



## Bhubaneswar Development Authority

Form-II (Order for Grant of Permission)

Letter No. BP/BDA/006878, Bhubaneswardevelopmentauthority, Dated: 22/01/2024

Sujog-OBPS APPLICATION NO. BP-BDA-2023-07-01-018744

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 **M/s ACREPLEX REALTY PVT LTD**

For New Construction of [2B+G+25, G+25, G+32] Residential, Apartment Building over Plot No.

419,437/1078,425,440,422,423/2294,421,420,414,441,426/4153,430/4152,426/3487,426/4139,426,426/1203 pertaining to Khata No.

384/2491,384/2490,384/2497,384/2489,384/2488,384/2485,384/2486,384/2487,384/2484,384/25

74 in Mouza-Uttaramundmuhan in the Development Plan area of

Bhubaneswardevelopmentauthority with the following parameters and conditions;

Parameters:

- Total plot area: 5.961 Acre ( 24119.15 SQM )
- CDP proposed road affected area: 800.89 SQM
- Net plot area: 23318.2597 SQM
- Abutting road width: 59.75 Mtr

| Block-No.1<br>(2B+G+25)       | Covered area<br>approved (Sqm.) | Proposed use       | No. of Dwelling<br>Units |
|-------------------------------|---------------------------------|--------------------|--------------------------|
| Basement level Second         | 20775.8537                      | Apartment Building | 0                        |
| Basement level First          | 20538.8707                      | Apartment Building | 0                        |
| Ground floor                  | 2301.5648                       | Apartment Building | 0                        |
| Ground floor<br>(Mezzanine 0) | 93.5600                         | Apartment Building | 0                        |
| First Floor                   | 1746.3183                       | Apartment Building | 16                       |
| Second Floor                  | 1746.3183                       | Apartment Building | 16                       |
| Third Floor                   | 1746.3183                       | Apartment Building | 16                       |
| Fourth Floor                  | 1746.3156                       | Apartment Building | 16                       |
| Fifth Floor                   | 1746.3156                       | Apartment Building | 16                       |
| Sixth Floor                   | 1746.3156                       | Apartment Building | 16                       |

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|                            |                                      |                     |                              |
|----------------------------|--------------------------------------|---------------------|------------------------------|
| Seventh Floor              | 1746.3156                            | Apartment Building  | 16                           |
| Eighth Floor               | 1746.3156                            | Apartment Building  | 16                           |
| Ninth Floor                | 1746.3156                            | Apartment Building  | 16                           |
| Tenth Floor                | 1746.3156                            | Apartment Building  | 16                           |
| Eleventh Floor             | 1746.3156                            | Apartment Building  | 16                           |
| twelfth Floor              | 1746.3156                            | Apartment Building  | 16                           |
| Thirteenth Floor           | 1746.3156                            | Apartment Building  | 16                           |
| Fourteenth Floor           | 1746.3156                            | Apartment Building  | 16                           |
| Fifteenth Floor            | 1746.3156                            | Apartment Building  | 16                           |
| Sixteenth Floor            | 1746.3156                            | Apartment Building  | 16                           |
| Seventeenth Floor          | 1756.3186                            | Apartment Building  | 16                           |
| Eighteenth Floor           | 1746.3156                            | Apartment Building  | 16                           |
| Nineteenth Floor           | 1746.3156                            | Apartment Building  | 16                           |
| Twenty Floor               | 1746.3156                            | Apartment Building  | 16                           |
| Twenty First Floor         | 1746.3156                            | Apartment Building  | 16                           |
| Twenty Second Floor        | 1746.3156                            | Apartment Building  | 16                           |
| Twenty Third Floor         | 1746.3156                            | Apartment Building  | 16                           |
| Twenty Fourth Floor        | 873.1568                             | Apartment Building  | 8                            |
| Twenty Fifth Floor         | 873.1568                             | Apartment Building  | 8                            |
| Total BUA Area             | 85631.4327                           |                     | 384                          |
| <b>Block-No.2 (G+25)</b>   | <b>Covered area approved (Sq.m.)</b> | <b>Proposed use</b> | <b>No. of Dwelling Units</b> |
| Ground floor               | 4771.6316                            | Apartment Building  | 0                            |
| Ground floor (Mezzanine 0) | 95.2400                              | Apartment Building  | 0                            |
| First Floor                | 1854.2446                            | Apartment Building  | 16                           |
| Second Floor               | 1854.2446                            | Apartment Building  | 16                           |
| Third Floor                | 1854.2446                            | Apartment Building  | 16                           |
| Fourth Floor               | 1854.2445                            | Apartment Building  | 16                           |
| Fifth Floor                | 1854.2445                            | Apartment Building  | 16                           |
| Sixth Floor                | 1854.2445                            | Apartment Building  | 16                           |
| Seventh Floor              | 1854.2445                            | Apartment Building  | 16                           |
| Eighth Floor               | 1854.2445                            | Apartment Building  | 16                           |
| Ninth Floor                | 1854.2445                            | Apartment Building  | 16                           |
| Tenth Floor                | 1854.2445                            | Apartment Building  | 16                           |
| Eleventh Floor             | 1854.2445                            | Apartment Building  | 16                           |

