



BHUBANESWAR DEVELOPMENT AUTHORITY

Form-II (Order for Grant of Permission)

Letter No. BNB/5127/2023, Bhubaneswar,

Dated- 06/05/2023

e-BPAS Application No: BNB190072

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982(Orissa Act,1982) is hereby granted in favor of **Mr. Bishnu Prasad Panda, (Director)** PANDA INFRATECH LIMITED, for construction of **S+5 STORIED, RESIDENTIAL APARTMENT (MIG CATAGORY) OVER PLOT NO. -180, 181, 179,178, KHATA NO -: 333/711, 333/685, 233, 299, MOUZA:-ALARPUR THANA:-BALIANTA, DIST:-KHURDA** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions:-

Parameters:

- Total plot area (as per document) : 4095.24 Sqm
- Total plot area (as per possession) : 4040 Sqm

Item	Proposed Area		Total Built up Area	Proposed use & No. of Dwelling Units of each floor
	FAR Area (in Sqm.)	Excl. FAR Area (in Sqm.)		
Stilt floor	108.69 (Service)	2878.79 (Parking) 77.94 (Service)	3065.42 (Parking+Service)	Parking+Service
First Floor	2353.63	0.0	2353.63	Residential, 15 Units
Second Floor	2353.63	0.0	2353.63	Residential, 15 Units
Third floor	2353.63	0.0	2353.63	Residential, 15 Units
Fourth Floor	2353.63	0.0	2353.63	Residential, 15 Units
Fifth Floor & Society	2112.86 73.00	0.0	2185.86	Residential+ Society, 13 Units
Terrace	0.0	99.26	99.26	
Total Area	11709.07	3055.99	14765.06	
Parameters		Required	Proposed	
No. of staircases		3 Nos.	3 Nos.	
No. of Lifts		3 Nos.	4 Nos.	
Plantation (1no of tree per 80Sqm.)		51 Nos.	66 Nos.	

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Parking	2927.26 sqm (25% of FAR Area)	2946.80 sqm (2878.79 Covered +68.01 Open)
F.A.R.	3.00 (Max. Permissible FAR) 2.00(Base FAR)	ACHIEVED-2.89 (Base FAR- 2.00, Incentive for MIG – 0.25, Purchasable FAR – 0.64)
Building Height	14.87 Mtr (excl. stilt floor height of 2.40 mtr)	
Recharging Pit	4 Nos. @ 45.0cum	
No. of Units	73 Nos.	

- **Setbacks approved to be provided**

Item	Required(in Mtr)	Provided (in Mtr)
Front Set back	3.00	3.30
Rear Set back	3.00	3.13
Left side	3.00	3.31
Right side	3.00	3.30

1. The building shall be used exclusively for **Residential Apartment (MIG)** 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. Total Parking space measuring **2946.80 Sqmt (2878.79 Sqm in stilt parking+ 68.01 in open parking)** 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. This includes Visitor Parking of **302.63 Sqmt (241.15 Sqm closed parking+ 61.48 open parking)** (10 % of total parking requirement).
4. The land over which construction is proposed is accessible by an approved means of access of **9.14 Mtr. (Nine point one four mtr)** in width.
5. The land in question must be in lawful ownership and peaceful possession of the applicant.
6. 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.
7. (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 ODA (Planning & Building Standards) Rules 2020, 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.
8. 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.
9. 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.
- 10. 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.
 - (d) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- 11. The applicant is allowed to allot the residential flats to MIG category of beneficiaries only.**
- 12. The applicant shall abide by the provisions of Rule no.15 of ODA (P&BS) Rules, 2020 with regard to third party verification at plinth level, ground level & roof level. Any deviation to the above shall attract penalty as per the provision of the same.**
13. (a) In case the full plot or part thereof on which permission is accorded is agricultural kism, the same may be converted to non-agricultural kism under section-8 of OLR Act before commencement of construction.
- (b) The owner/applicant shall get the structural plan and design vetted by the institutions identified by the Authority for buildings more than 30 mtr height before commencement of construction.
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

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during the construction of building and for such period thereafter as required by the Authority.

- 15.** The persons to whom a permit 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.
- 16.** 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.
- 17.** 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.

18. This permission is accorded on deposit /submission of the following;

Item	Amount (in Rs)	Amount in words
Sanction fee	Rs 7,38,253/-	Rupees Seven Lakhs Thirty Eight Thousand Two hundred fifty three Only .
CWWC	Rs 9,83,784/-	Rupees Nine Lakhs Eighty Three Thousand Seven hundred Eighty Four Only (1/3rd of total fees paid)
Compounding Fees for Regularization of Unauthorized Sub-Plot	Rs 7,95,201 /-	Rupees Seven Lakhs ninety five thousand Two hundred one Only.
Scrutiny Fees	Rs 1,68,101/-	Rupees One Lakhs Sixty eight Thousand One hundred One only
Charges for Purchasable F.A.R	Rs 6,44,460 /-	Rupees Six Lakhs Forty Four thousand Four Hundred Sixty Only (1/4th of total fees paid)
Shelter Fee	Rs 13,43,128/-	Rupees Thirteen Lakhs Fourty Three thousand One hundred Twenty Eight Only (1/4th of total fees paid)

- 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 9,83,784/-** which is **1/3rd of total fees payable fees Rs. 29,51,351/-**. Applicant shall pay the remaining 2/3rd of the Construction Workers Welfare Cess amounting to **Rs. 19,67,568/-** in two installments in the next two consecutive years in the manner as per table below failing which the Occupancy Certificate shall not be issued.

