



BHUBANESWAR DEVELOPMENT AUTHORITY
AKASH SHOVA BUILDING, LOK SEVA MARG, BHUBANESWAR.

FORM-II

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

No. 21545/BDA, Bhubaneswar,
File No.-Planning (GIS)-117/2023

Dated...30.06.23

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982 (Act 14 of 1982) is hereby granted in favour of EVOS Buildcon Pvt. Ltd , MD Kalinga Keshari Rath for;

Proposed Block-1 (S+5) storied and Block-2 (S+5) Storied Apartment (MIG Category) over Plot No-210/1712, 209/1711, 206.210 & 209 Khata No-391/1275,391/1276 & 391/1276 Mouza- Uttarasan within the Development Plan Area of Bhubaneswar subject to following parameters and conditions/restrictions;

1. AREA STATEMENT (in Sq.m);

Plot area: 4655.57 Sq.mtr (Document)

Plot area: 4651.76 Sq.mtr (Possession)

Road affected area: 251.89 Sq.mtr

Net Plot area: 4399.87 Sq.mtr

BLOCK-1				
Floor	FAR Area (in Sq.m)	Carpet Area (In Sq.m)	Built-up Area (in Sq.m)	Occupancy/sub occupancy
Stilt Floor	107.80	0.00	2862.10	Medium Incoming Housing
1 st Floor	1813.57	990.52	1813.57	Medium Incoming Housing
2 nd Floor	1913.08	1425.28	1913.08	Medium Incoming Housing
3 rd Floor	1913.08	1425.28	1913.08	Medium Incoming Housing
4 th Floor	1913.08	1425.28	1913.08	Medium Incoming Housing
5 th Floor	1913.08	1425.28	1913.08	Medium Incoming Housing
Total	9573.69	6691.64	12327.99	-
BLOCK-2				
Stilt Floor	13.96	0.00	92.64	Medium Incoming Housing
1 st Floor	89.54	61.25	89.54	Medium Incoming Housing
2 nd Floor	89.54	61.25	89.54	Medium Incoming Housing
3 rd Floor	89.54	61.25	89.54	Medium Incoming Housing
4 th Floor	89.54	61.25	89.54	Medium Incoming Housing
5 th Floor	89.54	61.25	89.54	Medium Incoming Housing
Total	461.66	306.25	540.34	-
Total (Block-1+Block-2)	10035.35	6997.89	12868.33	

Total Built-up Area:	12868.33 Sq.m
Total FAR Area:	10035.35 Sq.m
• FAR area upto Base FAR (2.00)	8799.74 Sq.m
• FAR area above Base FAR	1235.61 Sq.m
➤ Incentive FAR in respect of MIG units under Rule 74 of ODA (P&BS) Rules, 2020	1099.96 Sq.m
➤ Purchasable FAR area	131.99 Sq.m
Carpet Area	6997.89 Sq.m
Total F.A.R.	2.28
Total Parking Provided(against requirement of 2508.84 Sqm)	2816.92 Sq.m

House Owner's Society Office & Assembly area (in 1 st Floor)	104.45 Sq.m
No of Trees	60 Nos
Dwelling Units	104 (Block-1:-94+Block-2:-10)
Ground Coverage	67.16%

2. SETBACKS AND BUILDING HEIGHT (in meter)

BLOCK-1			
Setback	Required (in Mtr)	Provided (in Mtr)	Building Height
Front	3.00 mtr around the building	3.00	14.95 Mtr
Rear		3.00	
Left Side		3.00	
Right Side		5.23	
BLOCK-2			
Setback	Required (in Mtr)	Provided (in Mtr)	Building Height
Front	3.00 mtr around the building	3.00	14.95 Mtr
Rear		6.31	
Left Side		6.33	
Right Side		3.30	