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|                            |                                     |                     |                              |
|----------------------------|-------------------------------------|---------------------|------------------------------|
| twelfth Floor              | 1854.2445                           | Apartment Building  | 16                           |
| Thirteenth Floor           | 1854.2445                           | Apartment Building  | 16                           |
| Fourteenth Floor           | 1854.2445                           | Apartment Building  | 16                           |
| Fifteenth Floor            | 1854.2445                           | Apartment Building  | 16                           |
| Sixteenth Floor            | 1854.2445                           | Apartment Building  | 16                           |
| Seventeenth Floor          | 1864.2461                           | Apartment Building  | 16                           |
| Eighteenth Floor           | 1854.2445                           | Apartment Building  | 16                           |
| Nineteenth Floor           | 1854.2445                           | Apartment Building  | 16                           |
| Twenty Floor               | 1854.2445                           | Apartment Building  | 16                           |
| Twenty First Floor         | 1854.2445                           | Apartment Building  | 16                           |
| Twenty Second Floor        | 1932.1004                           | Apartment Building  | 16                           |
| Twenty Third Floor         | 1773.0548                           | Apartment Building  | 16                           |
| Twenty Fourth Floor        | 1004.7553                           | Apartment Building  | 0                            |
| Twenty Fifth Floor         | 845.9404                            | Apartment Building  | 0                            |
| Total BUA Area             | 49371.8589                          |                     | 368                          |
| <b>Block-No.3 (G+32)</b>   | <b>Covered area approved (Sqm.)</b> | <b>Proposed use</b> | <b>No. of Dwelling Units</b> |
| Ground floor               | 2111.0881                           | Apartment Building  | 0                            |
| Ground floor (Mezzanine 0) | 47.5300                             | Apartment Building  | 0                            |
| First Floor                | 1484.7480                           | Apartment Building  | 8                            |
| Second Floor               | 1383.4978                           | Apartment Building  | 8                            |
| Third Floor                | 1381.6409                           | Apartment Building  | 8                            |
| Fourth Floor               | 1383.4966                           | Apartment Building  | 8                            |
| Fifth Floor                | 1381.6409                           | Apartment Building  | 8                            |
| Sixth Floor                | 1383.4966                           | Apartment Building  | 8                            |
| Seventh Floor              | 1381.6409                           | Apartment Building  | 8                            |
| Eighth Floor               | 1383.4966                           | Apartment Building  | 8                            |
| Ninth Floor                | 1381.6409                           | Apartment Building  | 8                            |
| Tenth Floor                | 1383.4966                           | Apartment Building  | 8                            |
| Eleventh Floor             | 1381.6409                           | Apartment Building  | 8                            |
| twelfth Floor              | 1383.4966                           | Apartment Building  | 8                            |
| Thirteenth Floor           | 1381.6409                           | Apartment Building  | 8                            |
| Fourteenth Floor           | 1383.4966                           | Apartment Building  | 8                            |
| Fifteenth Floor            | 1381.6409                           | Apartment Building  | 8                            |
| Sixteenth Floor            | 1399.6819                           | Apartment Building  | 8                            |

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|                      |            |                    |     |
|----------------------|------------|--------------------|-----|
| Seventeenth Floor    | 1381.6409  | Apartment Building | 8   |
| Eighteenth Floor     | 1383.4966  | Apartment Building | 8   |
| Nineteenth Floor     | 1381.6409  | Apartment Building | 8   |
| Twenty Floor         | 1383.4966  | Apartment Building | 8   |
| Twenty First Floor   | 1381.6409  | Apartment Building | 8   |
| Twenty Second Floor  | 1383.4966  | Apartment Building | 8   |
| Twenty Third Floor   | 1381.6409  | Apartment Building | 8   |
| Twenty Fourth Floor  | 1383.4966  | Apartment Building | 8   |
| Twenty Fifth Floor   | 1397.8181  | Apartment Building | 8   |
| Twenty Sixth Floor   | 1383.4966  | Apartment Building | 8   |
| Twenty Seventh Floor | 1381.6409  | Apartment Building | 8   |
| Twenty Eighth Floor  | 1383.4966  | Apartment Building | 8   |
| Twenty Ninth Floor   | 1381.6409  | Apartment Building | 8   |
| Thirty Floor         | 1383.4966  | Apartment Building | 8   |
| Thirty First Floor   | 1381.6409  | Apartment Building | 8   |
| Thirty Second Floor  | 1383.4966  | Apartment Building | 8   |
| Total BUA Area       | 46536.2886 |                    | 256 |

