



BHUBANESWAR DEVELOPMENT AUTHORITY
AKASHSHOVABUILDING, SACHIVALAYAMARG, BHUBANESWAR.

FORM-II

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

No. 40292/BDA, Bhubaneswar,

Dated 22.11.2022

File No. BPBA-RN-48/221

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 **Smt. Bhabani Mishra & Sri. Tarini Prasad Mishra** represented through **GPA Holder Sri. Tapas Kumar, MD, Maa Santoshi Engineers Pvt. Ltd.**

for **Regularization** of existing construction of **S+4 storied Residential Apartment** over **Revenue Plot No-104 & 105, Khata No-668/361 & 668/315** in **Mouza: Bhagabanpur**, Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions:

1. AREASTATEMENT(In Sqm.)

Plot Area—566.62Sqm.

Items	Approved (in Sq. Mtr.)	Existing Area / Use (in Sq. Mtr.)	Deviation (in Sq. Mtr.)
Stilt floor	310.30 Sqm	(Service Area - 19.10Sqm) + (Parking Area - 297.31 Sqm) = Total Area - 316.41 sqm.	6.11 Sqm
First floor	284.00 Sqm.	316.41 Sqm. (Residential)	32.41 sqm
Second floor	284.00 Sqm.	316.41 Sqm. (Residential)	32.41 sqm
Third floor	284.00 Sqm.	316.41 Sqm. (Residential)	32.41 sqm
Fourth floor	284.00 Sqm.	316.41 Sqm. (Residential)	32.41 sqm
Total Built-up Area	1446.30 Sqm.	1582.05 Sqm	135.75 Sqm.
Total F.A.R Area	1284.74 Sqm		
F.A.R	2.267		
No of Dwelling Units	12 No's		
House Owners Society Office	12.04 Sq.m (In the 4 th floor)		
Total parking provided	297.31 Sq. Mtr. (Considering the provision of Rule No.- 37(13) of ODA (P & BS) Rules, 2020)		
Plantation provided	08 Nos. @ 1 tree per 80 sq. Mtr. of plot area		

Set Backs and Building Height

Items	Required	Approved	Existing
Front Set back	3.0 Mtr.	3.56 Mtr.	3.68 Mtr.
Rear Set back	3.0 Mtr.	3.00 Mtr.	2.76 Mtr.
Left Side	3.0 Mtr.	2.14 Mtr.	2.14 Mtr.
Right Side	3.0 Mtr.	2.14 Mtr.	2.14 Mtr.
Height	14.69 Mtr. from Plinth Level		
Parking	297.31 Sq. Mtr.		

2. The building shall be used exclusively for **Residential Apartment (MIG Category)** purpose and the use shall not be changed to any other use without prior approval of this Authority.
3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
4. Parking space measuring **297.31 Sq. Mtr. (Stilt Floor)** as shown in the approved plan shall be left for parking of vehicles and no part of it will be used or any other purpose.
5. The land over which construction is proposed is accessible by an approved means of access of **12.20 Mtr** ,in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. **The permission granted under these rules/ regulations shall remain valid up to three years from the date of issue.**
8. 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 ODACAF Rules,2016.
9. (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 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 arrangements as per the naturally 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 NBC2016 and these rules/ regulations.
12. The owner/applicant shall;
- 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;
 - Obtain, wherever applicable from the competent Authority permissions/clearance required in connection with the proposed work;
 - Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - 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.
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.
15. **This permission is accorded on deposit of the following;**

Item	Amount (in Rs)	Amount in words
Scrutiny fee	INR 16,071.00	Rupees Sixteen Thousand Seventy One only.
Sanction fee	INR 6,788.00	Rupees Six Thousand Seven Hundred Eighty Eight only
Compounding fee for deviated construction	INR 57,537.00	Rupees Fifty Seven Thousand Five Hundred Thirty Seven only.
Purchasable FAR	INR 49,977.00	Rupees Forty Nine Thousand Nine Hundred Seventy Seven only

16. **Other conditions to be complied by the applicant are as per the following:**
- 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.
- 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. At least 50% of the open space shall be pervious and 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. Rainwater harvesting structures shall be provided within the premises for collection and use of rooftop rainwater.
 - vi. Groundwater recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area.
 - vii. All the passages around the building shall be developed with permeable pavers block for absorption of rainwater and see page into the ground.
 - viii. **House owner's society office and assembly area** at the rate of one square meter floor space per flat shall be provided and the minimum area shall not be less than 12 square meters.
 - ix. The building shall not be put to any use other than the purpose for which the permission is accorded.
 - x. Rooftop Solar Energy Installation shall be provided as per ODA (Planning & Building Standards) Rules, 2020.
 - xi. The applicant shall provide micro-composting site/plant within the project premises to make own arrangement of solid waste management.
 - xii. 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.
 - xiii. 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.
 - xiv. 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.
 - xv. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
 - xvi. **The owner/ applicant/ Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/clearance of Public Health Engineering Division (PHED) vide letter no.13108 on dt.25.06.2015, NOC from BMC vide letter no.-9111 dated.28.05.2016, NOC from**

