



Bhubaneswar Development Authority

Form-II (Order for Grant of Permission)

Letter No. BP/BDA/004992, Bhubaneswardevelopmentauthority, Dated: 29/09/2023

Sujog-OBPS APPLICATION NO. BP-BDA-2023-01-02-012090

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 **EVOS BUILDCON PVT LTD**

For New Construction of **[2B+4S+38, S+39] Residential, Apartment Building** over Plot No. **2159/2582, 2159/3516, 2160, 2161, 2164, 2165, 2165/3513, 2166**, pertaining to Khata No. **729/4209, 729/4201,913, 729/3916, 729/4209, 729/142, 729/219**, in Mouza-Raghunathpur Nagar in the Development Plan area of **Bhubaneswardevelopmentauthority** with the following parameters and conditions;

Parameters:

- Total plot area: 6.919 Acre (27994.03 SQM)
- Road widening affected area: 226.71 SQM
- Net plot area: 27767.3187 SQM
- Abutting road width: 30.48 Mtr

Block-No.1 (2B+4S+38)	Covered area approved (Sq.m.)	Proposed use	No. of Dwelling Units
Basement level Second	16842.3806	Apartment Building	0
Basement level First	15776.5583	Apartment Building	0
Stilt Floor	4320.6530	Apartment Building	0
Stilt Floor Level First	3745.5619	Apartment Building	0
Stilt Floor Level Second	3745.5619	Apartment Building	0
Stilt Floor Level Third	3745.5619	Apartment Building	0
Fourth Floor	1953.2030	Apartment Building	0
Fifth Floor	2202.1804	Apartment Building	12
Sixth Floor	2181.1792	Apartment Building	12
Seventh Floor	2202.1804	Apartment Building	12
Eighth Floor	2196.3134	Apartment Building	12
Ninth Floor	2186.6654	Apartment Building	12


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Tenth Floor	2196.3134	Apartment Building	12
Eleventh Floor	2202.1804	Apartment Building	12
twelfth Floor	2181.1792	Apartment Building	12
Thirteenth Floor	2202.1804	Apartment Building	12
Fourteenth Floor	2196.3134	Apartment Building	12
Fifteenth Floor	2186.6654	Apartment Building	12
Sixteenth Floor	2196.3134	Apartment Building	12
Seventeenth Floor	2202.1804	Apartment Building	12
Eighteenth Floor	1632.9688	Apartment Building	8
Nineteenth Floor	2202.1804	Apartment Building	12
Twenty Floor	2196.3134	Apartment Building	12
Twenty First Floor	2186.6654	Apartment Building	12
Twenty Second Floor	2196.3134	Apartment Building	12
Twenty Third Floor	2202.1804	Apartment Building	12
Twenty Fourth Floor	2181.1792	Apartment Building	12
Twenty Fifth Floor	2202.1804	Apartment Building	12
Twenty Sixth Floor	2196.3134	Apartment Building	12
Twenty Seventh Floor	1109.2794	Apartment Building	4
Twenty Eighth Floor	2196.3134	Apartment Building	12
Twenty Ninth Floor	2202.1804	Apartment Building	12
Thirty Floor	2181.1792	Apartment Building	12
Thirty First Floor	2202.1804	Apartment Building	12
Thirty Second Floor	2196.3134	Apartment Building	12
Thirty Third Floor	2096.8744	Apartment Building	6
Thirty Fourth Floor	2071.1068	Apartment Building	6
Thirty Fifth Floor	2069.3526	Apartment Building	6
Thirty Sixth Floor	1003.7740	Apartment Building	2
Thirty Seventh Floor	2069.3526	Apartment Building	6
Thirty Eighth Floor	2071.1068	Apartment Building	6
Thirty Ninth Floor	2053.7872	Apartment Building	6
Forty Floor	2071.1068	Apartment Building	6
Forty First Floor	2069.3526	Apartment Building	6
Total BUA Area	127520.8802		374
Block-No.2 (S+39)	Covered area approved	Proposed use	No. of Dwelling Units
Stilt Floor	6424.9906	Apartment Building	0