**Total no. of Dwelling Units -1008**

| Bye Laws Provisions               | Required            | Proposed           |
|-----------------------------------|---------------------|--------------------|
| No.of staircases                  | B1-8, B2-8, B3-4    | B1-8, B2-8, B3-4   |
| No.of Lifts                       | B1-NA, B2-NA, B3-NA | B1-12, B2-20, B3-8 |
| E-vehicle charging station        | 0                   | 0                  |
| Visitor parking(in Sqm.)          | 0                   | 3861.54            |
| Plantation(no of tree per 80Sqm.) | 291                 | 292                |

**Grand Total FAR Area - 126711.38 Sqm.**

**Grand Total BUA - 181539.59 Sqm.**

|               |                                                                                   |                                          |
|---------------|-----------------------------------------------------------------------------------|------------------------------------------|
| F.A.R         | 6.0 (Max. Permissible)<br>2.0 (Base FAR)                                          | ACHIEVED- 5.434(3.37<br>Purchasable FAR) |
| Height (mtr.) | B1-87.1, B2-87.1, B3-113.95                                                       |                                          |
| Parking       | Basement-36566.50+ Stilt- 0 + Ground (Open Parking )-1800.64 Total =38367.14 Sqm. |                                          |

**- Set backs approved to be provided**

| Block No. | Item           | Provided (in Mtr) |
|-----------|----------------|-------------------|
| 1         | Front Set back | 9.09              |
|           | Rear Set back  | 9.10              |

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|   |                |       |
|---|----------------|-------|
|   | Left side      | 9.00  |
|   | Right side     | 9.00  |
| 2 | Front Set back | 14.29 |
|   | Rear Set back  | 9.16  |
|   | Left side      | 10.13 |
|   | Right side     | 9.01  |
| 3 | Front Set back | 9.00  |
|   | Rear Set back  | 14.29 |
|   | Left side      | 11.24 |
|   | Right side     | 31.93 |

1. The building shall be used exclusively for **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. Total Parking space measuring **38367.14 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.
4. The land over which construction is proposed is accessible by an approved means of access of **59.75 Mtr.** in width.
5. The land in question must be in lawful ownership and peaceful possession of the applicant.
6. The applicant shall free gift **800.89 Sqm.** wide strip of land to Bhubaneswar Development Authority for further widening of the road to the standard width as per **CDP-2010, BDA.**
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.
  - (A) 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.
  - (B) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things-

1. The title over the land on which

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2. Easement rights
  3. Variation in area from recorded area of a plot or a building
  4. Structural stability
  5. Workmanship and soundness of materials used in the construction of the buildings
  6. Quality of building services and amenities in the construction of the building,
  7. 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
  8. 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.
  - D. Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- 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.

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- 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 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. **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.**
17. This permission is accorded on deposit /submission of the following:

| Details of Fees and Charges                           | Amount in Rupees | Payment Status                                            |
|-------------------------------------------------------|------------------|-----------------------------------------------------------|
| A. (i) Fee for building operation                     | 1628414.0        | Paid                                                      |
| A. (ii) Development Fees                              | 116592.0         | Paid                                                      |
| B. Sanction fees                                      | 9076980.0        | Paid                                                      |
| <b>C. Construction worker welfare Cess (CWWC)</b>     |                  |                                                           |
| 1st installment                                       | 1.209583E+7      | Paid                                                      |
| 2nd installment                                       | 1.209583E+7      | To be paid before one year of issue of permission letter  |
| 3rd installment                                       | 1.209583E+7      | To be paid before two years of issue of permission letter |
| Total payable Construction worker welfare Cess (CWWC) | 36287490         |                                                           |
| <b>D. Charges for Purchasable FAR Area</b>            |                  |                                                           |
| 1st installment                                       | 28478153         | Paid                                                      |
| 2nd installment                                       | 28478153         | To be paid At the time of Plinth level                    |

