

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

FORM-II

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

No. 27906 /BDA, Bhubaneswar,

Dated... 13.08.2021

File No. BPBA-RV-1717/18

Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act'1982 is hereby granted in favour of **Sri. Haribandhu Senapati, Smt Laxmipriya Senapati, Smt Nalini Devi, Sri Bijay Kumar Ray, Sri Dhananjay Ray, Sri Mrutyunjay Ray, Smt Sanjukta Ray, Sabita Ray, Smt Sasmita Ray, Sri Ramesh Chandra Khuntia, Sri Kailash Chandra Khuntia, Rahas Chandra Khuntia, Sri. Subash Chandra Khuntia, Smt. Renubala Khuntia, Sri. Deepak Kumar Khuntia** represented through GPA Holder **Sri. Chetan Kumar Tekariwal, Harsapriya Construction (p) Ltd., Sri Bikash Mohapatra** represented through GPA Holder **Sri Vaibhav Agarwal and Harsapriya Construction (p) Ltd** represented through its director **Sri. Chetan Kumar Tekariwal, Smt Nalini Devi, Sri. Bijay Kumar Ray, Sri. Dhananjaya Ray and Sri. Mrutyunjay Ray.**

for Revised Residential-cum-Commercial with multiplex building of Four nos. of Blocks (A,B,C&D) along with Integrated Basement specifically (1) Block- A as Commercial with LB+UB+G+4 structure, (2) Block-B as Residential-(MIG) LB+UB+G+9 structure, (3) Block-C as LB+UB+G+4 & (4) Block-D as G+2 (3 nos. Duplex) building over HAL PlotNo. 1140, 1141, 1142, 1142/2350, 1143. 1146, 1147, 1138, & 1148 Khata No. 355,813/1362, 155, 813/1372, 813/488, 813/1374, 803, 44, 813/1718 Mouza- Baramunda in the Development Plan area of **Bhubaneswar** with the following parameters and conditions:

1. AREA STATEMENT (in Sqm):

Plot area: 7809.20Sq.mtr (Ac 1.929 Dec)

Floors	Parking	Community & Service	Residential	Commercial	Exemption	FAR area
1. Block-A : Commercial with LB+UB+G+4 structure						
Ground	--	--	--	1253.904	48.456	1205.448
1 st Floor	--	--	--	1237.013	48.456	1188.557
2 nd Floor	--	--	--	1157.057	48.456	1108.601
3 rd Floor	--	--	--	1251.590	48.456	1203.134
4 th Floor	--	--	--	1403.510	48.456	1355.054
Sub-total	--	--	--	6303.074	242.280	6060.794
2. Block-B: Residential (MIG) LB+UB+G+9 structure						
Ground	--	--	961.393	--	25.517	936.422
1 st Floor	--	--	1010.241	--	25.517	984.724
2 nd Floor	--	--	1010.241	--	25.517	984.724
3 rd Floor	--	--	1010.241	--	25.517	984.724
4 th Floor	--	--	1010.241	--	25.517	984.724
5 th Floor	--	--	1010.241	--	25.517	984.724

