BHUBANESWAR DEVELOPMENT AUTHORITY

AKASH SHOVA BUILDING, SACHIVALAYA MARG, BHUBANESWAR.

FORM-II

[See Regulation-9 (4)]

No. 49627 /BDA, Bhubaneswar, Dated 26/12/13

File No.BP2B-139/13

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 Jagannath Promoters & Builders Pvt Ltd represented by its Managing Director Sri Pradipta Kumar Biswasray & M/s Jagannath Promoters & Builders represented by its partner Sri Kailash Chandra Rath, and Sri Sandeep Sahu, Sri Dinakrushna Nanda, Sri Adikanda Dash, Sri Alekha Sahu, Sri Sanjaya Chandra Panda,Suprava Panda,Menaka Panda and Sri Ajaya Chandra Panda**

for construction of **Five blocks of Integrated Basement+Stilt+Fourteen Multistoried Residential Apartment & one block of Basement+Ground+Two storey Society** building over Plot No. **1222,1109,1110,1108/1278, 1111,1220,1112,1221,310,311,312, 288, 1108/1278/1695** Khata No. **314, 193, 286, 287, 275, 231, 132, 191,228,176,365/272 ,365/317** Village-**Sankarpur & Aiginia** in the Development Plan area of **BDA, Bhubaneswar** with the following parameters and conditions;

1. Parameters; (In Sq.mtrs)

Block-A

Covered area approved		Proposed use	No.of dwelling units
	Block-A(Three Towers)		
Integrated Basement floor	8140.1 sq.mtr	Parking	--
Stilt floor	3845.0 sq.mtr including built up area of 53.04Sq.m	Parking	--
Ist floor	2699.02 sq.mtr	Residential	8+8+4
2nd floor	2644.63 sq.mtr	Residential	8+8+4
3rd floor	2644.63 sq.mtr	Residential	8+8+4
4th floor	2644.63 sq.mtr	Residential	8+8+4
5th floor	2644.63 sq.mtr	Residential	8+8+4
6th floor	2644.63 sq.mtr	Residential	8+8+4
7th floor	2644.63 sq.mtr	Residential	8+8+4
8th floor	2644.63 sq.mtr	Residential	8+8+4
9th floor	2644.63 sq.mtr	Residential	8+8+4
10th floor	2644.63 sq.mtr	Residential	8+8+4
11th floor	2644.63 sq.mtr	Residential	8+8+4
12th floor	2644.63 sq.mtr	Residential	8+8+4
13th floor	2644.63 sq.mtr	Residential	8+8+4
14th floor	2644.63 sq.mtr	Residential	8+8+4
			280 nos
Block-B(Society Block)			
Basement floor	349.7 sq.mtr	Society	
Ground floor	345.60 sq.mtr	Society	
First floor	348.94 sq.mtr	Society	
Second floor	345.60 sq.mtr	Society	
F.A.R.	2.49		

Parking	Open-210.00 sq.mtr Stilt-3410.83 sq.mtr Base-7860.59 sq.mtr Total=11481.42 sq.mtr		
Total Built up area	50454.15 sq.mtr		

Set backs approved to be provided			
FrontSet back	13.01 mtr		
Rear side	13.51 mtr		
Left side	13.06 mtr		
Right side	13.00 mtr		

2. 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.
3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
4. Parking space measuring **11481.42 sq.mtr** 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.
5. The land over which construction is proposed is accessible by an approved means of access of **60 ft(Sixty feet)** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. The applicant shall free gift **30 ft** wide strip of land to the **Local Authority** for further widening of the road **to 60'-0" wide** and submit the gift deed before commencement of construction work.
8. 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.
9. (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 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.

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 NBC 2005 and these regulations.
12. **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.

13. (a) In case the full plot or part thereof on which permission is accorded is agricultural kisam, the same may be converted to non-agricultural kisam under section-8 of OLR Act before commencement of construction.

(b) The owner/applicant shall obtain NOC from NAAI/Environmental Clearance from Ministry of Forest and Environment, Govt.of India and submit to BDA wherever applicable, before commencement of construction.

(c) 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.