3. PARKING

Use/Activity	Type of Parking	Required (In Sq.mtr)	Provided (In Sq.mtr)
Residential (MIG-25%)	Stilt Parking	2508.84	2816.92
	Total Parking	2508.84	2816.92
	EV Parking (30% of Required Parking)	752.65	752.65
	Two Wheeler Parking	82.00	82.00
	Visitors Parking (10% of Required Parking)	250.88	281.69

- 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 this permission endorsement.
- Parking space measuring 2816.92 Sq.m** (in Stilt floor) as shown in the approved plan shall be exclusively used 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 **15.24 Mtr.** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- Applicant shall submit the undertaking towards free gift the proposed road affected area.**
- The permission granted under these rules/regulations shall remain valid upto three years from the date of issue.**
- 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.

12. If any dispute arises with respect to right, title interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.
13. Any construction and development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority.
14. (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 Organisation/Architect 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 shall 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.

15. **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 provisions of the Rules/ regulations;
- (b) Obtain, wherever applicable from the competent Authority permissions/clearance required in connection with the proposed work;
- (c) Ensure that the **Completion Certificate** in Form XVII (as appended to ODA (CAF) Rules, 2016) is issued by the Project Management Organisation engaged by him on completion of the building for submission of the same to the Authority for verification and issuance of Occupancy Certificate.
- (d) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (e) 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.

16. **This permission/ regularization is accorded on deposit of following;**

Sl.No.	Item	Amount	Amount in words
1	Sanction Fee	Rs. 6,43,417/-	Rupees Six lakh forty three thousand four hundred seventeen only
2	Scrutiny Fee	Rs. 1,28,492/-	Rupees One lakh twenty eight thousand nine hundred thirty three only
3	Purchasable FAR	Applicable Rs. 11,01,467/-	Applicable- Rupees Eleven lakh one thousand four hundred sixty seven only

		Deposited- Rs. 2,75,367/-	Deposited- Rupees Two lakh seventy seven thousand three hundred sixty seven only <i>Note: Deposited 1st instalment i.e. 1/4th of the applicable fee, in accordance with Clause no. 4.1.1.5 (b) of the Policy for Housing for All in Urban Areas, Odisha, 2015 notified vide H&UD Department's notification number 1810-HUD-HU-POLICY-0002-2018/HUD dated 29.12.2020</i>
4	Shelter fee	Applicable- Rs. 41,15,264 /- Deposited- Rs. 10,28,816 /-	Applicable- Rupees Forty one lakh lakh fifteen thousand two hundred sixty four only Deposited- Rupees Ten lakh twenty eight thousand eight hundred sixteen only <i>Note: Deposited 1st instalment i.e. 1/4th of the applicable fee, in accordance with Clause no. 4.1.1.5 (b) of the Policy for Housing for All in Urban Areas, Odisha, 2015 notified vide H&UD Department's notification number 1810-HUD-HU-POLICY-0002-2018/HUD dated 29.12.2020</i>
5	Construction Workers Welfare Cess (CWWC)	Applicable- 17,18,829/- Deposited- Rs.5,72,943/-	Applicable- Rupees Seventeen lakh eighteen thousand eight hundred twenty nine only Deposited- Rupees Five Lakh seventy two thousand nine hundred hundred eighty nine only <i>Note: Deposited 1st instalment i.e. 1/3rd of the applicable fee, in accordance with BDA Office Order No. 30015/BDA dated 12.12.2019.</i>

17. The applicant shall deposit the subsequent installments towards deposit of fees, as per the following.—

- I. The applicant shall deposit the balance Shelter fee amounting to Rs.30,86,448/- (Rupees Thirty lakh eighty six thousand four hundred forty eight only) as per Clause no. 4.1.1.5 (b) of the Policy for Housing for All in Urban Areas, Odisha, 2015 notified vide H&UD Department's notification number 1810-HUD-HU-POLICY-0002-2018/HUD dated 29.12.2020
- II. The applicant shall deposit the balance Construction Workers Welfare Cess (CWWC) amounting to Rs.11,45,886/- (Rupees Eleven lakh forty five thousand eight hundred eighty six only) as per BDA Office Order No-30015 dt.12.12.2019.
- III. The applicant shall deposit the balance Purchasable FAR amounting to Rs.8,26,100/- (Rupees Eight lakh twenty six thousand One hundred only) as per Rule 8 (4) of ODA.(P&BS) Rules, 2020.

