



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

[See Regulation-9 (4)]

No. 20299 /BDA, Bhubaneswar,

Dated 27.11.2020

LPBA-499/2019

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 **Arnav Constructions, Managing Director-Chetan Kumar Bhuyan**

for approval of sub-division land (lay-out plan) over Plot No. 343, 343/367 Khata No 106 and approval of two blocks of S+4 storey Residential Apartment (MIG category) building over sub plot No.98 in Mouza-Goradharma Sagar under Jatni Municipal Council in the Development plan area of **Bhubaneswar** subject to following conditions /restrictions:-

1. (a) (i) The sub-division of land and Apartment building shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
 - (ii) The development shall be undertaken strictly according to plan (enclosed).
 - (iii) The land over which sub-division layout is proposed accessible by an approved means of access of **12.19 mtr**, in width.
 - (iv) The land in question must be in lawful ownership and peaceful possession of the applicant.
 - (v) The permission is valid for a period of three years with effect from the date of its issue.
 - b) Permission accorded under the provision of section 16 of ODA Act, can not be construed as an evidence in respect of right, title, interest of plot over which the plan is approved.
 - c) Any dispute arising out of land record or in respect of right, title, interest after this approval, the plan shall be treated automatically cancelled during the period of dispute.
2. (a) The layout plan with Apartment is approved on payment of following,

item	Amount (in Rs)	Amount in words
Scrutiny fee/ Balance	1,22,810/- 744/-	One lakh Twenty two thousand Eight hundred ten & Seven hundred forty four only.
Development fee	1,06,027/-	One lakh Six thousand twenty seven only.
Sanction fee	5,94,230	Five lakhs Ninety four thousand Two hundred thirty only.
CWWC	23,21,819	Twenty lakhs Twenty one thousand Eight hundred nineteen only.
Shelter fee	44,08,381/-	Forty four lakhs Eight hundred thirty eighty one only.
EIDP	34,25,730/-	Thirty four lakhsn Twenty five thousand Seven hundred thirty only deposited in Jatni Municipal Council vide letter No.654 dt. 29.2.2020
Security deposit	--	Submitted affidavit for ORERA registration.

- (b) The land reserved for roads, open space and public utilities shall be made available to the concerned Local Body or any other Government Agencies by way of deed of gift.,

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- c) The land required for development of public thoroughfare for providing access to the adjacent land locked plots as per norms of these regulations shall be made available to the concerned Local Body or any other Government Agencies by way of deed of Gift.
- d) Plantation in the Open Spaces and along the internal roads is to be made before delivering the sub-plots.
- e) All road side drains are to be developed maintaining proper slope so as to convey storm water to the public drain with intimation to BDA for verification.
- f) All the sub-plots are to be demarcated strictly as per the approved plan.
- g) The applicant shall register this project before the ORERA Authority as per affidavit submitted.

3. **Land Use Analysis of Plots**

4. Residential	--	12982.018 Sq.mtr	(61.22%)
5. Road	--	4509.512 Sq.mtr	(21.27 %)
6. Open Space	--	2122.715 Sq.mtr	(10.01 %)
7. Public Utility/Community	--	1590.755 Sq.mtr	(7.50 %)

Total – 21205.00 sq.mtr -100 %

4. **Building Parameters;** (Sqm)

Plot area – 4236.442 Sqm

<u>Covered area approved</u> <u>Block-A & B</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Stilt floor	1310.167+1230.975	Parking+ Service + Society	---
First floor	1177.569 +1130.028	Residential	48+40=88
Second floor	1169.571+1122.028	Residential	
Third floor	1169.571+1122.028	Residential	
Fourth floor	1169.571+1122.028	Residential	
<u>Community Centre (G+1)</u>			
Ground floor	304.026		
1 st floor	304.026		
<u>Public Utility (G)</u>			
Ground floor	20.214		
<u>Pump Room</u>			
	8.625		
F.A.R.	1.94+0.25=2.199	-	
Height	14.95 Mtr		
Parking-25%	2315.79 Sqm		
Total Built up area	11634.963Sqm		-

Set backs approved to be provided

	Permissible	Provided
Front	3.00 Mtr.	5.42 Mtr (Min)
Rear	3.00 Mtr	4.5 Mtr
Left	2.50 Mtr	4.50 Mtr (Min)
Right	2.50 Mtr	4.54 Mtr (Min)

5. The building shall be used exclusively for **Residential Apartment** purpose and the use shall not be changed to any other use without prior approval of this Authority.
6. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
7. Parking space measuring **2315.79 Sqm(Covered)** 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.
8. The land over which construction is proposed is accessible by an approved means of access of **12.10 M (Twelve point one zero meter)** in width.

