



**BHUBANESWAR DEVELOPMENT AUTHORITY
AKASHSHOVABUILDING, SACHIVALAYAMARG, BHUBANESWAR.**

FORM-II

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

Letter No.- 14216/BDA, Bhubaneswar,

Dated 01.05.2023

File No: BPBA-RV - 368/ 2020

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982 (Act 14 of 1982) is hereby granted in favour of in favour of **M/s Evos Buildcon Pvt. Ltd.** represented through Shri. Kalinga Keshari Rath, Managing Director, M/s Evos Buildcon Pvt. Ltd.

For construction of **Proposed Stilt + 4 storied Residential Apartment (MIG category)** building over **Plot No.- 601/2324 (P), Khata No.- 229/1407 in Mouza-Jagasara** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions:

1. AREA STATEMENT (in Sq. mt):

Plot area : 1081.12 Sq.mtr.

Particulars	Proposed Area (in Sq. Mtr.)	Proposed use
Stilt Floor	709.48 Sq. Mt.	<ul style="list-style-type: none">● Staircase & Lift Area - 21.89 Sq. Mtr.● ICT Landing Point - 14.19 sq. Mtr.● Parking Area - 673.40 Sq. Mtr.
First Floor	643.96 Sq. Mt.	<ul style="list-style-type: none">● Residential
Second Floor	643.96 Sq. Mt.	<ul style="list-style-type: none">● Residential
Third Floor	643.96 Sq. Mt.	<ul style="list-style-type: none">● Residential
Fourth Floor	643.96 Sq. Mt.	<ul style="list-style-type: none">● House owners' society office and assembly: 24.04 Sq. Mtr.● Residential
Total Built up area		3285.32 Sq. Mt.
Total FAR area		2597.73 Sq. Mt.
<ul style="list-style-type: none">● FAR area upto Base FAR (2.00)		2162.24 Sq. Mtr.
<ul style="list-style-type: none">● FAR area above Base FAR		435.49 Sq. Mtr.
<ul style="list-style-type: none">➤ Incentive FAR in respect of MIG units under Rule 74 of ODA (P&BS) Rules, 2020		270.28 Sq. Mtr.
<ul style="list-style-type: none">➤ Purchasable FAR Area		165.21 Sq. Mtr.
Total FAR		2.40
All floor total Carpet Area (Including balcony & utility area)		2175.15 Sq. Mtr.

Total Parking Requirement @ 25% of BUA towards FAR as per Rule No.- 37(1) (iv) of ODA (P &BS) Rules, 2020	649.43 Sq. Mtr.
Total Parking Provided	673.40 Sq. Mtr. (Stilt Floor Parking) Including Visitor Parking - 67.34 Sq. Mtr.
Total Dwelling Units	24 Nos
House Owner's Society Office & Assembly area	24.04 Sq. Mtr.
No of Trees	14 Nos.

2. SETBACKS & BUILDING HEIGHT (IN MTR):-

Setbacks (In Mtr)	Requirement	Proposed
Front Setback	2.00 mtr around the building	2.29 Mtr.
Rear Setback		2.34 Mtr
Left side Setback		2.43 Mtr
Right side Setback		2.45 Mtr
Height of the building	11.96 Mtr. (The stilt height of 2.4 meter is exempted under Rule 39 of ODA (P&BS) Rules, 2020)	

3. PARKING:-

Parking	Required	Provided
Total Parking @ 25% of BUA towards FAR as per Rule No.- 37(1) (iv) of ODA (P &BS) Rules, 2020	649.43 Sq. Mtr.	673.40 Sq. Mtr.
Visitors parking (10%)	64.94 Sq.m	67.34 Sq.m

4. The building shall be used exclusively for **Residential** purpose and use shall not be changed to any other use without prior approval of this Authority.
5. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
6. **Parking space measuring 673.40 Sq. Mtr. (Stilt Floor Parking)** 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.
7. The land over which construction is proposed is accessible by an approved means of access of **9.14 Mtr** in width.
8. The land in question must be in lawful ownership and peaceful possession of the applicant.
9. **The permission granted under these rules/ regulations shall remain valid up to three years from the date of issue.**
10. In case the construction of the building is not completed within the validity period, the permission shall have to be re-validated before the expiry of the above validity period on payment of fee as prescribed under ODA (CAF) Rules, 2016.
11. 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.

12. 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.
13. (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not absolve the owner or technical person(s) or Project Management Organization/Architect 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 shall 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.
14. **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 provisions of the Rules/ regulations;
 - b) Obtain, wherever applicable from the competent Authority permissions/clearance required in connection with the proposed work;
 - c) **Submit stage-wise construction report.** Penalty shall be imposed as per Rule 14 of ODA (P&BS) Rules, 2020 in case of non-submission of the same.
 - d) **Engage an Accredited person for third party verification at plinth and ground floor roof level.** Upon detection of unauthorised construction in the Third Party Verification report, the applicant shall be imposed a fine as prescribed under sub-rule (3) of Rule 15 of ODA (P&BS) Rules, 2020.
 - e) Ensure that the **Completion Certificate** in Form XVII (as appended to ODA (CAF) Rules, 2016) is issued by the Project Management Organisation engaged by him on completion of the building for submission of the same to the Authority for verification and issuance of Occupancy Certificate.
 - f) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - g) Ensure compliance of provision of various Acts, rules, regulations and codes which control or provide for various norms governing development including but not limited to planning norms, fire safety norms, environmental norms, as applicable in each case.
15. 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 the rules/ regulations.

