

CERTIFICATION
 This building plan is prepared as per Odisha Development Authorities (Plan and Building) Regulations, 2000.
 - The main road from the plot is less than 30M and residential building is less than 20.0 M.

SCHEDULE OF PROPERTY		
Plot Nos.	Khata No.	Sq. mt.
1140	355	0.237
1141	8131362	0.170
1142	155	0.070
1142/2360	8131372	0.084
1143	8131368	0.200
1146	8131374	0.210
1147	803	0.272
1138	44	0.578
1148	8131718	0.188
1929		7609.20
Total Plot		1929

AREA STATEMENT			
Floors	Commercial / Residential Services	Commercial / Residential Area	Fair Area
Ground Floor		1263.904	48.456
First Floor		1237.013	48.456
Second Floor		1157.057	48.456
Third Floor		1231.560	48.456
Fourth Floor		1403.510	48.456
Sub-Total		6003.074	242.280
6003.074			242.280

PERMISSION GRANTED UNDER SEC 13(3)(1) 938.422

PERMITTED TO CONSTRUCT 1002.517 SQ. MT. (1002.517 SQ. MT.)

PERMITTED TO CONSTRUCT 1002.517 SQ. MT. (1002.517 SQ. MT.)

PERMITTED TO CONSTRUCT 1002.517 SQ. MT. (1002.517 SQ. MT.)

Floors	Commercial / Residential Services	Commercial / Residential Area	Fair Area
Ground Floor		28.568	420.059
First Floor		450.667	28.568
Second Floor		450.667	28.568
Third Floor		450.667	28.568
Fourth Floor		450.667	28.568
Sub-Total		1626.266	142.540
1626.266			142.540

Block-C		
Ground Floor	282.727	282.727
First Floor	282.727	282.727
Second Floor	282.727	282.727
Third Floor	282.727	282.727
Fourth Floor	282.727	282.727
Sub-Total	1413.610	1413.610

Block-D		
Ground Floor	282.727	282.727
First Floor	282.727	282.727
Second Floor	282.727	282.727
Third Floor	282.727	282.727
Fourth Floor	282.727	282.727
Sub-Total	1413.610	1413.610

Grand Total		
6003.074	242.280	6245.354
1626.266	142.540	1768.806
7629.340	384.820	8014.160

LAND OWNERS NAME
 Sri. Chetan Kumar Tekariwal, GPA Holder Of
 Sri. Hadibandhu Senapati Smt. Sasmita Ray
 Smt. Laxmipriya Senapati Sri. Ramesh Chandra Khuntia
 Smt. Nalini Devi Sri. Kailash Chandra Khuntia
 Sri. Bijaya Kumar Ray Sri. Rahash Chandra Khuntia
 Sri. Dhananjaya Ray Sri. Subash Chandra Khuntia
 Sri. Mrutyunjay Ray Smt. Renubala Khuntia
 Smt. Sanjukta Ray Sri. Deepak Kumar Khuntia
 Smt. Sabita Ray

Sri. Vaibhav Agarwal GPA holder of
 Sri. Bikash Mohapatra
 Harshipriya Construction (P) Ltd., represented through its
 director Sri. Chetan Kumar Tekariwal.

Smt. Nalini Devi
 Sri. Bijaya Kumar Ray
 Sri. Dhananjaya Ray
 Sri. Mrutyunjay Ray

SINGATURE OF LAND OWNERS
 Chetan Kumar Tekariwal
 Vaibhav Agarwal
 Chetan Kumar Tekariwal
 Vaibhav Agarwal
 Smt. Nalini Devi
 Sri. Bijaya Kumar Ray
 Sri. Dhananjaya Ray
 Sri. Mrutyunjay Ray

PROJECT
 Revised Residential - cum - Commercial with Multiplex Building (Residential (MIG) - LB+UB+G+9, LB+UB+G+4 and G+2, Commercial LB+UB+G+4) of Sri Chetan Kumar Tekariwal (GPA Holder) and Sri Vaibhav Agarwal (GPA Holder) and Harshipriya Construction Pvt. Ltd. Represented by director Sri Chetan Kumar Tekariwal over HAL Plot No. 1140, 1141, 1142, 1142/2360, 1143, 1146, 1147, 1138 and 1148, Mouza: Baramunda, Bhubaneswar, Dist: Khurda.