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

item	Amount (in Rs)	Amount in words
Form fee	3000/-	Three thousand only
Scrutiny fee/ Balance scrutiny fee	3,25,200/-	Three lakhs twenty five thousand two hundred only
Sanction fee	24,32,401/-	Twenty four lakhs thirty two thousand four hundred one only
Balance sanction fee	90,307/-	Ninety thousand three hundred seven only
Security fee	48,64,802/-	Fourty eight lakhs sixty four thousand eight hundred two only in shape of Bank Guarantee issued by Punjab National Bank on dated-17.8.2013
Balance security fee	1,80,613/-	One lakh eighty thousand six hundred thirteen only in shape of Bank Guarantee issued by Punjab National Bank on dated-17.10.13
Fire fighting fee	48,648/-	Fourty eight thousand six hundred fourty eight only
Balance fire fighting fee	1806/-	One thousand eight hundred six only
Retention fee	Nil	Nil

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

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. 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.

V. Plantation over 10%/20% of the plot area shall be made by the applicant as per provision under regulation 28 of BDA (Planning & Building Standards)Regulations'2008.

VI. If the construction / development are not as per the approved plan / deviated beyond permissible norms, the performance security shall be forfeited and action shall be initiated against the applicant/builder / developer as per the provisions of the ODA Act, 1982 Rules and Regulations made there under

VII. The Owner/ Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defects , Authority will be no way be held responsible for the same in what so ever manner.

VIII. The concerned Architect / Applicant / Developer are fully responsible for any deviations additions & alternations beyond approved plan/ defective construction etc. shall be liable for action as per the provisions of the Regulation.

IX. **The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC/BDA before commencement of construction.**

X. **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. 19628 /BDA,Bhubaneswar, Dated 26/12/13

Copy forwarded alongwith two copies of the approved plan to **M/s Jagannath Promoters & Builders Pvt Ltd,Managing Partner Sri Pradipta Kumar Biswasray(GPA Holder of Sandeep Sahu and others) At-B/16, ID Market Complex,Nayapalli,BBSR** 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.

BHUBANESWAR DEVELOPMENT AUTHORITY
AKASH SHOVA BUILDING,
SACHIVALAYA MARG, BHUBANESWAR

RE-VALIDATION OF PERMISSION UNDER SECTION-20 OF THE ORISSA DEVELOPMENT AUTHORITIES ACT, 1982 (ORISSA ACT 14 OF 1982)

No. 30609 /BDA, Bhubaneswar, Dated 10.11.2016
BPBA-R-373/16

Permission given by the Bhubaneswar Development Authority under the provision of Orissa Development Authorities Act-1982 **vide letter No.49627/BP dated 26.12.2013** for construction of **Five blocks of integrated Basement +Stilt +Fourteen multistoried Residential Apartment & One Block of Basement+ Ground+ Two storied Society** building over Plot No.**1222, 1109, 1110, 1108/1278, 1111, 1220, 1112, 1221, 310, 311, 312, 288, & 1108/1278/1695 Khata No.314, 193, 286, 287, 275, 231, 132, 191, 228, 176, 365/272 & 365/317** in Mouza-Sankarpur and Aiginia in the Master Plan area of Bhubaneswar is revalidated under Section-20 of the Orissa Development Authorities Act-1982 **for a period of one year** with effect from the date of expiry of validity period i.e.25.12.2016 subject to the same conditions and restrictions as indicated in the above referred letter.

22/10/16
PLANNING MEMBER/AUTHORISED OFFICER
BHUBANESWAR DEVELOPMENT AUTHORITY

Memo No. 30610 /BDA, Bhubaneswar, dated 10.11.2016
Copy forwarded to **Sri Pradipta Kumar Biswasray, Plot No.370/3184,Sishu Vihar, Patia, Bhubaneswar** with reference to his application dated- 09.06.2016 alongwith re-validation of building plan.