Floors	Parking	Community & Service	Residential	Commercial	Exemption	FAR area
7 th Floor	--	--	1010.241	--	25.517	984.724
8 th Floor	--	--	1010.241	--	25.517	984.724
9 th Floor	--	--	1010.241	--	25.517	984.724
Sub-total	--	--	10054.108	--	255.170	9798.938
3. Block-C: Residential (MIG) LB+UB+G+4						
Ground	--	456.667	--	--	28.568	428.099
1 st Floor	--	--	450.667	--	28.568	422.099
2 nd Floor	--	--	450.667	--	28.568	422.099
3 rd Floor	--	--	450.667	--	28.568	422.099
4 th Floor	--	--	450.667	--	28.568	422.099
Sub-total	--	456.667	1802.668	--	142.840	2116.495
4. Block-D: Residential - G + 2						
Ground	--	--	252.727	--	--	252.727
1 st Floor	--	--	252.727	--	--	252.727
2 nd Floor	--	--	86.259	--	--	86.259
Sub-total	--	--	591.713	--	--	591.713
5. Integrated Basement						
Upper	4092.898	--	--	--	--	--
Lower	4429.575	--	--	--	--	--
Sub-total	8522.473 (Including Service area)					
Grand Total	8522.473	456.667	12448.489	6303.074	640.290	18567.940
Total built-up area			27730.703 Sqm			
Total built-up area towards FAR			18567.940			
Total FAR area (Residential)			12905.156 Sqm			
Total FAR area(Commercial)			6303.074 Sqm			
FAR:						
Base FAR			2.00			
Max. Permissible FAR			6.00			
FAR Achieved			2.377			
Incentive for MIG category housing			0.25 (1952.30 sq.mt) As per Rule no. 74(7) of ODA (P & BS) Rules, 2020			
Purchasable FAR			0.127 (991.678 sq.mt.)			
Total number of dwelling units			Block -B: 99 nos. + Block- C: 16 nos. + Block- D: 3 nos. Duplex (Total: 115 nos. flats + 3 nos. Duplex)			
Total carpet Area of Residential Blocks			9502.354 Sq.mt.			
Ground Coverage:			3123.145 Sqm. (40.0%)			
Parking Details:						
Required parking for Commercial @ 50% of FAR Area			3151.54 Sqm.			
Required Parking for Residential (MIG) @ 25% of FAR Area			3226.29 Sqm.			
Total Parking requirement			6377.83 Sqm.			
Parking Provided			8232.30 Sqm. (Basement Parking)			
Plantation provided			98 nos. @ 1 tree per 80 sq.mt. of plot area			

2. SETBACKS AND BUILDING HEIGHT (IN MTR):-

Setbacks	Block-A		Block-B		Block-C		Block-D	
	Req.	Provided	Req.	Provided	Req.	Provided	Req.	Provided
Front	6.00	12.00	6.00	10.00	3.00	4.00	2.00	10.00
Rear	6.00	10.00	6.00	10.00	3.00	3.00	2.00	2.50
Left	6.00	8.00	6.00	10.00	3.00	3.00	2.00	3.00
Right	6.00	8.00	6.00	10.00	3.00	3.00	2.00	More than 3.00
Height	Block-A=23.99 M Block-B=29.75 M Block-C=14.875 M Block-D=9.45 M				As per AAI NOC BHUB/EAST/B/020319/369276; the permissible height is 36.00 Mtr.			

3. The building shall be used exclusively for **Residential-cum-Commercial** purpose and the use shall not be changed to any other use without prior approval of this Authority.
4. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
5. **Parking space measuring 8522.473 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.
6. The land over which construction is proposed is accessible by an approved means of access of **30.48 M** in width.
7. The land in question must be in lawful ownership and peaceful possession of the applicant.
8. **The permission granted under these rules/ regulations shall remain valid up to three years from the date of issue.**
9. 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.
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 Organization/Architect under whose supervision the building is constructed from their responsibilities imposed under ODA (Planning & Building Standards) Rules, 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

- (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. 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.
12. 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 2016 and these rules/ regulations.
13. **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) **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 unauthorized 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.
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. 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.

16. This permission is accorded on deposit of the following;

Item	Amount (in Rs)	Amount in words
Scrutiny fee	Rs.3,73,103/-	Rupees Three lakhs Seventy three thousand One hundred three
Sanction fee	Rs.14,81,082/-	Rupees Fourteen lakhs Eighty one thousand eighty two
Construction Workers Welfare Cess (CWWC)	Applicable: Rs.52,21,692 /- Deposited - Rs.17,40,564/-	Rupees Fifty two lakhs Twenty one thousand Six hundred ninety two Rupees Seventeen lakhs Forty thousand Five hundred sixty four <ul style="list-style-type: none"> Applicant has deposited the 1st installment as per notification no.10141/HUD, on dt.28.04.2016, BDA Office Order/Memo No.30018/BDA on dt.12.12.2019
Shelter Fee	Applicable: Rs.63,87,775 /- Deposited - Rs.15,96,944/-	Rupees Sixty three lakhs Eighty seven thousand Seven hundred seventy five Rupees Fifteen lakhs Ninety six thousand Nine hundred forty four <ul style="list-style-type: none"> Applicant has deposited the 1st installment as per Govt. notification no.1810/HUD, on dt.29.12.2020
Regularization of Sub-plots	Rs.8,21,099/-	Rupees Eight lakhs Twenty one thousand Ninety nine
Purchasable FAR	Applicable: Rs. 59,16,315/- Deposited - Rs.14,79,079/-	Rupees Fifty nine lakhs Sixteen thousand Three hundred fifteen Rupees Fourteen lakhs Seventy nine thousand Seventy nine <ul style="list-style-type: none"> Applicant has deposited the 1st installment as per ODA (P&BS) Rule,2020
Retention fee	Rs.2,000/-	Rupees Two thousand only
EIDP Fee	The applicant has previously deposited an amount of Rs.79,98,883/- (Rupees Seventy nine lakhs Ninety eight thousand Eight hundred eighty three) towards peripheral development fee & Rs.1,41,529/- (One lakh Forty one thousand Five hundred twenty nine) only towards users Fee to BMC. Accordingly, BMC has issued the Provisional NOC in favour of the applicant.	