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|                                                              |           |                                                                |
|--------------------------------------------------------------|-----------|----------------------------------------------------------------|
| 3rd installment                                              | 28478153  | To be paid At the time of Ground Floor Roof Casting            |
| 4th installment                                              | 28478153  | To be paid At the time of application of occupancy certificate |
| Total payable Charges for Purchasable FAR Area               |           | 113912612                                                      |
| <b>E. EIDP Fees</b>                                          |           |                                                                |
| 1st installment                                              | 9071873.0 | Paid                                                           |
| 2nd installment                                              | 9071873.0 | To be paid at the time of Plinth level                         |
| 3rd installment                                              | 9071873.0 | To be paid at the time of Ground Floor Roof Casting            |
| 4th installment                                              | 9071873.0 | To be paid at the time of application of occupancy certificate |
| Total payable EIDP Fees                                      |           | 36287492.0                                                     |
| F. Other Fee                                                 | 2685625.0 | Paid                                                           |
| <b>Other Fee Detail: Fees for Regularisation of Sub-Plot</b> |           |                                                                |
| <b>TOTAL FEES PAID</b>                                       |           | <b>63153467.0</b>                                              |
| <b>REMAINING FEES PAYABLE</b>                                |           | <b>136841738.0</b>                                             |

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

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 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 Airports Authority of India (AAI) shall be adhered to strictly.

XII.All the stipulated conditions of the NOC/Clearances given by CGWA shall be adhered to strictly.

XIII.The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the FIRE SAFETY RECOMMENDATION given by the Fire Prevention wing.

XIV.The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the Structural vetting by School of Infrastructure, Indian Institute of Technology, Bhubaneswar, wherever applicable.

XV.No storm water/water shall be discharged to the public road/public premises and other adjoining plots.

XVI.Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.

XVII.All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.

XVIII.The applicant shall execute the external infrastructure as per the EIDP approved by Office of the Chief Engineer Drainage Gandarpur, Cuttack-4.

XIX.Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.

XX.The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.

XXI.The applicant shall register this project before the ORERA as per affidavit submitted before commencement of work.

XXII.The applicant shall install Rooftop P.V. system as per BDA Regulations.

XXIII.The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.

XXIV.The number of dwelling units so approved shall not be changed in any manner.

XXV.The EWS housing shall be developed over Govt. Land in accordance with the provisions prescribed under Clause no. 4.1.1.5 of Model-1 of the Odisha Housing For All Policy for Urban Areas, 2022, failing which Occupancy certificate will not be issued by BDA.

XXVI.Applicant has surrendered CDP road affected area (Ac 0.23 dec) to the Authority as per the provisions of the Rule- 36 of ODA (P & BS) Rules, 2020 and has availed compensatory F.A.R with respect to same. Also, applicant has submitted an undertaking in the form of affidavit that applicant shall not claim any further compensation towards land acquisition in future.

XXVII.As per BDA Office order no 2500 dated 27.01.2020, 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 specified in the Annexure – I of the above office order which is given below:

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- We keep the copy of the approved building plan, fire-safety recommendation and NOC's within our construction site for verification by the Government officials of BDA, BMC and other public agencies.
- We dump our construction waste at the designated C&D waste disposal sites only and as per the prescribed provisions of Construction & Demolition (C&D) Waste Management Rules, 2016.
- We do have provisions of dust/protective screen at our construction site.
- We do have provisions of safe drinking water, first-aid kit, clean temporary/mobile toilets and mobile STPs for construction workers.
- We do take adequate measures to educate construction workers regarding open defecation and give sufficient directions to construction workers to use the toilets provided within the site.
- We do take adequate measures to ensure compliance of the ambient air and noise quality standards for residential area measured at the boundary of our site.
- We don't dump our construction material outside our property or on public road/drains.
- We don't dispose untreated liquid waste to the surrounding area or drains / water bodies.
- We don't undertake construction activities at night and we don't load/unload construction materials other than the permitted hours.
- We don't park vehicles in front of our site obstructing the road causing inconvenience to the public.
- We take adequate safety measures for safety of the construction workers and persons working on the site.

#### **NOCs/ Clearances submitted:**

#### **Fire, NMA and AAI**

| Name                                 | Status |
|--------------------------------------|--------|
| NOC from Airport Authority of India  | NA     |
| NOC from Fire Department             | NA     |
| NOC from National Monument Authority | NA     |

#### **Other NOCs**

Date: 22/01/2024

BY ORDER OF Gouri Sankar Bhuyan  
Authorized Officer  
Bhubaneswar Development Authority

Signature valid

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Name: Gouri Sankar Bhuyan  
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