22/10/16
PLANNING MEMBER/AUTHORISED OFFICER
BHUBANESWAR DEVELOPMENT AUTHORITY

BHUBANESWAR DEVELOPMENT AUTHORITY
AKASH SHOVA BUILDING, SACHIVALAYA MARG, BHUBANESWAR.
FORM-II

[See Regulation-9 (4)]

No. 11855 /BDA, Bhubaneswar, Dated 01.05.2018

File No.BPBA-RV-02/18

Revise 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 Jagannath Promoters & Builders Pvt Ltd represented by its Managing Director Sri Pradipta Kumar Biswasray & M/s Jagannath Promotoers & Builders represented by its partner Sri Kailash Chandra Rath and Sri Sandeep Sahu, Sri Dinakrushna Nanda, Sri Adikanda Dash, Sri Alekha Sahu, Sri Sanjaya Chandra Panda, Suprava Panda, Menaka Panda and Sri Ajaya Chandra Panda**

for construction **of block of Integrated Basement +Stilt+ Fourteen multi-storeyed Residential Apartment Building & another block of Basement +Ground +Two storey Society building** over Plot No.1222, 1109, 1110, 1108/1278, 1111,1220,1112, 1221, 310, 311, 312, 2881108/1278/1695 Khata No.314,193,286,287,275,231,132,191,228, 176, 365/272, 365/317 Village-Sankarpur & Aiginia under **Bhubaneswar Municipal Corporation** and in the Development Plan area of **Bhubaneswar Development Authority, Bhubaneswar** with the following parameters and conditions;

1. Parameters; (in Sq.mtr)

Covered area approved Block-A		**Proposed use**	No of Dwelling Units
Basement	8532.98 Sq.mtr	Parking+ Service	
Stilt floor	3845.00 Sq.mtr	Parking +Service	
1st floor	2699.02 Sq.mtr		
2nd floor to 14th floor	2644.63 x 13 = 34380.19 Sq.mtr	Residential	
Block-B			
Basement	349.70 Sq.mtr	Parking	
Ground	345.60 Sq.mtr	Club	
1st floor	348.94 Sq.mtr	Club	
2nd floor	345.60 Sq.mtr	Society	
F.A.R.	**2.49**		
Height	**43.05 Mtr & 12.19 Mtr**		
Parking-30%	**12491.22 Sqm**		-
Totai Built up area	**50847.03 Sq.m**		-

Set backs approved to be provided

	Multi	**Non-Multi**
Front Set back	14.01 Mtr.	14.02 Mtr
Rear Set back	13.90 Mtr.	12.12 Mtr
Left side	14.07 Mtr.	4.40 Mtr
Right side	13.25 Mtr	4.46 Mtr

2. 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.
3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.

4. Parking space measuring **12491.22 Sq.mtr** 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.
5. The land over which construction is proposed is accessible by an approved means of access of **21.34 Mtr (Twenty one point three four meter)** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
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. (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 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.

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 and
(d) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.

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. 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.

15. 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.

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

item	Amount (in Rs)	Amount in words
Sanction fee	19,644/-	Nineteen thousand Six hundred forty four only.
Balance Scrutiny fee	2,28,225/-	Two lakhs Twenty eight thousand Two hundred twenty five only.
Balance security deposit	39,288/-	Thirty nine thousand Two hundred Eighty Eight only.

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

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. 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.

V. Plantation over 10%/20% of the plot area shall be made by the applicant as per provision under regulation 28 of BDA (Planning & Building Standards) Regulations'2008.

VI. If the construction / development are not as per the approved plan / deviated beyond permissible norms, the performance security shall be forfeited and action shall be initiated against the applicant/builder / developer as per the provisions of the ODA Act, 1982 Rules and Regulations made there under

VII. The Owner/ Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defects , Authority will be no way be held responsible for the same in what so ever manner.

VIII. The concerned Architect / Applicant / Developer are fully responsible for any deviations additions & alternations beyond approved plan/ defective construction etc. shall be liable for action as per the provisions of the Regulation.

IX. **All the stipulated conditions of the Utilities Agencies shall be adhered to strictly. All the fire fighting installation etc are to be ensured and maintained by the applicant as per NBC 2005.**

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 earth quake/cycle/ any other natural disaster.**

XIII. **The building shall not be put to any other use other than the purpose for which the permission is accorded.**

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

By order

20/4/18

PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority.

Memo No. 11856 /BDA, Bhubaneswar, Dated 01.05.2018

Copy forwarded alongwith **two copies** of the approved plan to **M/s Jagannath Promoters & Builders Pvt Ltd, Managing Partner Sri Pradipta Kumar Biswasray (GPA Holdler of Sandeep Sahu and others) At-B/16, ID Market Complex, Nayapalli, 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.