TITLE
 APPROVAL DRAWING : SITE PLAN

ARCHITECT'S SIGNATURE
 Sudhakarini Choudhury
 COA/2000/28927

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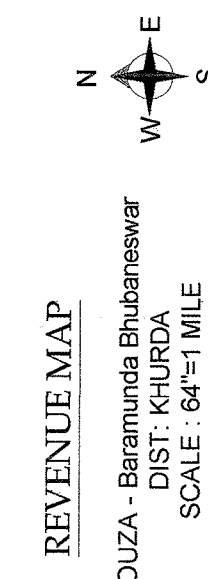
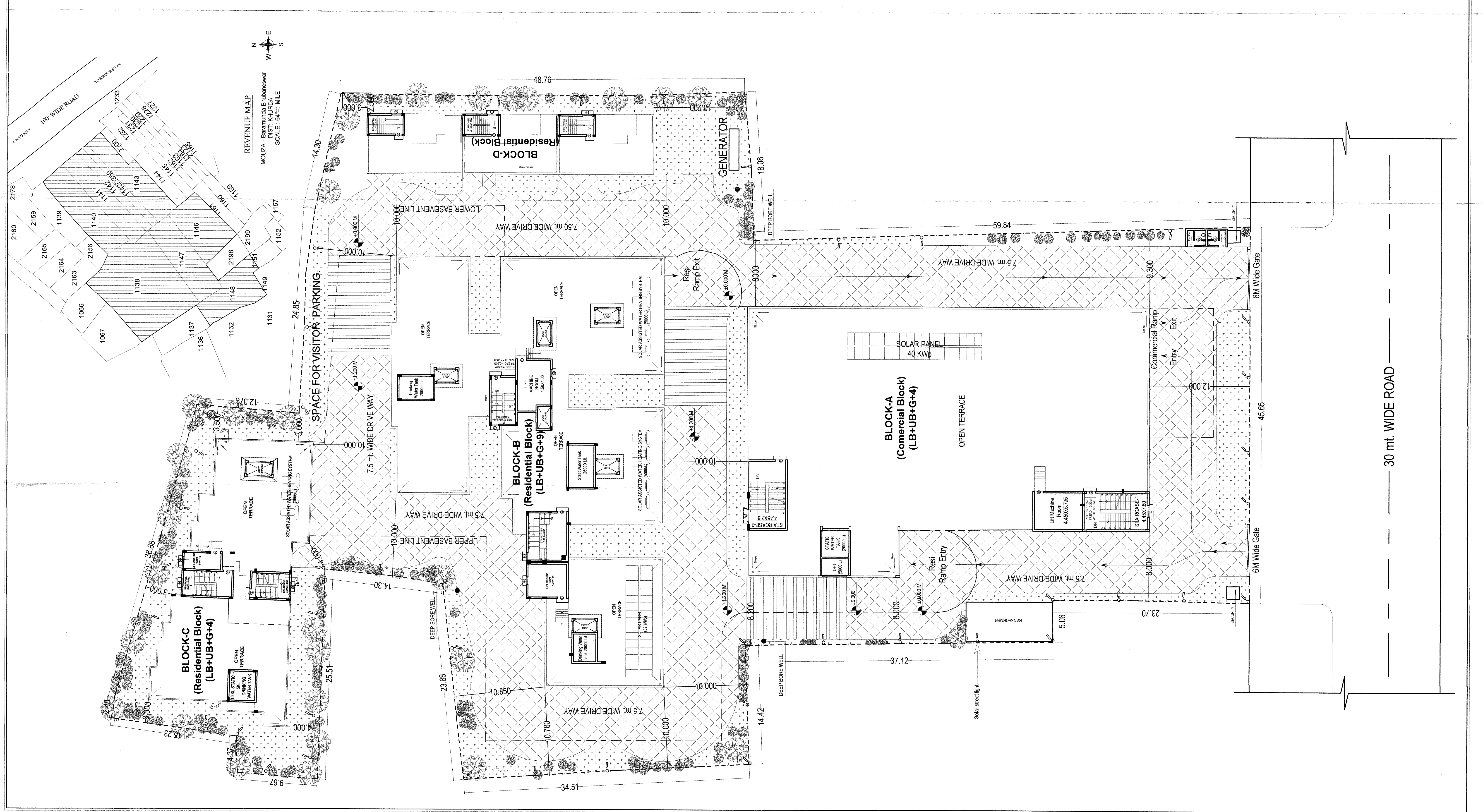
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 Scale
 Rev
 Prj No.
AR-01