18. Other conditions to be complied by the applicant are as per the following;

- I. Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.
- II. 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.
- III. 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.

- IV. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/ closed in any manner.
- V. 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.
- VI. 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.
- VII. 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
- VIII. 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.
- 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 Regulation.
- X. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC/BDA before commencement of construction.
- XI. 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.
- XII. All the stipulated conditions of the NOC/Clearances given by Project Director, DRDA, Khordha & CGWA shall be adhered to strictly.
- XIII. No storm water/water shall be discharged to the public road/public premises and other adjoining plots.
- 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 obtain ORERA registration as per the affidavit submitted by applicant and submit the ORERA Registration Certificate at the time of submission of application for issue of Occupancy Certificate. Further, you are required to comply the provisions of Real Estate (Regulation and Development) Act, 2016.
- 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.

By order


PLANNING MEMBER/AUTHORISED OFFICER
 Bhubaneswar Development Authority

Memo No. 21546/BDA, Bhubaneswar, Dated 30.06.23

Copy forwarded along with **two copies** of the approved plan M/s Evos Buildcon Pvt Ltd, MD Sri Kalinga keshari Rath, Plot no-M/76, Housing Board Colony, Baramunda, 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 ,Odisha, Bhubaneswar/Enforcement Section, BDA, Bhubaneswar.


PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority

Date: 15/07/2023

To
The Chairperson
Odisha Real Estate Regulatory Authority
Bhubaneswar

Sub: Clarification regarding the objection Dtd:11/07/2023 against project "Evos Anandika"

Sir,

With reference to the subject cited above I do clarify the objections raised by ORERA on registration of our project "Evos Anandika" Dtd:11/07/2023 as follows:

1. Plot Details: 1, 2, 3, 4 and 5:

It is clarified that the on Plot Details :5 wrongly mentioned the plot area of Plot No: 209 , plot area of 91 sqmt instead of 182.17 sqmt. Total plot area is as per RoR is 4655.57 sqmt and plot area in possession : 4651.76 sqmt , road affected area: 251.89 sqmt from Plot No; 206 which is mentioned in the approval plan . The project area applied for 4399.87 after deducting the road affected area as per the instruction of BDA, which may kindly be seen and considered.

2. Building Plan approval Letter and site plan Drawing:

It is to clarify that the Khata numbers as per RoR , clearly mentioned in the Site Plan , Drawing plan, cadastral and in all documents and affidavits but in approval letter Khata No: 391/1276 mentioned twice (one Khata No: 391/1276 and another is 391/1277) which is a typographical error, may kindly seen and considered.

3. Geo-coordinates of project area : Location Map with Geo-coordinates of bend points.

Location Map with Geo-coordinates of bend points updated after deducting the road affected area on plot No: 206 adjoining to 15.24 Mtr. Government Road.

4. Number of Towers/ Blocks


As per approve plan total number of Tower is 2 and 6 nos. of block.




5. Total No. of Residential Units:104, Residential/Garage and Parking Details

It is to clarify that the entire 104 units are belongs to the promoter and it is rechecked carefully and found correct for your kind information and consideration.

In view of the above, I request for your kind consideration and further approval of my project.

Yours Sincerely

Evos Buildcon Pvt. Ltd.

Managing Director

 Corporate Office: Plot No.- M/76, Housing Board Colony, Baramunda, Bhubaneswar Odisha-751003.
 0674-2355100  E-mail:support@evos.co.in
CIN No-U701010R2010PTC012674



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