



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

[See Rule-10(5) of ODA (P&BS) Rules, 2020]

No. 52928/BDA, Bhubaneswar,
LPBA-80/2020

Dated...01.12.23

Permission under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour **Sri Sudhir Chandra Pattanayak, Sri Surendra Nath Pattanayak, Sri Dinakrushna Pattanayak & Sri Chandrasekhar Pattanayak** Represented through its GPA Holder **SB REALCON PVT.LTD MD. Sri Janaki Ballava Samantaray** for approval of sub-division of land (lay-out plan) and proposed 32 nos of (G+1) storied residential building plan & Community Hall over Plot No.269, Khata No.419 in Mouza : Padhansahi, Khordha, Bhubaneswar subject to the following conditions /restrictions:-

(A) GENERAL CONDITIONS:-

- 1 (i) The development shall be undertaken strictly according to approved sub-divisional layout plan and building plans (enclosed).
- (ii) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (iii) The permission is valid for a period of three years with effect from the date of its issue.
- (iv) Permission accorded under the provision of section 16 of ODA Act, 1982 cannot be construed as an evidence to claim right, title and interest on the plot on which the permission has been granted.
- (v) If any dispute arises with respect to right, title, interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.
- (vi) Any construction and development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority.

(B) SUB-DIVISIONAL LAYOUT :-

- 1 (a) (i) The sub-division of land shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- (ii) The land over which sub-divisional layout is proposed shall be accessible by an approved means of access of **9.14 mtr**, in width.
- (iii) The applicant shall construct the drain till the public disposal point.
- (b) Internal road and area for widening of approach road shall be in the nature of public thoroughfare and shall not be blocked by any boundary wall/gate/ physical obstruction.

- (c) The water supply, electricity, internal roads and drains shall be developed and provided by the applicant on his own cost and transferred to respective Government agencies for further maintenance.
- (d) Plantation along the internal roads is to be made before delivering the sub-plots.
- (e) All road side drains are to be developed maintaining proper slope so as to convey storm water to the public drain with intimation to BDA for verification.
- (f) All the Layout roads shall be developed with permeable pavers block along with recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.
- (g) All the sub-plots shall be demarcated strictly as per the approved plan.
- (h) The applicant shall make own arrangement of solid waste management through micro composting plant within common Plot No.29 of the sub-divisional layout, as shown in the public utility & services network plan.
- (i) The applicant shall free gift the internal road, open space and common plot for public utility to BDA, Bhubaneswar, failing which the Occupancy Certificate shall not be issued.

2. Land Use Analysis of the sub divisional layout

- (a) Plot area as per document : **8618.88 Sqm (Ac.2.129 dec)**
Plot area as per possession : 8388.86 Sqm. (Ac.2.073 dec)

(b)	Residential plot area	:	4887.89	Sq.m	(58.27 %)
	Internal road area	:	2535.23	Sq.m	(30.22 %)
	Open Space plot area	:	432.67	Sq.m	(5.16 %)
	Common public area	:	533.07	Sq.m	(6.35 %)
	Total Plot area	:	8388.86	Sq.m	(100 %)

(c) Land Use of Sub-plots

Sl No	Sub plot no	Plot Size (mtr)				Plot Area (Sq.m)	Built up Area (Sq.m)		Total BUA (Sq.m)	Total Carpet Area (Sq.m)
		N	S	E	W		G. Floor	F. Floor		
1.	01	6.636	9.525	15.31	16.77	152.83	106.90	106.90	213.80	155.42
2.	02	9.525	9.525	16.77	16.77	159.78	106.90	106.90	213.80	155.42
3.	03	9.525	9.525	16.77	16.77	159.78	106.90	106.90	213.80	155.42
4.	04	9.525	9.525	16.77	16.77	159.78	106.90	106.90	213.80	155.42
5.	05	9.525	9.525	16.77	16.77	159.78	106.90	106.90	213.80	155.42
6.	06	9.55	10.06	16.77	16.77	164.54	106.90	106.90	213.80	155.42
7.	07	9.195	9.655	15.24	15.24	143.64	106.90	106.90	213.80	155.42
8.	08	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
9.	09	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
10	10	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
11	11	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76