CGWA vide letter No. CGWA/ NOC/ INF/ ORIG/ 2020/7414 dated 17.02.2020. , NOC from CESU vide letter No. 7002(4) dated. 27.05.2020

- xvii. All the fire fighting installation etc are to be ensured and maintained by the applicant as per NBC-2016.
- xviii. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
- xix. **Adhere to the provisions of ODA (Planning & Building Standards) Rules-2020 strictly and conditions thereto.**
- xx. The number of dwelling units so approved shall not be changed in any manner.
- xxi. The applicant on its own cost shall develop the existing approach road with black to pup to the project site boundary.
- xxii. The applicant during the course of construction and till issue of occupancy certificate shall keep pasted in a conspicuous place a copy of the building permit and copy of approved drawing and shall place a display board on site with details and declaration as given at Annexure-I.

By Order

Durkave Mehanthy

PLANNINGMEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority.

Memo No. 40293/BDA, Bhubaneswar, Dated 22.11.2022

Copy forwarded along with **two copies** of the approved plan to **M/s Maa Santoshi Engineers Pvt.Ltd. Managing Director- Tapas Kumar**, Plot No-59/2919,Udayagiri Vihar, Patrapada, Ps- Khandagiri Bhubaneswar, for information and necessary action.

Durkave Mehanthy

PLANNINGMEMBER/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.

PLANNINGMEMBER/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.

PLANNINGMEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority



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

FORM-II

[See Regulation-9 (4)]

Dated 13-02-18

No. 3959 /BDA, Bhubaneswar,

File No. MBP3B-3416/14

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) **Tarini Prasad Mishra and Bhabani Prasad Mishra**

for construction of **Stilt + 4 storied Residential Apartment** building over **Plot No. 105 & 104 Khata No. 668/315 & 668/361 Mouza- Bhagabanpur** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters;

Plot area -566.62 Sq.mtr

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Stilt floor	310.30 Sqm	Parking	---
First floor	284.00 Sqm	Residential	03 (Three) nos.
Second floor	284.00 Sqm	Residential	03 (Three) nos.
Third floor	284.00 Sqm	Residential	03 (Three) nos.
Fourth floor	284.00 Sqm	Residential +Society	03 (Three) nos.
F.A.R.	2.00	-	Total-12 Nos.
Height	14.692 Mtr		
Parking	310.30 Sqm	-	-
Total Built up area	1446.30 Sqm		-

Set backs approved to be provided

Front Set back	3.56 Mtr.	
Rear Set back	3.00 Mtr.	
Left side	2.14 Mtr.	
Right side	2.14 Mtr	

1. 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.
2. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
3. Parking space measuring **310.30 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 **16.76 M (Sixteen point seven six meter)** 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 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 arrangements 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 and
 - (d) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
11. 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.

12. 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.

13. 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.

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

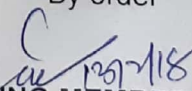
item	Amount (in Rs)	Amount in words
Scrutiny fee	7,800.00	(Seven thousand eight hundred) only
Sanction fee	72,315.00	(Seventy two thousand Three hundred fifteen) only.
Security deposit	7,23,150.00	(Seven lakhs Twenty three thousand One hundred fifty) only deposited in shape of B.G. vide No.4946IGPER000417 of Bank of Baroda. Dt.27.12.17

15. 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 Regulation-44 of BDA (Planning & Building Standards) Regulation, 2008.

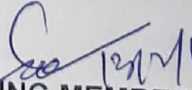
- Instruction of the buildings
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- II. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
 - III. 20% of the parking space in group housing/apartment building shall be exclusively earmarked for ambulance, fire tender, physically handicapped persons and outside visitors with signage as per norms under Regulation-35(11)(12) of BDA(Planning & Building Standards) Regulations'2008.
 - IV. Plantation over 20% of the plot area shall be made by the applicant as per provision under regulation 28 of BDA (Planning & Building Standards) Regulations'2008.
 - V. 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
 - 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 be 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 BMC, PHED, shall be adhered to strictly. All the fire fighting installation etc are to be ensured and maintained by the applicant as per.**
 - 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.**

By order


✓ PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority.

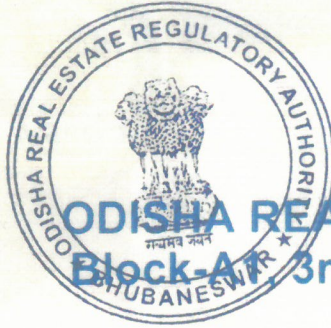
Memo No. 3960 /BDA, Bhubaneswar, Dated 13.02.18

Copy forwarded alongwith **two copies** of the approved plan to **Mr. Tapas Kumar, MD of Maa Santoshi Engineering Pvt Ltd, (GPA Holder), Plot No.59/2919, Patrapada, 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 informaton.



