



BHUBANESWAR DEVELOPMENT AUTHORITY

Form-II (Order for Grant of Permission)

Letter No. BNB/5073/2023, Bhubaneswar,

Dated 07/02/2023

e- BPAS APPLICATION No.-BNB210292

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 **M/S SUSRITAM BUILDERS & DEVELOPERS Pvt. Ltd. , M.D. Sri Srikanta Mohapatra** for construction of **One Blocks of Basement+Stilt+12 storeyed Residential Apartment Building (M.I.G. Category) , Over Plot No. 1153/3347 pertaining to Khata No. 512/4281 in Mouza-Ghanagapatana** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters:

- **Plot Area:2185.22 Sqm**
- **Road affected area: 278.70 Sqm**
- **Net plot Area :1906.52 Sqm**
- **Abutting road width: 30.48 Mtr**

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Tower-1 (B+S+12 Storied Building)			
Basement floor	1440.61 Sqm(Parking-1395.09Sqm, Service-45.52 Sqm)	Parking + services	-
Stilt floor	759.79 Sqm(Parking-705.44 Sqm, Service-54.35 Sqm)	Parking+ Service	-
1 st Floor Area	739.06 Sqm + 147.87 Sqm (Private Terrace Area)	Residential	6 No.s (M.I.G. Category)
2 nd floor to 5 th Floor	739.06 Sqm x 4 = 2956.24 Sqm	Residential	6 x 4 =24 Nos. (M.I.G. Category)
6 th Floor to 11 th Floor	732.1 x 6 =4392.6 Sqm	Residential	6 x 6 = 36 No.s (M.I.G. Category)
12 th Floor	258.71 Sqm (Society Room - 176.03 Sqm	Society Room + Services)	
Total FAR Area	8400.96 Sqm.		
Total BUILT UP Area	10822.17 Sqm.		
Total No Deweling units	66 Nos		

No.of staircases	2 Nos	2 Nos	
No.of Lifts	3 Nos	3 Nos	
No of Recharging Pit	6 Nos	6 Nos	
Plantation (1no of tree per 80Sqm.)	24 Nos	24 Nos.	
F.A.R.	6.00 (Max. Permissible) 2.00(Base FAR)	ACHIEVED-4.40 (2.15 Purchasable FAR)	
Height	39.95 Mtr		
Basement Height	3.35 Mtr		
Parking (25%)	Basement-(1395.09Sqm)+ Stilt Floor- (705.44 Sqm) Total =2100.53 Sqm		
Ground Coverage	39.85%		

- **Set backs approved to be provided**

Item	Required(in Mtr)	Provided (in Mtr)
Front Set back	6.0	6.03
Rear Set back	6.0	6.01
Left side	6.0	6.06
Right side	6.0	6.08

NOCs/ Clearances submitted:

- **NOC from Airport Authority of India**
- **Fire recommendations from Fire Prevention Wing**
- **NOC from CGWA.**
- **Structural Drawing vetted from IIT Guwahati**

1. The building shall be used exclusively for **Multistoried Residential Apartment (M.I.G. Category)** 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 **2100.53 Sqm (in Basement/ Stilt)** 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 **30.48 Mtr.(Thirty point four eight meter)** in width.
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 up to **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 ODA (Planning & Building Standards) Rules 2020, 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, 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. The applicant to allot/ sale the apartment unit to MIG category of beneficiaries exclusively.**
18. **This permission is accorded on deposit /submission of the following;**

Details of Fees and Charges	Amount in Rupees	Payment Status
A. (i) Development Fees	9,533	Paid
A (ii) Fee for building operation	1,08,472	Paid
B. Sanction fees	5,41,109	Paid
C. Construction worker welfare Cess (CWWC)		
1st installment	7,06,443	Paid
2nd installment	7,06,443	To be paid before one year of issue of permission letter
3rd installment	7,06,443	To be paid before two years of issue of permission letter
Total Payable CWWC Fees	21,19,329	
D. Rates of Compounding Charges for Unauthorized Layouts	4,71,112	Paid
E. Charges for Purchasable FAR Area		
1st installment		Paid

	10,97,732	
2nd installment	10,97,732	To be paid At the time of Plinth level
3rd installment	10,97,732	To be paid At the time of Ground Floor Roof Casting
4th installment	10,97,732	To be paid At the time of application of occupancy certificate
Total payable fees for purchasable FAR 43,90,928		
G. EIDP Fees		
Fees towards EIDP	20,58,284	Paid at At DRDA, Khurda
TOTAL FEES PAID AT BDA		29,34,401
TOTAL FEES PAID AT DRDA, KHURDA		20,58,284
Remaining Fees Payable at BDA as per above		47,06,082

If not paid within such time as mentioned above, then interest rate of SBI PLR shall be Imposed and occupancy certificate shall not be issued without realizing the total amount including interest.

19. 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 Rule 47 of ODA (Planning & Building Standards) Rules 2020.
- 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. 10% 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 Rule 37 of ODA (Planning & Building Standards) Rules 2020.
- V. Plantation for one tree per 80 sqm of plot area made by the applicant as per provision under Rule 30 of ODA (Planning & Building Standards) Rules 2020.
- 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 obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC/BDA before commencement of construction.
- X. **All the stipulated conditions of the NOC/Clearances given by PHED/CGWA shall be adhered to strictly. 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. **The applicant shall abide by the terms and conditions of the NOC given by CGWA, Airport Authority, and Fire Safety Recommendations, structural by IIT Guwahati .**
- XIII. **Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.**
- XIV. **All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.**
- XV. **Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain**
- XVI. **The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises**
- XVII. **The applicant shall register this project before the ORERA as per affidavit submitted before commencement of work.**
- XVIII. **The applicant shall install Rooftop P.V. system as per BDA Regulations.**
- XIX. **The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.**
- XX. **The number of dwelling units so approved shall not be changed in any manner.**
- XXI. **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.**
- XXII. **Minimum 30 % of parking spaces shall have facilities to enable Electrical Vehicle charging points.**
- XXIII. **The Private terrace area shown in drawing is not included in built up area & can't be sold.**
- XXIV. **The road affected area free gifted to B.D.A. vide document No. 11132301233 dated 30.01.2023.**

PLANNING MEMBER
Bhubaneswar Development Authority.