THIS DRAWING AND DESIGN ARE THE SOLE PROPERTY OF P. SUDHAKARINI CHAUDHURY AND SHALL NOT BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

12-8-01-282-55-01

To,

Dt: 28.12.2021

The Honourable Chairman,
ORERA, Satya Nagar,
Bhubaneswar.

Sub: - Project **H P Square**, Baramunda, Bhubaneswar.

Ref: - Clarification of Site Plan Drawing.

Application No: - **ORERA1021506926**

Dear Sir,

In inviting a kind reference in respect of our captioned project "H P Square" at Mouza – Baramunda, Bhubaneswar, we submit the undernoted documents/papers for your kind information.

- (i) Indemnity Bond executed by the Director, Harshpriya Constructions (P) Ltd.
- (ii) Photo Copy of proceedings of the meeting of BMC held on 29.07.2020 along with forwarding Letter No. 31797 dated 06.08.2020.
- (iii) Photo Copy of Bhubaneswar Development Authority Project approval Letter No. 27906/BDA, Bhubaneswar dated 13.08.2021.

Thanking You,

Yours Faithfully,

For Harshpriya Constructions Pvt Ltd



Director

Encl: Above Three(nos).



ଓଡ଼ିଶା ओडिशा ODISHA

Regd. No. ON 20/94
382, Bhoi Nagar,
Bhubaneswar-751022

N 650070

INDEMNITY BOND

I, Mr. **Chetan Kumar Tekariwal**, aged about 65 years, S/O- Late. Mannalal Tekariwal, Director of the Company **M/s. Harshpriya Constructions (P) Ltd**, a company incorporated under the Company's Act having business office at 542, Saheed Nagar, Bhubaneswar, District-Khurda, Pin-751007 do hereby Indemnify as under:-

1. That I have been duly authorized by M/s. Harshpriya Constructions (P) Ltd to execute the Indemnity bond.
2. That the company is developing a project under the name and style of "**HP Square**" over Plot No- 1140,1141,1142,1142/2350,1143,1146,1147,1138 &1148 at Mouza- Baramunda (Bhubaneswar Sahar) , Bhubaneswar, Dist- Khurda.
3. That, for the Project of the executant "**HP Square**" at Mouza Baramunda a committee under the chairmanship of Commissioner BMC held on 29.07.2020 and communicated vide Letter No. 31797 Dt. 06.08.2020 have taken conscious decision for utilisation of Government Land till the Government gives permissive possession in respect of Plot No. 1233 connecting to the Project Land of the executant.
4. That Bhubaneswar Development Authority have accorded approval of the Project Plans in terms of their Sanction Letter No. 27906 dated 13.08.2021 of the above referred project.

For Harshpriya Constructions Pvt. Ltd.

