



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

FORM-II

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

No. 14366 /BDA, Bhubaneswar,
File No. **MBP1B-1719/14**

Dated... 02.05.2023

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 Mr.Fakir Jena, Mr.Uchhab Maharana & Mr.Pitabas Maharana for construction of proposed S1+S2+S3+18 multistoried residential apartment building in respect of Plot Nos.566, 295, 294, Khata No.399, 106, 458/382, Mouza – Koradakanta & Plot No.2182(p), Mouza – Jharapada, Bhubaneswar within the Development Plan Area of Bhubaneswar subject to the following parameters and conditions/restrictions:-

Parameters;

Plot area –Ac. 3.188 dec = 12906.06 Sqmt. (As per Document)

Road affected area – Ac. 0.056.5 dec.

Net plot area –Ac. 3.131.5 dec. = 12677.33 Sqmt.

Floors	Non-FAR area (in Sqm)	FAR area (in Sqm)	Total B/u area (in Sqm)	Use
Stilt floor -1 (including Fire Shaft area)	4671.87	364.33	5036.20	Parking
Stilt floor -2 (including Fire Shaft area)	4644.1	259.29	4903.39	Parking
Stilt floor -3 (including Fire Shaft area)	4644.1	259.29	4903.39	Parking
Typical floor area (1 st to 17 th)	70.06 x 17 = 1191.02	3129.37 x 17 = 53199.29	3199.43 x 17 = 54390.31	Residence
18 th Floor (FAR area + Fire Shaft & Fire refuge area)	135.76	3129.37	3265.13	Residence
Public Wash room area + ICT Room	45.83	-	45.83	
Total area	15332.68	57211.57	72544.25	
Ground coverage (39.72%)	5036.20			

PARKING & OTHERS

Parking	Required	Provided
Parking required (25% of 57577.37 Sqm)	14302.89 Sqm.	Covered -13727.76 Sqm + Open -593.21 = 14320.97
Visitors parking (10.02%)	---	1432.00
Recharging pit required volume	302.17 Cum	307.32 Cum

Plantation	159 nos.	160 nos.
Building Height	--	64.20 Mtr.
Total nos. of dwelling unit		320 nos.
No. of lifts	17	17
No. of Stair cases	4	6

SETBACKS:-

Set back	Requirement (in Mtr)	Provided (in Mtr)
Front	9.00	9.04
Rear Set back	9.00	9.08
Left side	9.00	19.72
Right side	9.00	9.03

1. The building shall be used exclusively for **Multistoried Residential Apartment** 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 **14320.97 Sqm** as shown in the approved plan shall be left for parking purposes only 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 **91.46 M (NH-203)** in width.
4. The land in question must be in lawful ownership and peaceful possession of the applicant.
5. The applicant shall free gift _____ sq.mtr. of located in the _____ Municipal Corporation/Municipality/ NAC/Grama Panchayat for the widening of the road/construction of new roads and other public amenities prior to completion of the development as indicated in the plan.
6. **The permission granted under these rules/regulations shall remain valid upto three years from the date of issue.**
7. In case the construction of the building is not completed within the validity period, the permission shall have to be revalidated before the expiry of the above validity period on payment of fee as prescribed under ODA (CAF Rules, 2016).
8. 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.
9. 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.
10. (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 Organisation/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.

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 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) Give written notice to the Authority before commencement of work in building site in Form-V, periodic progress report in Form-VIII and notice of completion in form-VI as appended to ODA(CAF) Rules, 2016.
- (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.

12. This permission/ regularization is accorded on deposit of following;

Sl. No.	Item	Applicable fees	Remarks
1	Scrutiny fee	Rs.7,25,693.00 (Rupees seven lakh twenty five thousand six hundred ninety three) only	Deposited.
2	Sanction fee	Rs.36,27,213.00 (Rupees thirty six lakh twenty seven thousand two hundred thirteen) only	Deposited.
3	Security deposit	Rs.72,54,425.00 (Rupees seventy two lakh fifty four thousand four hundred twenty five) only	RERA Registration Affidavit submitted

4	CWW Cess	Rs.1,42,06,486.00 (Rupees one crore forty two lakh six thousand four hundred eighty six) only	Deposited- Rs.47,35,496.00/- Rupees forty seven lakh thirty five thousand four hundred ninety six) only Note: Deposited 1 st instalment i.e. 1/3 rd of the applicable fee in accordance with BDA Office Order No. 30015/BDA dated 12.12.2019.
5	Land Development fee	Rs. 63,387.00 (Rupees sixty three thousand three hundred eighty seven) only	Deposited.
6	EIDP 1%	Rs.142,19,57,550.00 (Rupees one crore forty two crore, nineteen lakh fifty seven thousand five hundred fifty) only.	Deposited- Rs. 1,42,19,576.00/- (Rupees one crore forty two lakh nineteen thousand five hundred seventy six) only deposited at Zilla Parishad, Khordha vide their letter No.2154 dtd.30.11.2022.
7	Shelter fee	Rs.2,54,90,379.00 (Rupees two crore fifty four lakh ninety thousand three hundred seventy nine) only.	Deposited – Rs.63,72,595.00 (Rupees sixty three lakh seventy two thousand five hundred ninety five) only. Note : Deposited 1 st instalment i.e. 1/4 th of the applicable fee)
8	Purchasable FAR	Rs.7,31,67,673.00 (Rupees seven crore thirty one lakh sixty seven thousand six hundred seventy three) only	Deposited – Rs.1,82,91,918.00 (Rupees one crore eighty two lakh ninety one thousand nine hundred eighteen. Note :- Deposited 1/4 th of applicable fee.