12	12	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
13	13	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
14	14	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
15	15	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
16	16	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
17	17	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
18	18	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
19	19	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
20	20	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
21	21	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
22	22	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
23	23	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
24	24	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
25	25	9.754	9.754	15.24	15.24	148.64	107.11	107.11	214.22	155.76
26	26	10.85	11.31	15.24	15.24	168.86	107.11	107.11	214.22	155.76
27	27	11.58 6	12.04	15.38	15.27	181.11	107.11	107.11	214.22	155.76
28	28	9.754	9.754	15.48	15.38	150.55	107.11	107.11	214.22	155.76
29	29	9.754	9.754	15.58	15.48	151.50	107.11	107.11	214.22	155.76
30	30	9.754	9.754	15.68	15.58	152.45	107.11	107.11	214.22	155.76
31	31	9.754	9.754	15.77	15.68	153.41	107.11	107.11	214.22	155.76
32	32	9.754	9.754	15.87	15.77	154.36	107.11	107.11	214.22	155.76
33	Community Hall						58.86	58.86	117.72	
34	Total					4887.89	3484.91	3484.91	6969.82	4981.94

(d) **Set Back Provided (sub-plot wise)**

Sub-Plot No.	North (in mtr.)	South (in mtr.)	East (in mtr.)	West (in mtr.)	F.A.R
1	1.22	1.02	-	0.76	1.40
2	2.55	1.02	-	0.76	1.34
3	2.55	1.02	-	0.76	1.34
4	2.55	1.02	-	0.76	1.34
5	2.55	1.02	-	0.76	1.34
6	2.55	1.02	-	0.86	1.30
7	1.02	1.02	0.62	-	1.49
8	1.02	1.02	0.91	-	1.44
9	1.02	1.02	0.91	-	1.44
10	1.02	1.02	0.91	-	1.44

11	1.02	1.02	0.91	-	1.44
12	1.02	1.02	0.91	-	1.44
13	1.02	1.02	-	0.91	1.44
14	1.02	1.02	-	0.91	1.44
15	1.02	1.02	-	0.91	1.44
16	1.02	1.02	-	0.91	1.44
17	1.02	1.02	0.91	-	1.44
18	1.02	1.02	0.91	-	1.44
19	1.02	1.02	0.91	-	1.44
20	1.02	1.02	0.91	-	1.44
21	1.02	1.02	-	0.91	1.44
22	1.02	1.02	-	0.91	1.44
23	1.02	1.02	-	0.91	1.44
24	1.02	1.02	-	0.91	1.44
25	1.02	1.02	-	0.91	1.44
26	1.02	1.02	-	2.04	1.26
27	1.02	1.06	1.83	1.11	1.18
28	1.02	1.17	0.91	-	1.42
29	1.02	1.27	0.91	-	1.41
30	1.02	1.37	0.91	-	1.40
31	1.02	1.46	0.91	-	1.39
32	1.02	1.56	0.91	3.00	1.38

2 (a) The building plan over the sub-divided plots are approved on payment of followings.-

Sl. no.	Item	Amount (in Rs)	Amount in words
i	Building Operation (Scrutiny fee)	Rs.70,028/-	Rupees seventy thousand twenty eight only.
ii	Development fee	Rs.43,095/-	Rupees forty three thousand ninety five only.
iii	Sanction fee	Rs.3,48,491/-	Rupees three lakh forty eight thousand four hundred ninety one only.
iv	Shelter fee for layout	Rs.3,70,340/-	Rupees three lakh seventy thousand three hundred forty only.
v	Shelter fee for housing	Rs.26,56,079/- Deposited- Rs.8,71,349/-	Rupees twenty six lakh fifty six thousand seventy nine only The applicant has deposited Rs.8,71,349/- (Rupees eight lakh seventy one thousand three hundred forty nine only) i.e. 1/4 th of total fees of Rs.26,56,079/-.
vi	CWW Cess	Rs.13,15,344/- Deposited- Rs.4,66,670/-	Rupees thirteen lakh fifteen thousand three hundred forty four only. • The applicant has deposited

			Rs.4,66,670/- (Rupees four lakh sixty six thousand six hundred seventy)only i.e. 1/3 rd of total fees of Rs.12,66,670/-.
vii	Non-earning Security deposit	Rs.15,36,673/-	Affidavit submitted towards RERA Registration.

b. The applicant has submitted the acknowledgement receipt Rs.3,24,618.00(Rupees three lakh twenty four thousand six hundred eighteen) only towards 1st installment of EIDP fees for Row Housing project in the Zilla Parisada, Khordha vide receipt no .2380 dtd.15.12.2022.

c. The applicant shall develop external infrastructure development plan as per External Infrastructure Development Plan duly vetted by CE-cum-EM, BDA vide letter no-705/EM/BDA dtd.02.08.2022.