17. Other conditions to be complied by the applicant are as per the following:

- i. Storm water from the premises (if 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 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.
- 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 whatever 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 into 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. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure for EIDP before issue of Occupancy.
- xii. **This Permission Letter supersedes the earlier Permission granted to the applicant for construction of S+ 4 & B+S+4 storied Residential Apartment-cum-Commercial building vide Letter no.- 13026/RP/ BDA, dated 19.10.2009.**
- xiii. **All the stipulated conditions of the NOC/Clearances given by BMC memo No.35673 dt. 17.12.2019, PHED vide No.4861 dt. 11.04.2019 NOC from Fire Safety Recommendation vide certificate no.C-54-2019, Memo No.4314 on dt.23.03.2020, NOC From SEIAA vide no.8427/SEIAA on dt.17.06.2020, NOC from AAI vide NOC ID BHUB/EAST/B/020319/369276 shall be adhered to strictly.**
- xiv. **The applicant shall abide by the decision of the Government related to utilization of government land in front of the applicant's plot as per the decision of the meeting held on 29.07.2020 under the chairmanship of**

Commissioner, BMC.

- xv. No storm water/water shall be discharged to the public road/public premises and other adjoining plots.
- xvi. Adhere to the provisions of ODA (Planning & Building Standards) Rules-2020 strictly and conditions thereto.
- xvii. The number of dwelling units so approved shall not be changed in any manner.
- xviii. The applicant shall deposit the balance Construction Workers Welfare Cess (CWWC) amounting to Rs.34,81,128 /- (Rupees Thirty Four Lakh Eighty One Thousand One Hundred Twenty Eight only) as per BDA Office Order No-300 dt.12.12.2019.
- xix. The applicant shall deposit the balance fee towards Purchasable FA amounting to Rs. 44,37,236 /- (Rupees Forty four Lakh Thirty Seven Thousand Two Hundred Thirty six only) as per Rule no.- 8(4) of ODA (P & BS) Rules, 2020
- xx. The applicant shall deposit the balance Shelter Fee amounting to Rs.47,90,831 (Rupees Forty seven lakh Ninety Thousand Eight Hundred Thirty one only) as per Amended HFA Policy, 2015.
- xxi. The applicant shall submit the registration certificate of the project From ORERA as per the submitted affidavit.
- xxii. The applicant shall allot/ sale the dwelling units to MIG category buyer/ allottee only as per the affidavit submitted by the applicant.
- xxiii. The applicant is required to submit the structural design vetted and certified by the Civil engineering Department of any Government College located in Odisha within before commencement of construction over the project site.

By Order


PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 27907/BDA, Bhubaneswar, Dated 13.08.2021

Copy forwarded along with **two copies** of the approved plan to **Mr. Chetan Kum Tekriwal**, Director of Harshpriya Construction (p) Ltd. Plot No.542, Mahadev Tower, Sahel 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



FORM - II

BHUBANESWAR DEVELOPMENT AUTHORITY

[See Regulation 9 (4)]

No. 13026/ed / BDA., Bhubaneswar, dated 19.10.05
BP 1B-1649/05

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

Shri / Smt. M/S Harsapriya Construction(P)Ltd. & Sri Bikash Kumar Mohapatra.