16. 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.

17. This permission is accorded on deposit of the following;

Sl. No.	Item	Amount deposited (in INR)	Amount in words
1	Scrutiny Fee (Development of land)	INR 5,406.00	Rupees Five Thousand Four Hundred Six only
2A	Scrutiny Fee (Building Operations)	INR 33,104.00	Rupees Thirty Three Thousand One Hundred Four only
2B	Sanction fee	INR 1,64,266.00	Rupees One Lakh Sixty Four Thousand Two Hundred Sixty Six only.
3	Construction Workers Welfare Cess (CWWC)	INR 6,56,695.00	Rupees Six Lakh Fifty Six Thousand Six Hundred Ninety Five only
4	Purchasable FAR	INR 78,592.00	Rupees Seventy Eight Thousand Five Hundred Ninety Two only
5	External Infrastructure Development Fee to PD, DRDA, Khurda	INR 6,40,154.00	Rupees Six lakh Forty Thousand One Hundred Fifty Four only

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

- I. Adhere to provisions of ODA (Planning & Building Standards) Rules, 2020 strictly.
- II. The number of dwelling units so approved shall not be changed in any manner without prior approval under section 16 of the ODA Act, 1982.
- III. Storm water from the premises or roof top shall be conveyed and discharged to the rain water recharging pits as per Rules-47 of ODA (Planning & Building Standards) Rules, 2020.
- IV. Rooftop Solar Energy Installation shall be provided as per ODA (Planning & Building Standards) Rules, 2020
- V. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- VI. Atleast 50% of the open space shall be pervious and plantation @ one tree per 80 Sq.mtr. of the plot area shall be made by the applicant as per provision under Rule-30 of ODA (P&BS) Rules, 2020.
- VII. Rainwater harvesting structures shall be provided within the premises for collection and use of rooftop rainwater.
- VIII. Groundwater recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area.
- IX. Atleast 10% of parking in housing project/apartment building shall be earmarked for visitors and shall be open to all visitors and in all other cases as per norms under sub-rule (12) of Rule 37 of ODA (P&BS) Rules, 2020.
- X. All the passages around the building shall be developed with permeable paver blocks for percolation of rain water to the ground.

- XI. House owner's society office and assembly area at the rate of one square meter floor space per flat shall be provided and the minimum area shall not be less than 12 square meters.
- XII. ICT landing point as per Rule 57 of ODA (P&BS) Rules, 2020 shall be provided.
- XIII. STP and other utilities, if provided within minimum setback area shall not be allowed above ground level and shall only be constructed below ground level; and the same shall be appropriately covered for movement of vehicle/people above it.
- XIV. Guard room, electric cabin, sub-station, area for generator set, ATM, etc, if provided shall not be allowed within minimum setback area.
- XV. 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 no way be held responsible for the same in whatsoever manner.
- XVI. The Authority shall in no way be held responsible for any structural failure and damage due to earth quake/cyclone/ any other natural disaster.
- XVII. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure for EIDP before commencement of construction.
- XVIII. The applicant shall get the External Infrastructure Development Plan (EIDP) approved by the Committee as specified under Clause 3.2.3 of the SOP notified vide no. 2360/BDA dated 18.01.2021 and execute the approved EIDP in accordance with Clause no. 3.2.4. After completion of the external infrastructure, the applicant shall obtain the written recommendation of the EIDP committee regarding satisfactory completion of infrastructure as per the approved EIDP. The applicant shall apply for issue of NOC from Engineer Member, BDA after recommendation of the Committee. Occupancy Certificate shall be issued only after obtaining the NOC from Engineer Member, BDA in accordance with Clause 3.2.6.
- XIX. The applicant shall obtain ORERA registration as per the affidavit submitted by applicant and submit the ORERA Registration Certificate at the time of submission of application for issue of Occupancy Certificate. Further, you are required to comply the provisions of Real Estate (Regulation and Development) Act, 2016.
- XX. The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC / Clearances given by Central Ground Water Authority (CGWA) vide their letter no.- CGWA/NOC/INF/ORIG/2022/17054 dated 17.11.2022.
- XXI. All the stipulated conditions of NOC given by any public agency required for approval shall be adhered to strictly.
- XXII. The applicant during the course of construction and till issue of occupancy certificate shall keep pasted in a conspicuous place a copy of the building permit and copy of approved drawing and shall place a display board on site with details and declaration as given at **Annexure-II.**

By order

Dinkar Mahanty 29/4/23

PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 14217/BDA, Bhubaneswar, Dated 01.05.2023

Copy forwarded along with **two copies** of the approved plan to **Shri. Kalinga Keshari Rath, Managing Director, M/s Evos Buildcon Pvt. Ltd., Plot No.- M/76, Housing Board Colony, Baramunda, Bhubaneswar** for information and necessary action.

Binitave Mahanti
+29/4/23

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 ,Odisha, Bhubaneswar/Enforcement Section, BDA, Bhubaneswar.

PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority