



BHUBANESWAR DEVELOPMENT AUTHORITY

Form - II (Order for Grant of Permission)

Letter No. BNB/0391/2020, Bhubaneswar, Dated: 17/02/2020

E-BPAS APPLICATION NO. BNB190020

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 **(i) M/S Metro Garden Estate Pvt. Ltd, MD- Miss Sofia Firdous (ii) Dwija Jena (iii) Pramila Jena (iv) Babuli Jena (v) Bramhachari Jena** (ii, iii, iv, v owners represented by Power of Attorney Holder M/S Metro Garden Estate Pvt. Ltd, MD- Miss Sofia Firdous)

for construction of **four blocks of S+4 storeyed and one block of G+4 storeyed Residential Apartment** building over **Plot No. 177, 183, 135, 178, 179** corresponding to **Khata No. 202, 328, 376, 635** Mouza- **Kholadwara** under **Bhubaneswar Development Authority** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions:

1. Parameters:

Plot area -3176.95 Sq.mtr

<u>Built up Area</u>	<u>Proposed use</u>	<u>No. of Dwelling Units</u>	
4 no.s of S+4 STOREYED BLOCKS – A, B, C, D			
Stilt floor	1320.31 Sqm	Parking +Service	---
First floor	1076.63 Sqm	Residential	16 (Sixteen) nos.
Second floor	1076.63 Sqm	Residential	16 (Sixteen) nos.
Third floor	1076.63 Sqm	Residential	16 (Sixteen) nos.
Fourth floor	1076.63 Sqm	Residential	16 (Sixteen) nos.
Height	14.85 Mtr		
FAR Area	4362.93 Sqm		
Built up area	5626.86 Sq.m		
G+4 STOREYED BLOCK - E			
Ground floor	314.51 Sqm	Society + Residential	4 (four) nos.
First floor	219.14 Sqm	Residential	4 (four) nos.
Second floor	219.14 Sqm	Residential	4 (four) nos.
Third floor	219.14 Sqm	Residential	4 (four) nos.
Fourth floor	219.14 Sqm	Residential	4 (four) nos.
Height	14.85 Mtr		
FAR / Built up Area	1191.07 Sqm		

- **Grand Total FAR AREA – 5554.00 Sqmt**
- **Grand Total BUILT UP AREA – 6817.90 Sqmt**
- **Total FAR - 1.74**
- **Parking 25% - 1508.24 Sqmt (Covered/ Stilt-1263.90Sqmt + open-244.34 Sqmt)**
- **Setbacks approved to be provided:**

Front Set back	3.21 Mtr.
Rear Set back	3.00 Mtr.
Left side	2.50 Mtr.
Right side	2.50 Mtr.

- 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.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **1508.24 Sq.m (Covered / Stilt + Open)** 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.
- The land over which construction is proposed is accessible by an approved means of access of **9.14 M (Nine Point One Four meter)** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The permission granted under these regulations shall remain valid up to **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.
- 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 2018, or under any other law for the time being in force.
- Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things-
 - The title over the land or building;
 - 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.
10. 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.
11. 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.
12. **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 an Occupancy Certificate from the Authority prior to occupation of building in full or part.
13. 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.
14. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violation 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 as given at Annexure-I.**
15. This permission is accorded on deposit of the following;

Fees	Amount (in Rs)	Amount in words
Scrutiny fee	84,314/-	Rupees Eighty four thousand three hundred fourteen only.
Sanction fee	3,40,895/-	Rupees Three Lakhs forty thousand eight hundred ninety five only.
CWWC	4,28,096/-	Rupees Four Lakhs Twenty Eight thousand ninety six only (1/3rd of total fees payable)
Shelter Fee	26,14,544/-	(Rupees Twenty six lakhs Fourteen thousand Five hundred forty four) only

16. As Applicant has opted to pay the Construction Workers Welfare Cess in three installments as per the provisions of BDA office order 30015 dated 12.12.2019, the permission is granted on payment of Rs. 4,28,096/- which is **1/3rd of total fees payable fees Rs. 12,84,288/-**. Applicant shall pay the remaining 2/3rd of the Construction Workers Welfare Cess amounting to **Rs. 8,56,192** in two installments in the next two consecutive years failing which the Occupancy Certificate shall not be issued.

17. Applicant has submitted fee receipt of 1% of project cost amounting **Rs. 8,80,211/-** towards External Infrastructure Development Fees paid to Padanpur Gram Panchayat, Jatni Panchayat Samiti.

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 of BDA (Planning & Building Standards) Regulations'2018.
- IV. Plantation @ one tree per 80 Sqm of the plot area shall be made by the applicant as per provision under regulation of BDA (Planning & Building Standards) Regulations'2018.
- V. If the construction / development is not as per the approved plan / deviated beyond permissible norms, action shall be initiated against the applicant/builder / developer as per the provisions of the ODA Act, 1982 Rules and Regulations made there under and ORERA Act.

- 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 in 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. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC/BDA before commencement of construction.
- IX. All the stipulated conditions of the NOC/Clearances given by PHED vide **No.1962 dt. 12.09.2019** shall be adhered to strictly. The External Infrastructure Development Proposal shall be strictly adhered to.
- X. No storm water/water shall be discharged to the public road/public premises and other adjoining plots.
- XI. Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.
- XII. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- XIII. The number of dwelling units so approved shall not be changed in any manner.
- XIV. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- XV. Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.
- XVI. The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.
- XVII. The applicant shall register this project under ORERA as per affidavit submitted.
- XVIII. The applicant shall develop the drainage channel to the nearest disposal point at his own cost.

ASSOCIATE PLANNER

Bhubaneswar Development Authority.