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Stilt Floor Level First	5794.6420	Apartment Building	0
Stilt Floor Level Second	5794.6420	Apartment Building	0
Stilt Floor Level Third	5794.6420	Apartment Building	0
Fourth Floor	1970.9146	Apartment Building	0
Fifth Floor	2202.1804	Apartment Building	12
Sixth Floor	2181.1792	Apartment Building	12
Seventh Floor	2202.1804	Apartment Building	12
Eighth Floor	2196.3134	Apartment Building	12
Ninth Floor	2186.6654	Apartment Building	12
Tenth Floor	2196.3134	Apartment Building	12
Eleventh Floor	2202.1804	Apartment Building	12
twelfth Floor	2181.1792	Apartment Building	12
Thirteenth Floor	2202.1804	Apartment Building	12
Fourteenth Floor	2196.3134	Apartment Building	12
Fifteenth Floor	2186.6654	Apartment Building	12
Sixteenth Floor	2196.3134	Apartment Building	12
Seventeenth Floor	2202.1804	Apartment Building	12
Eighteenth Floor	1632.9688	Apartment Building	8
Nineteenth Floor	2202.1804	Apartment Building	12
Twenty Floor	2196.3134	Apartment Building	12
Twenty First Floor	2186.6654	Apartment Building	12
Twenty Second Floor	2196.3134	Apartment Building	12
Twenty Third Floor	2202.1804	Apartment Building	12
Twenty Fourth Floor	2181.1792	Apartment Building	12
Twenty Fifth Floor	2202.1804	Apartment Building	12
Twenty Sixth Floor	2196.3134	Apartment Building	12
Twenty Seventh Floor	1109.2794	Apartment Building	4
Twenty Eighth Floor	2196.3134	Apartment Building	12
Twenty Ninth Floor	2202.1804	Apartment Building	12
Thirty Floor	2181.1792	Apartment Building	12
Thirty First Floor	2202.1804	Apartment Building	12
Thirty Second Floor	2196.3134	Apartment Building	8
Thirty Third Floor	2096.8744	Apartment Building	6
Thirty Fourth Floor	2071.1068	Apartment Building	6
Thirty Fifth Floor	2069.3526	Apartment Building	6

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Thirty Sixth Floor	1003.7740	Apartment Building	2
Thirty Seventh Floor	2069.3526	Apartment Building	6
Thirty Eighth Floor	2071.1068	Apartment Building	6
Thirty Ninth Floor	2053.7872	Apartment Building	6
Forty Floor	2071.1068	Apartment Building	6
Forty First Floor	2069.3526	Apartment Building	6
Forty Second Floor	2069.3526	Apartment Building	6
Total BUA Area	105240.5834		376

Total no. of Dwelling Units -750

Bye Laws Provisions	Required	Proposed
No.of staircases	B1-8, B2-4	B1-8, B2-4
No.of Lifts	B1-NA, B2-NA	B1-12, B2-12
E-vehicle charging station	0	0
Visitor parking (in Sqm.)	0	5420.65
Plantation (no of tree per 80Sqm.)	347	353

Grand Total FAR Area - 164410.30 Sqm.

Grand Total BUA - 232761.47 Sqm.

F.A.R	6.0 (Max. Permissible) 2.0 (Base FAR)	ACHIEVED- 5.921(3.92 Purchasable FAR)
Height (mtr.)	B1-142.8, B2-146.4	
Parking	Basement-27635.06+ Stilt- 35161.22 + Ground (Open Parking)-2479.00 Total =67556.12 Sqm.	