C. K. Tekariwal

Director

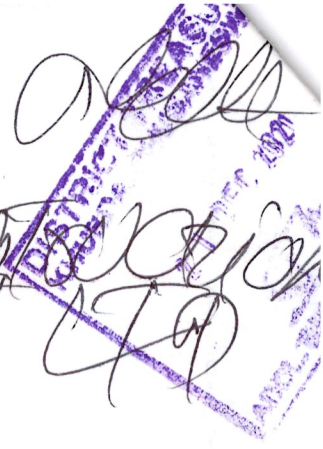


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ID-37
BALABHADRA PARIDA
STAMP VENDOR
BHUBANESWAR COURT

For the...
Director

5. That ,Now this Indemnity witness that, the executant, I Chetan Kumar Tekariwal as individual and on behalf of my company M/s Harshpriya Constructions (P) Ltd hereby covenants that I will at all times indemnify and keep harmless the customers/purchasers/allottees of this project, all claims and demands made and all actions and proceedings taken against them by any one in respect of the aforesaid project on any ground whatsoever.

That the facts stated above are true to the best of my knowledge and belief.

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Tekariwal

Director

Deponent

Natabar Mohanty Advr.

Advocate, BBSR.

(Identified by me)

Advr. Jagjeet Mohanty

Enrol. NO-D/2984/2011

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Tekariwal

Director

Deponent.



Signed before me

N. Mohanty

N. MOHANTY

NOTARY

28-12-2021
Regd. No. ON 20/94

382, Bhoi Nagar,
Bhubaneswar-751022



Bhubaneswar Municipal Corporation

Fax : 0674 - 2432000
E_mail : info@bmc.gov.in
Web : www.bmc.gov.in

X1-DO-11-34/10

No 31797 / Date 06/08/2020 /

To


The City Engineer, BMC, Bhubaneswar
The Additional Commissioner-II, BMC, Bhubaneswar
The S.E. Central Circul (R & B), Bhubaneswar
The Planning Member, BDA, Bhubaneswar
The Municipal Planner, BMC, Bhubaneswar
The Secretary OSHB, Bhubaneswar
The Land Officer G.A. Dept., Bhubaneswar
The Saroj Kumar Mohapatra, AEE BMC, Bhubaneswar
The Antarjyami Patra, AEE, BMC, Bhubaneswar

Sub: Proceeding of the meeting regarding permission for utilization of Govt land in front of proposed construction. (I) over plot no-1146, 1142/2350, 1148 and others mouza Baramunda and (II) over plot no-372 and others mouza Bomikhal, Bhubaneswar.

Sir,

Please find enclosed herewith the proceeding of the meeting cited above held at Mini Conference Hall of BMC on dtd 29.07.2020 under Chairmanship of Commissioner BMC.

Yours faithfully


Executive Engineer, Div. No. II
Bhubaneswar Municipal Corporation

PROCEEDING

1.	Meeting	Permission for utilization of govt land in front of proposed construction (i) over plot No.1146, 1142/2350,1148 & others Mouza-Baramunda and (ii) over plot No.372 & others Mouza-Bomikhal.
2.	Chairperson	Commissioner, B.M.C.
3.	Date	29.07.2020
4.	Time	4.00 P.M.
5.	Venue	Mini Conference hall of BMC
6.	Members Present	Annexure-I

(i) Project No.1.

Planning Member, BDA explained that a proposal is submitted in BDA for construction of one block of LB+UB+G+9 multistoried Residential Apartment, one B+G+4 and one LB+UB+G+4 storied commercial-cum-multiplex building and three nos of duplex building over plot No.1146, 1142/2350, 1148, 1140 & others Mouza-Baramunda over an area of 1.93 acre. While examining the proposal it is observed that a strip of government land about of 15 mtr in width exists in between the project site and the approach road which belongs to govt in G.A. Department. The DP& BP committee of BDA has sought views of BMC for utilization of above government land for consideration of the proposed project. The proposal is pending with BDA for want of such views from BMC.

(ii) Project No.2

BDA has approved a project for construction of Six blocks of S+4 storied and one block of B+S+4 storied Residential Apartment building over plot No.372 and other in Mouza-Bomikhal over an area of Ac.3.160 dec. Similar to the project No.1, in this case also a strip of government land of about 35 mtr width exists in between the project site and approach roach. This project was approved by BDA in the year 2012 with the condition to obtain clearance from BMC regarding providing access to the project site and utilization of rest of government land for parking purpose. The matter is pending in BMC for eviction of encroachment on the government land. Till date no development has been taken up on the approved project site.