- (a) ~~Sub-Division of land~~
- (b) ~~Institution of change of the use of land or building~~
- (c) Construction of a S+4 and a B+S+4 storied Building
- (d) ~~Reconstruction of building~~
- (e) ~~Alteration of~~
- (f) Alteration or addition to the existing

building _____ (specify) in respect of plot No. 1146, 1142/2350 and
Khata No. 507, 737 & 813/488 Drawing No. _____ 1143

Village Baramunda Thana No. _____

Holding No. _____ Ward No. _____

of Bhubaneswar Municipal Corporation / Municipality in

the Development Plan area of Bhubaneswar
subject to following conditions / restrictions :-

- (a) The land /building shall be used exclusively for Residential apartment cum Commercial purpose and the uses shall not be changed to any other use without prior approval of this authority.
- (b) The development shall be undertaken strictly according to plans enclosed with necessary permission/endorsement.
- (c) Parking space measuring 11197.00 sq.mtr/sq. ft. as shown in the approved plan shall be kept open and no part of it will be built upon.
- (d) The land over which construction / re-construction is proposed is accessible by an approved means of access of 100'-0" mtr/ft. width.
- (e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (f) The applicant shall freegift _____ mtr/ft. wide strip of land in the Municipal Corporation/ Municipality / NAC for further widening to the standard width.
- (g) The permission is valid for a period of three years with effect from the date of its issue.
- (h) 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 plan is approved.
- (i) 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.

(j) Any other conditions : 10% of the land shall be utilised in plantation.

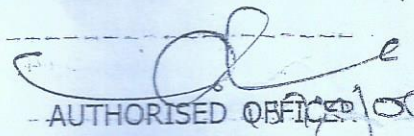
K) One S+4 storied and B+S+4 storied residential apartment Building plan is approved on payment of Rs.1,43,568/- (Rupees One lakh forty three thousand five hundred and sixty eight) only towards sanction fees, Bank guaranty of Rs.329229/ (Rupees three lakh twentynine thousand two hundred and twentynine) only towards refundable non earning security deposit with the following norms:-

Coverage:- Block A+B
Basement F=4046.00 sft.
Stilt F=8762.00 sft.
F.F.=8762.00 sft.
S.F.=8762.00 sft.
3rd.F=8762.00 sft.
4th.F=8762.00 sft.

Setbacks:-
F.S.B.=48'-6", R.S.B=13'-6",
Side L=13'-6", Side R =13'-6",
FAR=1.71.

L) The Over conditions are as per ANNEXURE-I.

By order of P.M.

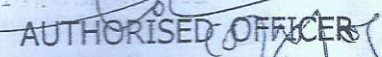


AUTHORISED OFFICER

Bhubaneswar Development Authority

Memo No. 1307/ / BDA, Bhubaneswar, dated 13-1-09

Copy forwarded long with 2(Two) copies of the approved plans to Shri / Smt. Vahav Agarwal, Director, Harshpriya Construction(P)Ltd. and Bikah Kumar Mohapatra, Plot No.542, Sahid Nagar, Bhubaneswar.



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 for information.

AUTHORISED OFFICER

Bhubaneswar Development Authority

Memo No. _____ / BDA, Bhubaneswar, dated _____

Copy forwarded to the Land Officer, G.A. Deptt., Bhubaneswar (in case of lease plot)/ Director of Town Planning, Orissa, Bhubaneswar / Enforcement Section, BDA, Bhubaneswar

AUTHORISED OFFICER

Bhubaneswar Development Authority

Conditions:

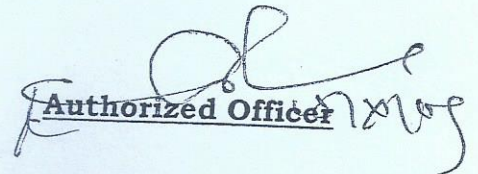
- 1) The applicant shall develop onsite & offsite infrastructure work at their own cost like sewerage (which includes installation of STP), drainage, water supply, electrical installations & connections, development of the connecting road (if any) up to the satisfaction of Bhubaneswar Municipal Corporation and P.H. Department/other agencies.
 - (i) On receipt of conditional approval plan by B.D.A, the applicant shall apply to BMC asking for specification along with a copy of the approved plan. The BMC shall provide the above specification within 15 days time limitation.
 - (ii) The applicant shall complete the infrastructure as per the specification of BMC, PH Department and other agencies (if any) & then intimate BMC for joint site visit.
 - (iii) On receipt of application, BMC shall request BDA for joint site inspection & BMC shall prepare joint site inspection report & submit the same to BDA duly signed by BDA & BMC officials.
 - (iv) On receipt of the joint site inspection report from BMC, permission for construction of main building work shall be allowed by B.D.A as per the recommendation given in the joint site inspection report.
2. The applicant/builder/owner shall submit a notice regarding his intention to commence the foundation work to the Authority through authorized technical persons accompanied by approved plan in Form-V.
3. The applicant/builder shall submit periodic progress report after casting of each floor slab in Form-VIII.
4. The applicant shall during construction of building affix a copy of the approved plan and approved letter with all specification on conspicuous place at the site for public and official verification as per the provisions of Regulations 13 of Regulations 2008.
5. During construction of the building the entire premises shall be covered by protective measures to ensure free from pollution and shall not be made any inconvenience to general public.
6. The water supply to the project is to be tapped from the ground water source presently and the sewerage system of the premise shall be presently through Sewerage Treatment Plant (STP) at subsequently the water supply and sewerage connection is to be taken from public source as per the conditional NOC given by PH Department vide their office Letter no.7028, dt.-8.6.09. Th

3

and quality of the drinking water shall be ensured by the applicant/developer/society owner.

7. The level of the site is to be raised suitably with proper gradient towards the road/drainage side so that the storm water shall be discharged smoothly into the public/natural drain.
8. All storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Regulation-44 of Regulation, 2008.
9. The sewerage treatment plant so approved in the proposal shall be strictly made operational as per the specification & design recommended by PH Consultant and shall be maintained by the applicant/developer/society owners at their own cost.
10. The internal water supply, sanitation system, fire fighting installations, ground water recharging pits, etc. is to be constructed and operated as per the NBC 2005 & specification and design given by respective consultant.
11. No waste/untreated water shall be disposed off outside the premises or into the public drain in any manner.
12. Clearance from CESU is to be obtained in respect of power installation / connection for the proposed project before applying for Occupancy Certificate.
13. Adequate measures shall be taken for free entry and exit of vehicle into the basement and entry and exist to the premises shall be regulated as per the provision of Regulation 62 & 63 of Regulation 2008. The basement shall be adequately ventilated and lighted. The stilt floor which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
14. 20% of the parking space shall be exclusively earmarked for outside visitors.
15. 10% of open space area suggested in the plan shall be utilized for plantation purpose.
16. After completion of building with all other infrastructure facilities as per the specification design recommended by different agencies like BMC, PH Deptt. , Fire Prevention Officer etc. the applicant shall submit completion certificate in Form-VI (Part-I & II) & apply for issuance of occupancy certificate as per the provisions of Regulation.
17. The building shall not be occupied fully or partly before issuance of occupancy certificate by B.D.A
18. If the construction / development are not as per the approved plan / deviated beyond permissible norms the security deposit shall be forfeited and separate action shall be initiated against the builder / owner as per the provisions of the ODA Act, 1982 Rules and regulations made there under

19. **The Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural defects and the Authority is no way be held responsible for the same in what so ever manner, it may be.**
20. 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.
21. The applicant is to construct the building strictly as per the approved plan & fulfill all other stipulated conditions of this permission letter, failing which action shall be taken as per the provisions of ODA Act 1982, ODA Rules 1983 & Building Regulations 2008.
22. The number of dwelling units so approved shall not be changed in any manner.
23. The applicant/developer/land owner shall cause to register an Association of Apartments Owners as required under the Orissa Apartment Ownership Act. 1982 before applying for occupancy certificate for 50% or more for floor area.
24. The builder shall submit a copy of the agreement it has entered into with the apartment owners Society to B.D.A/BMC. This agreement shall contain the terms of maintenance of public utilities.
25. No advertising hoardings/ signage/ outdoor display structures etc. are allowed to be installed on the roof top without prior approval of the Local Authority. A light has to be provided at the roof top for sighting the height of the building by the Air services personal.


Authorized Officer