- Set backs approved to be provided

Block No.	Item	Provided (in Mtr)
1	Front Set back	13.89
	Rear Set back	9.59
	Left side	16.28
	Right side	9.21
2	Front Set back	29.87
	Rear Set back	9.02
	Left side	23.67
	Right side	9.46

- NOCs/ Clearances submitted:

NA

Signature valid

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1. The building shall be used exclusively for **Apartment Building** 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 **67556.12 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 of **30.48 Mtr.** in width.
5. The land in question must be in lawful ownership and peaceful possession of the applicant.
6. The applicant shall free gift **226.71 Sqm.** wide strip of land to Bhubaneswar Development Authority for further widening of the road to the standard width as per **CDP-2010, BDA.**
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.
 - (A) 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.
 - (B) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things-
 1. The title over the land or building
 2. Easement rights
 3. Variation in area from recorded area of a plot or a building
 4. Structural stability
 5. Workmanship and soundness of materials used in the construction of the buildings
 6. Quality of building services and amenities in the construction of the building,
 7. 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

8. 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.
 - 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

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

Details of Fees and Charges	Amount in Rupees	Payment Status
A. (i) Fee for building operation	2672145.0	Paid
A. (ii) Development Fees	139971.0	Paid
B. Sanction fees	11638074	Paid
C. Construction worker welfare Cess (CWWC)		
1st installment	15508701	Paid
2nd installment	15508701	To be paid before one year of issue of permission letter
3rd installment	15508701	To be paid before two years of issue of permission letter
Total payable Construction worker welfare Cess (CWWC)	46526103	
D. Temporary Retention Fee	8000.0	Paid
E. Charges for Purchasable FAR Area		
1st installment	35311245	Paid
2nd installment	35311245	To be paid At the time of Plinth level
3rd installment	35311245	To be paid At the time of Ground Floor Roof Casting
4th installment	35311245	To be paid At the time of application of occupancy certificate
Total payable Charges for Purchasable FAR Area	141244980	
F. EIDP Fees		
1st installment	11631526	Paid
2nd installment	11631526	To be paid at the time of Plinth level

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3rd installment	11631526	To be paid at the time of Ground Floor Roof Casting
4th installment	11631526	To be paid at the time of application of occupancy certificate
Total payable EIDP Fees		46526104
G. Other Fee	12390.0	Paid
Other Fee Detail: Fees for Regularisation of Sub-Plot		
TOTAL FEES PAID		76922052.0
REMAINING FEES PAYABLE		171845715

18. 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. 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 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 is 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 Project Director, DRDA, Khordha & CGWA shall be adhered to strictly.
- XI. All the stipulated conditions of the Fire recommendations from FPW and Environmental Clearance if applicable shall be adhered to strictly.
- XII. The applicant shall not deviate from the recommendations and provisions of Structural Vetted drawing submitted.
- XIII. No storm water/water shall be discharged to the public road/public premises and other

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Name: Gunjan Singh
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adjoining plots.

XIV.The applicant shall abide by the terms and conditions of the NOC given by CGWA, EIDP given by Project Director, DRDA , Khordha.

XV.Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.

XVI.All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.

XVII.Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain

XVIII.The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises

XIX.The applicant shall register this project before the ORERA as per affidavit submitted before commencement of work.

XX.The applicant shall install Rooftop P.V. system as per BDA Regulations.

XXI.The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.

XXII.The number of dwelling units so approved shall not be changed in any manner.

XXIII.Minimum 30 % of parking spaces shall have facilities to enable Electrical Vehicle charging points.

XXIV.Applicant to allot the MIG flats to beneficiaries belonging to MIG Category exclusively.

XXV. Applicant shall submit NOC from Works Department for use of road side drain for disposal of storm water before Occupancy

XXVI. Applicant shall not commence construction work without obtaining prior Environmental Clearance from SEIAA Odisha and the applicant shall submit the copy of the Environmental Clearance to BDA/BMC prior to commencement of the construction.

Date: 29/09/2023

BY ORDER OF Gouri Sankar Bhuyan
Authorized Officer
Bhubaneswar Development Authority

Signature valid

Digitally Signed
Name: Gouri Sankar Bhuyan
Date: 29-Sep-2023 13:36:26
Location: Odisha



No. 40982 /BDA, Bhubaneswar,

Dated... 06.10.2023

SUJOG-OBPS APPLICATION No. BP-BDA-2023.01.02-012090

CORRIGENDUM

Whereas, permission under Sub-section (3) of Section 16 of ODA Act, 1982 has been accorded in favour of EVOS BUILDCON PVT. LTD. for New Construction of [2B+4S+38, S+39] Residential, Apartment Building over Plot No. 2159/2582, 2159/3516, 2160, 2161, 2164, 2165, 2165/3513, 2166, pertaining to Khata No. 729/4209, 729/4201,913, 729/3916, 729/4209, 729/142, 729/219, in Mouza-Raghunathpur Nagar in the Development Plan area of Bhubaneswar Development Authority vide letter no. **BP/BDA/004992, Bhubaneswardevelopmentauthority, Dated: 29/09/2023;**