After threadbare discussion, it is observed that in both cases,

- (i) The land have been converted to Kisam-Gharabari, which implies, the plots have access.
- (ii) Land behind the Govt land cannot be developed unless access is provided.
- (iii) The entire strips of government land have been encroached. The land owners behind the government land are in possession of part of government land to access to their project site.
- (iv) Both localities are in developed area and most of the cases buildings have been constructed in the private plots behind the government land.

In view of above, it was decided that Government in G.A. Department may be requested to give permissive possession of both government land i.e. Plot No.1233 of an area of 2800 Sq.mtr (Ac.0.69) Mouza-Baramunda and Plot No. 527 of an area of 3927 Sq.mtr (Ac.0.97) Mouza-Bomikhal in favour of BMC, Bhubaneswar. The BMC in turn will remove the encroachment and provide minimum access to the private land owners behind. The rest of the government land will be utilized by BMC for parking, pathway, beautification and other public utility purposes till the land is required by government for better public purposes such as road widening, bus-stop etc. These places will be developed by BMC out of the fund received towards External Infrastructure Development Plan fee from the above applicants.

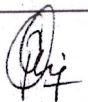
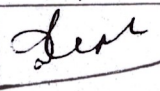


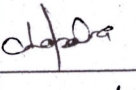
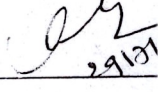
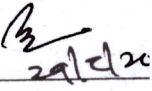
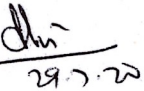


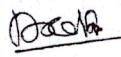
It was also decided that till the government gives permissive possession to BMC, and if applicants so desire they may be allowed by BDA to go for development of project with provision of minimum access of 12 mtr (required for high-rise buildings), provided they indemnify BDA & BMC to the effect that they will abide by the decision of the Govt in this regard. ' /

Meeting ended with vote of thanks to Chair and vice-versa.


4/8
Commissioner, BMC

ATTENDANCE SHEET

Meeting regarding permission for utilization of govt land in front of proposed construction of one block LB+UB+G-9 multi-storied residential apartment B+G+4 storied and one LB+UB+G +4 storied commercial-cum-multiplex building and three no's of duplex building over plot no-1146, 1142/2350, 1148,1140,1138(P),1141,1147 and others mouza-Baramunda, Bhubaneswar and eviction related to Mouza-Bomikhal, Rasulgarh, BMC File No-XIIP-Cell-8/2013, BDA Approval Letter No-27135/BP/BDA Dt.17.12.2012 on Dt.29.07.20 At 4.00 PM.

Sl No	Name	Designation	Mobile No	Signature
1	Sri Prem Chandra Chaudhary, IAS	Commissioner, BMC, Chairman		
2	Sri Debasundar Mahapatra	City Engineer, BMC, Member	9438719902	
3	S. C. Sahu	S.E Central Circle (R&B), Member	9040633567	
4	S. S. Bhuyan	Planning Member, BDA, Member	6742395424	
5	B. Mahapatra	Sr Municipal Planner, Member	9737301001	
6	Lalantendu Sahu E.E-II & C.E in charge.	For Secretary, OSHB, Member	9437817584	
7	Sri Manash Ranjan Samal	Land Officer, GA Deptt., Member	9337198654	
8	Sri Asim Mishra	Executive Engineer Div- II, Member convener	9437216781	
9	Saraj Kumar Mahapatra	AEE, Divn-I BMC	9433064693	
10	Akhani Yaganta Patra	AEE - II		
11	Antarjyamee Patra	AEE, BMC	9438406660	



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 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.

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 what so ever 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 in to 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-2021 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 Cell (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, 2021.
- 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 Kumar Tekriwal**, Director of Harshpriya Construction (p) Ltd. Plot No.542, Mahadev Tower, Sahar 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