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

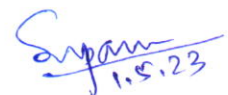
- I. **Adhere to provisions of ODA (Planning & Building Standards) Rules, 2020 strictly.**
- II. The number of dwelling units so approved shall not be changed in any manner without prior approval under section 16 of the ODA Act, 1982.
- III. Storm water from the premises or roof top shall be conveyed 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. Green building features shall be provided as per Rule No.-51 of ODA(P&BS) Rules, 2020.
- VI. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- VII. At least 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.
- VIII. Barrier-free access for physically challenged, differently abled person, elderly and children shall be provided as per Rule 46 of ODA (P&BS) Rules, 2020.

- IX. At least 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.
- X. Rainwater harvesting structures shall be provided within the premises for collection and use of rooftop rainwater.
- XI. Groundwater recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area.
- XII. All the passages around the building shall be developed with permeable paver blocks for percolation of rain water to the ground.
- XIII. 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.
- XIV. Public Washroom Complex with outdoor signage shall be provided as per Rule 50 of ODA (P&BS) Rules, 2020 and the same shall have direct access from outside the plot i.e. direct access from the road, so as to permit usage by the general public.
- XV. ICT landing point as per Rule 57 of ODA (P&BS) Rules, 2020 shall be provided.
- XVI. 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.
- XVII. Guard room, electric cabin, sub-station, area for generator set, ATM, etc, if provided shall not be allowed within minimum setback area.
- XVIII. Provision of cycle tracks along internal road shall be provided within the site.
- XIX. The applicant shall provide micro-composting site/plant within the project premises to make own arrangement of solid waste management.
- XX. The construction of the building (s) shall be in strictly adherence of the structural plan and design vetted by Associate Professor, Department of Civil Engineering, IIT, Guwahati India, dated 06.12.22. The Occupancy Certificate shall not be issued, in case of any deviation undertaken to the structurally vetted design/plan.
- XXI. 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.
- XXII. The Authority shall in no way be held responsible for any structural failure and damage due to earth quake/cyclone/ any other natural disaster.
- XXIII. The applicant shall execute the **EIDP approved by C.E.-cum-E.M. BDA** in accordance with Clause no. 3.2.4 of the SOP for Approval of External Infrastructure Development Plan (EIDP) and deposit of External Infrastructure Development Fee in case of Urban Local Bodies and Rural Local Bodies located within Bhubaneswar Development Area issued vide no. 76/BDA dtd 20.01.2022.

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.

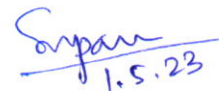
- XXIV. The number of MIG unit so approved shall not be changed in any manner without prior approval. applicant to submit documentary evidence for selling of units to MIG category only.
- XXV. The applicant during the course of construction and till issue of occupancy certificate shall keep pasted in 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-I.
- XXVI. 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.
- XXVII. The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/Clearances given by Chief Fire Officer, Fire safety Prevention Wing vide their letter No.- RECOMM1204130012022000568 dated 22.04.2022, CGWA vide their letter no.- CGWA/NOC/ORIG/2022/14726 dated 03.03.22, SEIAA vide No.262203/76-MIS/03-2022 dtd.23.03.22,AAI vide their letter No-1913-1915,dated-01.07.2018 etc., wherever applicable.
- XXVIII. The electrical installation within the building and building premises shall be undertaken as per the Electrical Layout Plan prepared by an Electrical Engineer registered with DTP, Odisha and the Occupancy Certificate shall not be issued without submission of certificate from the registered electrical engineer that the electrical installation within the building and building premises are in complete adherence to the specification, standards and code of practice recommended in the National Building Code of India.
- XXIX. The applicant submitted NOC from the structural plan and the Structural design vetted and certified by the civil Engineering Department of civil Engineering IIT Guwahati.
- XXX. All the stipulated conditions of NOC given by any public agency required for approval shall be adhered to strictly.
- XXXI. The applicant shall free gift CDP affected road area to BDA as per undertaking submitted, before issue of occupancy.

By order


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PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 14367/BDA, Bhubaneswar, Dated 02.05.2023
Copy forwarded along with two copies of the approved plan to Sri Fakir Jena, Plot no. 831, Koradakanta, Jharpada, Bhubaneswar for information and necessary action.


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PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 14368/BDA, Bhubaneswar, Dated 02.05.2023
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.

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PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 14369 /BDA, Bhubaneswar, Dated 02.05.2023
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.

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**PLANNING MEMBER/AUTHORISED
OFFICER**
Bhubaneswar Development Authority