9. The land in question must be in lawful ownership and peaceful possession of the applicant.
10. 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.
11. (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.
12. 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.
13. 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.
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 regulations;
 - (b) Obtain Occupancy Certificate from the Authority prior to occupation of building in full or part.
15. 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.
16. 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 as given at Annexure-I.
17. 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.
18. **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 BDA (Planning & Building Standards) Regulation, 2018.
 - 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. 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 Regulation-35(11)(12) of BDA(Planning & Building Standards) Regulations'2008.

- IV. Plantation @ 80 sqm of per one tree of the plot area shall be made by the applicant as per provision under BDA (Planning & Building Standards) Regulations'2018.
- V. 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
- VI. 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.
- VII. 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.
- VIII. **All the stipulated conditions of the EIDP given by CE-cum-EM, BDA shall be adhered to strictly. All the fire fighting installation etc are to be ensured and maintained by the applicant as per.**
- IX. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
- X. **Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.**
- XI. **The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.**
- XII. **The number of dwelling units so approved shall not be changed in any manner.**
- XIII. **The applicant shall submit clearance or deposit balance EIDP fee with Jatni Municipal Council as per affidavit submitted and submit the same within 30 days from date of issue of this letter.**


PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority.

Memo No. 20300 /BDA, Bhubaneswar, Dated 27.11.2020,

Copy forwarded alongwith **two copies** of the approved plan to **Sri Chetan Kumar Tekariwal, Partner of M/s NBER Developers LLP,(GPA Holder) plot No.542, Sahid Nagar, Bhubaneswar** for information and necessary action.


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.


PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority

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INDIA NON JUDICIAL

NOTARY

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382, Bhoi Nagar,
Bhubaneswar-751022

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AFFIDAVIT

I, Chetan Kumar Tekariwal, aged about 64, S/o Late Mannalal Tekariwal authorized/designated partner of NBER Developers LLP, office at:- Plot No-542, Saheed Nagar, Bhubaneswar, Pin-751007, Dist-Khordha, Odisha do hereby solemnly affirm, declare, undertake and state as under:

1. That I am the deponent of this affidavit as well as authorized/designated partner of NBER Developers LLP and promoter of the project "Neeladri Ark".
2. That NBER Developers LLP has procured the building plan Approval Letter No- 20299 dated 27.11.2020 for approval of subdivision of land over Plot no-343, 343/367 of Khata No-106 for two blocks of S+4 Storey Residential Apartment (MIG category) building over sub plot no-98 in Mouza-Goradharma Sagara under Jatni Municipal Council in the development plan area of Bhubaneswar.



Chetan Kumar Tekariwal

3. That, we are applying for R.C to the **ORERA Authority** for Two Blocks for S+4 Storey Residential Apartment (MIG Category) building over Sub Plot No-98, Project named "**Neeladri Ark**" with area composition of Ac.1.046.5dec. from

Revenue Plot No- 343/904(P) -Ac.0.488dec.

Revenue Plot No- 343/(P) -Ac.0.456dec.

Revenue Plot No- 343/908(P) -Ac.0.043.5dec.

Revenue Plot No- 343/367 -Ac.0.015dec.

Revenue Plot No- 343/367/905 -Ac.0.015dec.

Revenue Plot No- 343/367/907 -Ac.0.015dec.

Revenue Plot No- 343/367/909(P)-Ac.0.014dec.

Total-Ac.1.046.5dec.

4. That for remaining sub plots as per Plan Approval Letter will be applied for registration in ORERA in future.
5. That this affidavit is required to submit before the concerned authority of ORERA to consider the building plan w.r.t. the said residential apartment (MIG category) scheme.
6. That the facts stated above are true the best of my knowledge and belief.

[Signature]

Deponent

Identify by Me

[Signature]
Advocate

Verification

The contents of the above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

[Signature]

Deponent



Signed before me.

[Signature]

N. MOHANTY
NOTARY

27.07.2021

Regd. No. ON 20/94
382, Bhoi Nagar,
Bhubaneswar-751022