- As Applicant has opted to pay the **Shelter Fees** in four installments as per the provisions of HFA Policy, the permission is granted on payment of **Rs 13,43,128/-** which is **1/4th of total fees payable fees Rs. 53,72,511/-**. Applicant shall pay the remaining 3/4th of the Shelter Fees amounting to **Rs. 40,29,384/-** in three installments in the manner as per table below failing which the Occupancy Certificate shall not be issued.
- As Applicant has opted to pay the Charges for purchasable **FAR** in four installments as per the provisions of ODA (Planning and Building Standards) Rules, 2020, the permission is granted on payment of **Rs. 6,44,460/-** which is **1/4th of total fees payable fees Rs. 25,77,540/-**. Applicant shall pay the remaining 3/4th of the Charges for purchasable FAR amounting to **Rs. 19,33,380/-** in three installments in the manner as per table below failing which the Occupancy Certificate shall not be issued.
- Applicant has submitted fee receipt of 1% of project cost amounting **Rs. 23,19,525** towards External Infrastructure Development Fees paid to Project Director, DRDA, Khordha. As Applicant has opted to pay the **EIDP** Fees in installments as per the provisions of ODA (Planning and Building Standards) Rules, 2020, the permission is granted on payment of **Rs. 9,79,573/-**. Applicant shall pay the remaining EIDP fees amounting to **Rs. 13,39,952/-** in the manner as per table below failing which the Occupancy Certificate shall not be issued.

Schedule of payment of Fees/ Charges (in Rupees)			
Construction worker welfare Cess (CWWC)	1st installment	9,83,784	Paid
	2nd installment	9,83,784	To be paid before 05.05.2024
	3rd installment	9,83,784	To be paid before 05.05.2025
	Total	29,51,351	
Shelter Fees for mandatory 10% EWS Housing (carpet area) @ 25% of construction cost of EWS housing	1st installment	13,43,128	Paid
	2nd installment	13,43,128	To be paid before 05.05.2024
	3rd installment	13,43,128	To be paid before 05.05.2025
	4th installment	13,43,128	To be paid before 05.05.2026
	Total	53,72,511	
Charges for Purchasable FAR Area	1st installment	6,44,460	Paid
	2nd installment	6,44,460	To be paid At the time of Plinth level
	3rd installment	6,44,460	To be paid At the time of Ground Floor Roof Casting

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	4th installment	6,44,460	To be paid At the time of application of occupancy certificate
	Total	25,77,540	
EIDP Fee (To be paid to PD, DRDA, Khordha	1st installment	6,35,884	PAID to PD, DRDA, Khordha , Vide letter no.5522 on dtd-15.12.2021
	2nd installment	3,43,689	PAID to PD, DRDA, Khordha , Vide letter no.1309 on dtd-13.04.2022
	3rd installment	6,69,976	To be paid after completion of Ground Floor Roof Casting
	4th installment	6,69,976	To be paid at the time of application of occupancy certificate
	Total	23,19,525	

If not paid within such time as mentioned above, then interest rate of SBI PLR shall be imposed and occupancy certificate shall not be issued without realizing the total amount including interest.

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

- I. The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/Clearances given by Fire Prevention officer/National Airport Authority/SEIAA, Ministry of Forest & Environment/PHED etc wherever applicable.
- II. Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Rule 47 of ODA (Planning & Building Standards) Rules 2020.
- III. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- IV. 30% 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 Rule 37 of ODA (Planning & Building Standards) Rules 2020.
- V. Plantation for one tree per 80 sqm of plot area made by the applicant as per provision under Rule 30 of ODA (Planning & Building Standards) Rules 2020.
- 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 Regulations 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 Regulation.
- IX. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC/BDA before commencement of construction.
- X. **Applicant shall allot the units to Beneficiaries pertaining to exclusively as applicant has availed special incentive w.r.t. FAR and relaxation in Parking Norms for the purpose.**
- XI. **All the stipulated conditions of the NOC/Clearances given by Project Director, DRDA, Khordha & CGWA vide NOC no-CGWA/NOC/INF/ORIG/2021/11161 shall be adhered to strictly.**
- XII. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
- XIII. **Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.**
- 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 before the ORERA as per affidavit submitted before commencement of work.**
- XVIII. **The applicant shall install Rooftop P.V. system as per BDA Regulations.**
- XIX. **The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.**
- XX. **The number of dwelling units so approved shall not be changed in any manner.**

Namita Mohanty

Digitally signed by NAMITA MOHANTY
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cn=NAMITA MOHANTY

Junior Town Planner
Bhubaneswar Development Authority.

Panda Infratech Limited

Bishnu Prasad Panda
Director

