



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

FORM-II

No. 38994 /BDA, Bhubaneswar,

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

Dated... 24.11.2021

MBP4B-30/2017

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 Debendra Paikaray, Nabaghana Paikaray, represent through GPA Holder Sri Suryakant Pattnaik MD of Sai Bhagabati Multiprojects (p) Ltd. for approval of one S+4 storied MIG Residential Apartment building (Block-A) & another G+4 storied Commercial-cum-Residential EWS building (Block-B) over plot No. 227 & ²²⁸, Khata No. 120 & 68 in Mz- Botanda in the Development Plan area of Bhubaneswar with the following parameters and conditions;

Parameters;

Total Plot Area: 4870.13 Sqm

Floor	Proposed
Block-A(MIG)	
Stilt floor	Parking-2849.80 Sqm Stair Case & Lift-121.10 Sqm Total=2970.90 Sqm
1 st floor	2651.20 Sqm
2 nd floor	2651.20 Sqm
3 rd floor	2651.20 Sqm
4 th floor	2287.40 Sqm (Community hall area=96.30 Sqm)
Block-B(EWS)	
Ground floor	Neighbor shopping, Open Community space, Staircase=97.50 Sqm Shop=31.60 Sqm Parking=111.80 Sqm Total=240.90 Sqm
1 st floor to 4 th floor	240.90x4=963.60 Sqm

- **Total FAR Area(MIG+EWS)=10490 Sqm**
- **Total B/U Area=14512.70 Sqm**
- **Total MIG & No of EWS Dwelling Units=92+24=116 Nos.**

Set backs	Required(in Mtr.)	Provided (in Mtr.)
Front	3.00 all around	4.00 Mtr
Rear		3.05 Mtr
Left		6.01 Mtr
Right side		3.06 Mtr
Height	Within 15.00 Mtr	14.50 Mtr
FAR	Permissible-2.00	2.15 + 0.15 incentive FAR
Total Parking	2733.24 Sqm	2961.60 Sqm

1. The building shall be used exclusively for **Commercial-cum-Residential (MIG+EWS)** 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. Parking space measuring **2961.60 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 **12.19 Mtr** in width of road.
5. The land in question must be in lawful ownership and peaceful possession of the applicant.
6. The applicant shall free gift xxx sft/sq,mtr wide strip of land to the xxxx Corporation/Municipality for further widening of the road to the standard width.
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. (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.
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 and
- (d) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.

12. 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.

13. 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.

14. 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.

15. This permission is accorded on deposit /submission of the following;

Item	Amount (in Rs)	Amount in words
Scrutiny Fee	Rs.1,46,141/-	Rupees One lakh Forty six thousand One hundred forty one only
Sanction Fee	Rs.7,25,951/-	Rupees Seven lakh Twenty five thousand Nine hundred fifty one only
CWW Cess	Applicable Rs.27,32,741/-	Applicable-Rupees Twenty seven lakh Thirty two thousand Seven hundred forty one only
	Deposited- Rs.9,10,914/-	Deposited- Rupees Nine lakh Ten thousand Nine hundred fourteen <i>Deposited 1st installment i.e. 1/3rd of the applicable fee, in accordance with BDA Office Order No. 30015/BDA dated 12.12.2019.</i>

14. **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 Rule - 47 of ODA (Planning & Building Standards) Rules, 2020.
 - 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. At least 40% of parking in Commercial building shall be earmarked for visitors and shall be open to all visitors and in all other cases as per norms under Rule 37 of ODA (P&BS) Rules 2020.
 - iv. 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.
 - v. 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 in no way be held responsible for the same in what so ever manner.
 - vi. **Adhere to provisions of ODA (Planning & Building Standards) Rules, 2020 strictly.**
 - vii. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
 - viii. 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 Regularization made there under.
 - ix. 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 Rule.
 - x. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
 - xi. **All the stipulated conditions of the NOC/Clearances given shall be adhered to strictly.**
 - xii. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
 - xiii. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground
 - xiv. **Applicant shall install Rooftop, Solar PV System as per norms mentioned under Rule 47 of ODA(P&BS) Rules, 2020.**
 - xv. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots**
 - xvi. **The number of dwelling units so approved shall not be changed in any manner.**
 - xvii. **The applicant shall deposit the balance Construction Workers Welfare Cess (CWWC) amounting to Rs.18,21,827/-Rupees Eighteen lakh twenty one thousand Eight hundred twenty seven only as per Office Order No. 30015/BDA dated 12.12.2019.**

- xviii. The applicant shall obtain the registration in ORERA before issuance of Occupancy as per the submitted affidavit dt.31.08.2021.
- xix. The applicant shall obtain the NOC from CGWA before issuance of Occupancy as per the submitted affidavit dt.12.11.2021.

By order


PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority.

Memo No. 38995/BDA, Bhubaneswar, Dated 24.11.2021

Copy forwarded alongwith two copies of the approved plan to GPA Holder Sri Suryakant Pattnaik MD of Sai Bhagabati Multiprojects (p) ltd At-Mohanty Sahi, Srinibashpur Banpur , Bhubaneswar for kind Information.


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.


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