMBER/AUTHORISED OFFICER

Bhubaneswar Development Authority.

Memo No. 22765/BDA, Bhubaneswar, Dated 23.12.2020
Copy forwarded alongwith **two copies** of the approved plan to **Sri Pradipta Kumar Mohanty, Manager, Bivab Developers Pvt Ltd, Bivab Gulmohar, 4th floor, Near behera Sahi Chhak, Bhubaneswar** for information and necessary action.

22/12/2020
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