And whereas, due to technical issues in SUJOG Online Building Plan Approval System, in the first para of the aforementioned permission letter, the name of the land owners were inadvertently excluded; and some of the plot numbers were excluded; and the name of the village/mouza was wrongly mentioned as "Raghunathpur Nagar" instead of "Raghunathpur".


Hence, the first para of the aforementioned permission letter before the word "Parameters", is hereby corrected/rectified to the extent given below and shall be read as following.-

"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 Evos Buildcon Pvt. Ltd. represented through its Managing Director Sri. Kalinga Keshari Rath, Ocean Capital Market Ltd, DNT Infrastructure Pvt Ltd, Kalinga Institute of Industrial Technology, Harihar Ojha, Baijayanti Patra, Arundhati Harichandan, Ranjit Kumar Harichandan, Babuli Charan Padhiary, Jharana Padhihari, Niharkanta Padhihari, Tusharkanta Padhihari, Susanta Kumar Patra, Swaraj Padhihari, and others through their GPA Holder M/S Evos Buildcon Pvt. Ltd. represented through its Managing Director Sri. Kalinga Keshari Rath;

For New Construction of [2B+4S+38, S+39] Residential, Apartment Building over Plot Nos. 2159/2582, 2159/3516, 2160, 2161, 2164, 2165, 2165/3513, 2166, 2167, 2170, 2173, 2173/2558, 2174, 2201, 2201/2555, 2202,

2203, 2204, 2204/3512, 2205, 2205/3667, 2206, 2206/5386, 2206/4080, 2206/4080/5402, 2206/4080/5403, 2208, 2208/2790, 2208/3451, 2208/5535, 2209, 2210, 2210/3400, 2211, 2211/5361, 2211/3619, 2212, 2212/5363, 2212/4671, 2213, 2213/5362, 2213/3620, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, pertaining to Khata Nos. 729/4209, 729/4201,913, 729/3916, 729/4209, 729/142, 729/219, 729/3746, 729/3922, 729/4158, 729/3746, 220, 729/3926, 729/4205, 729/4047, 729/4003, 729/1661, 729/4028, 729/4029, 190, 729/671, 729/952, 729/4220, 729/3410, 729/3969, 729/3853, 592, 729/3192, 729/1012, 729/3199, 729/4071, 267, 729/4017, 729/4096, 729/3855, 57, in Mouza- Raghunathpur in the Development Plan area of Bhubaneswar Development Authority with the following parameters and conditions;"

All other terms and conditions remain unchanged.


Planning Member /Authorized Officer
Bhubaneswar Development Authority



**BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR**

No. 48372/BDA, Bhubaneswar,

Dated.....08.11.23

Sujog - OBPS Application No. BP-BDA-2023-01-02-012090

CORRIGENDUM-II

Whereas, permission under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act, 1982 (Orissa Act, 1982) has been accorded vide Permission letter no-BP/BDA/004992 on dtd-29/09/2023; and its subsequent **corrigendum letter has been issued vide letter no. 40982/BDA dated 06.10.2023;**

But inadvertently while issuing the aforesaid Corrigendum letter dated 06.10.2023, the number of stories of the building mentioned after the phrase " For new construction of" and before the phrase "Residential Apartment Building" was inadvertently mentioned as [2B+4S+38, S+39] instead of [2B + (4S+38, 4S+39)].

Hence, the number of stories of the building in the aforementioned Corrigendum letter issued vide corrigendum letter No. 40982/BDA dt. 06/10/2023, is hereby corrected/rectified and shall be read as "[2B + (4S+38, 4S+39)]" instead of [2B+4S+38, S+39].

All other terms & conditions remain unchanged.


Planning Member,

Bhubaneswar Development Authority