



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

FORM-II

[See Regulation-9 (4)]

No. 22520 /BDA, Bhubaneswar,  
File No. **BP2B-1116/13**

Dated. 22/06/21

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 Utkal Builders Ltd. Director- Sarad Kumar Baid.

for Construction of **Stilt + 5** storied **Residential Apartment** building over Plot No. 410, Khata No. 459, Mouza-Laxmisagar, Unit-31, Bhubaneswar in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters;

**Plot area -798.92 Sq.mtr**

Covered area	approved	Proposed use
Stilt floor	481.48 Sqm	Parking-451.32 Sqm Service-30.16 Sqm
First floor	408.95 Sqm	Residential
Second floor	408.95 Sqm	Residential
Third floor	408.95 Sqm	Residential
Fourth floor	408.95 Sqm	Residential
Fifth Floor	408.95 Sqm	Residential
F.A.R. area	2074.89 Sqm	-
Parking	451.32 Sqm(Entire Stilt area)	-
Total Built up area	2526.21 Sqm	
No. of Dwelling Units	10 Nos	

Set backs	Required	provided
Front Set back	3.0	3.74
Rear Set back	3.0	3.10
Left side	3.0	3.01
Right side	3.0	3.01
FAR	4.00(Permissible) 2.00(Base)	2.76
Height	--	14.95

1. The building shall be used exclusively for **Residential 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. Parking space measuring **451.32 Sq.m** 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 **16.5 M & 3.64 M** in width.
5. The land in question must be in lawful ownership and peaceful possession of the applicant.
6. The applicant shall free gift xxx sft/sq,mtr wide strip of land to the xxxx Corporation/Municipality for further widening of the road to the standard width.
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. (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.
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 and
- (d) 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. The persons to whom a permission 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; and  
(b) A copy of approved drawings and specifications.

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 /submission of the following;

item	Amount (in Rs)	Amount in words
Scrutiny fee/	Rs.15,512 /-	Rupees Fifteen thousand five hundred twelve only
Sanction fee	Rs.1,26,311 /-	Rupees One lakh Twenty six thousand Three hundred eleven only
CWW Cess	Rs.4,75,686 /-	Rupees Four lakhs seventy five thousand Six hundred eighty six only
Security fee	Rs.2,52,621 /-	Rupees Two lakhs fifty two thousand six hundred twenty one only
Purchasable FAR	Rs.37,54,366/-	Rupees Thirty seven lakhs Fifty four thousand Three hundred sixty six only
	Deposited- Rs.9,38,592 /-	Deposited-Rupees Nine lakhs Thirty eight thousand five hundred ninety two only <ul style="list-style-type: none"> <li>• Balance Purchasable FAR Rs.28,15,774 /- (Rupees Twenty eight lakhs Fifteen thousand Seven hundred seventy seven only shall be deposited as per Clause-8(4), ODA (P&amp;BS) Rule-2020.</li> </ul>

17. **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 Rule 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.

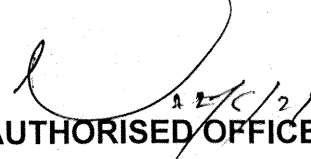
- III. 20% of the parking space in group housing/apartment building shall be exclusively earmarked for ambulance, fire tender, physically handicapped persons and outside visitors with signage as per norms, ODA(Planning & Building Standards) Rules-2020.
- IV. Atleast 80 sqm per one tree of the land area shall be developed for plantation and landscaping and maintained as per Rules-30.
- V. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- VI. 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.
- 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 Rule.
- 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 BMC, PHED, shall be adhered to strictly. All the fire fighting installation etc are to be ensured and maintained by the applicant as per Odisha Fire Prevention and Fire Safety Rules-2017.**
- XI. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
- XII. **Adhere to the provisions of BDA (Planning & Building Standards) Rules-2020 strictly and conditions thereto.**
- XIII. **The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.**
- XIV. **The number of dwelling units so approved shall not be changed in any manner.**
- XV. **The applicant shall deposit balance Purchasable FAR Rs.28,15,774 /- (Rupees Twenty eight lakhs Fifteen thousand Seven hundred seventy seven only as per Clause-8(4), ODA (P&BS) Rule-2020 as per the affidavit executed on 22.06.21.**

By order

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

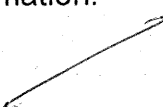
Memo No. 22521 /BDA, Bhubaneswar, Dated 22/06/21

Copy forwarded alongwith **two copies** of the approved plan to Sarad Kumar Baid Plot No.777, Saheed Nagar, Bhubaneswar-751007 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