ODISHA REAL ESTATE REGULATORY AUTHORITY
Block-A/1, 3rd Floor, Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007

Form 'B'

(See Rule 5(1) of the Odisha Real Estate (Regulation and Development) Rules-2017)

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016, to the following project under **Project Registration Number- RP/19/2021/00541.**

"GALAXY ENCLAVE" (Residential Project, S+4, No. of Units-12) over Plot No.105, Khata No. 668/315, Plot No.104, Khata No.668/361, Mouza-Patrapada, Tahasil-Bhubaneswar, Bhubaneswar-751019, Dist. Khordha, Odisha .

1. **M/S. MAA SANTOSHI ENGINEERS PVT. LTD .**, having its registered office at Plot No. 59/2919, Udaygiri Vihar, Patrapara, Bhubaneswar-751019, Dist. Khordha, Odisha

2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale with the allottees in such format as prescribed under Rule 8(1) of the Odisha Real Estate (Regulation & Development) Rules-2017 henceforth;

(ii) The promoter shall execute a registered conveyance deed in favour of the allottee, along with the undivided proportionate title in the common areas to the association of allottees as provided in section, 17 of the Act.

(iii) The promoter in case of new project shall deposit seventy per cent of the amounts realised by the promoter in a separate & project specific account to be maintained in a scheduled bank to cover the cost of construction and the land cost and to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4. In case of ongoing project, 70% of the unspent balance as on date shall be deposited in a separate and project specific bank account and the proof of such deposit shall be submitted to the Authority within 30 days from the date issue of the Registration Certificate.

(iv) The registration shall be valid for a period commencing from **14.09.2021** and ending with **01.03.2022** unless extended by the Authority in accordance with the Act and the rules made thereunder;


(v) The promoter shall comply all the conditions imposed by the Planning Authority i.e. Bhubaneswar Development Authority, Bhubaneswar in the building plan approval Letter No. 3963 dtd.13.02.2018.

(vi) Permission for building and development plan under the ODA Act, 1982, granted by BDA, Bhubaneswar is valid upto 12.02.2021. Therefore the promoter shall not execute any agreement for sale or conveyance deed (sale deed) before obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e. BDA, Bhubaneswar.

(vii) The promoter shall follow the guidelines for advertisement of the project vide order No.2132/ORERA Dt.27.07.2021.

(viii) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;

(ix) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

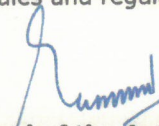

14/9/2021

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3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

**Dated: 14-09-2021,
Place: Bhubaneswar.**


14/9/2021.
**Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority**

**Additional Secretary
Odisha Real Estate Regulatory Authority**



M/S. MAA SANTOSHI ENGINEERS PVT. LTD.

Ref. No.....

Date..... 28-03-2023

To,
The Chairperson,
Real Estate Regulatory Authority,
Bhubaneswar, Odisha.

Sub: Clarification on name correction in the building plan approval letter.

Sir,

With reference to the subject cited above, I am to say that an objection is raised by your good office as follows:

The land owner as per ROR Bhabani Prasad Mishra, but Building Plan approved in the name of Smt. Bhabani Mishra , create discrepancy, needs to be rectified.

The RT Bhabani Prasad Mishra & Bhabani Mishra is the same person and it is the mistake committed by the plan approving Authority. Further this is to clarify you that in the approved plan the name is correctly mentioned as **Bhabani Prasad Mishra**. Also, I have applied for the name correction of land owner, a copy of the application is attached herewith for your kind reference.

In this regard, I request for your kind consideration and further approval of my project "Glaxy Enclave" for which I shall be highly obliged to you.

Thanking you
With regards

For Maa Santoshi Engineers' Pvt. Ltd.

Jayanta Kumar
Managing Director

Authorised Signatory
M/s Maa Santoshi Engineers Pvt. Ltd.



M/S. MAA SANTOSHI ENGINEERS PVT. LTD.

Ref. No.....

Date. 26/03/2023.....

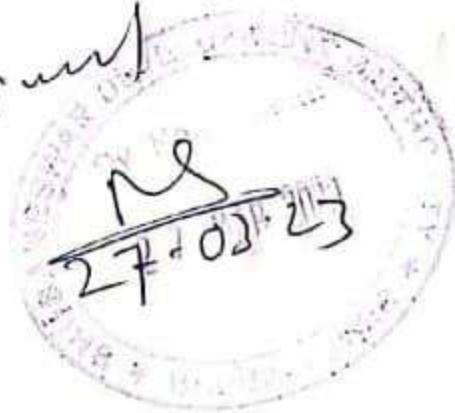
To,
The Planning Member,
Bhubaneswar Development Authority,
Bhubaneswar.

Sub:- (Rectification of name mentioned in D.D.A letter no. - 40292 DC:-
22.11.2022 vide file no:- BPAARN-48/22)

Respected Sir,

With due respect, Sri Tapas Kumar, M.D of M/s Maa Santoshi Engineers Pvt. Ltd., had got the regularization of (174) residential complex, at various Plot no:- 104 & 105 in the approved plan by mistakenly the owner name Sri Bhabani Prasad Mishra was written as Smt. Bhabani Mishra. So, it's a kind request to you and your good office to please rectify the name and issue a corrigendum letter to us.

Received



Yours faithfully,
For Maa Santoshi Engineers Pvt. Ltd.
Tapas Kumar
Managing Director