- 3 The buildings shall be used exclusively for **Residential** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- 4 The sub-plots over which construction is proposed are accessible by an approved means of access of **9.14 Mtr.** in width (internal road of the sub-divisional layout).
- 5 The applicant shall not undertake construction of the building unless the applicant/owner have laid down and made the streets along with storm water drains as per the approved layout plan. Occupancy Certificate shall not be issued if the same has not been developed as per the approval.
- 6 The number of dwelling units so approved shall not be changed in any manner.
- 7 The permission granted under these rules shall remain valid up to three years from the date of issue .However if the construction is not completed within the validity period, the permission shall have to be revalidated before the expiry of the above period on payment of such fee as prescribed under ODA (CAF) Rules, 2016 and such revalidation shall be valid for one year.
- 8 If there is deficit infrastructure in the periphery of the project, the Developer shall prepare the EIDP and estimate for filling the gap in the infrastructure deficit in the periphery of the project and get the External Infrastructure Development Plan approved by the Committee as specified under Clause **3.2.3** of the SOP notified vide no. 2360/BDA dated 18.01.2021. The applicant shall submit the final NOC as per provisions prescribed under Clause 3.2 of aforementioned SOP dated 18.01.2021, prior to obtaining Occupancy Certificate.

(D) OTHER CONDITIONS:-

- 1 Approval of plans and acceptance of any statement or document pertaining to such plan shall not absolve the owner or registered technical person or architect under whose supervision the buildings are constructed from their responsibilities imposed under ODA (Planning & Building Standards) Rules, 2020 or under any other law for the time being in force.
- 2 Neither granting of the permit nor the approval of the drawings and specifications, nor inspections made by the Authority during erection of the buildings shall in any way relieve

the owner of such buildings from full responsibility for carrying out the work in accordance with the requirements of NBC 2005 and these rules.

3 Approval of plan shall mean granting of permission to construct under these rules in force only and shall not mean among other things.-

- a. The title over the land or buildings;
- 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 buildings;
- 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.

4 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 rules/regulations;
- b Give written notice to the Authority before commencement of work on building site in Form-V, periodic progress report in Form-VII, notice of completion in Form-VI and notice in case of termination of services of Technical persons engaged by him.
- c Obtain Occupancy Certificate from the Authority prior to occupation of buildings in full or part.

5 Wherever tests of any material are made to ensure conformity of the requirements of the rules/regulations in force, records of the test data shall be kept available for inspection during the construction of buildings and for such period thereafter as required by the Authority.

6 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 rules, 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.

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

- I The plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).
- II No storm water shall be discharged to the public road/public premises and other adjoining plots.
- III Plantation @ one tree per 80 Sq.m. of the plot area shall be made by the applicant as per ODA (Planning & Building Standards) Rules, 2020.
- IV The Owner/ Applicant/Architect/Registered technical person are fully and jointly responsible for any structural failure of building due to any structural/construction defects, Authority will not be held responsible for the same in what so ever manner.
- V 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 Rules.

- VI The applicant shall obtain ORERA registration before issue of occupancy Certificate.
- VII Adhere to the provisions of ODA (Planning & Buildin Standards) Rules, 2020, strictly and conditions thereto.
- VIII After sub-division plan has been approved, the Authority shall not permit construction of building over the individual sub-plots, unless the developer has laid down and make streets along with storm water drain approved plan and constructs the drain till the public disposal point.
- IX Applicant shall ensure construction of internal road and drain on his own cost within layout.
- X Rainwater harvesting structure and recharging pits of adequate capacity shall be developed by applicant to minimize the storm water runoff to the drain.
- XI Drainage shall be discharged up to the public disposal point through own arrangement.

PLANNING MEMBER/AUTHORISED OFFICER
 Bhubaneswar Development Authority.
 Memo No. 52929/BDA, Bhubaneswar, Dated 01.12.23
 Copy forwarded along with two copies of the approved plans to Sri Rabindranath Pattnaik, 190/702, Kokila Residency, Pokhariput, Bhubaneswar for information

PLANNING MEMBER/AUTHORISED OFFICER
 Bhubaneswar Development Authority.

Memo No. _____/BDA, Bhubaneswar, Dated _____
 Copy with a copy of the approved plan forwarded to the revised approved plan forwarded to the ORERA 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/CDP Cell, BDA.

PLANNING MEMBER/AUTHORISED OFFICER
 Bhubaneswar Development Authority

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