



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

[See Regulation-9 (4)]

No. 23188 /BDA, Bhubaneswar,

Dated. 05.08.2016,

File No.MBP1B-1241/14

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) Bansidhar Patra (ii) Jayanti Panda (iii) Jayashree Pattnaik (iv) Nanda Kishore Jena(v) Govinda Ch Jena (vi) Namita Jena (vii) Binita Jena (viii) Hemanta Kumar Behera (ix) Rohit Kumar Biswal (x) Sthita Prangya Das(xi) Soumya Das (xii) Niranjan Barik (xiii) Bijay Kumar Barik**

for construction of **Basement +Ground +Seven multistoried Residential apartment building** over revenue plot No.1449,1449/3720, 1449/3603, 1449/2238, 1449/2237,1449/2226,1449/2225,1449/1842, 1449/1842/4844, 1449/1843 Khata No.280,493/126,474/1940,474/438,474/3847,474/3930,474/3881,474/3997,474/3996 & 474/134 of Mouza-Patia of **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar Development Authority, Bhubaneswar** with the following parameters and conditions;

1. Parameters: (in Sq,mtr)

	<u>Covered area approved</u>	<u>Proposed use</u>	<u>No of dwelling units</u>
Basement floor	2824.70 Sq.mtr	Parking+ Service	---
Ground floor	1250.80 Sq.mtr	Residential +Society	11(Eleven) Nos
1st floor to 7th floor	1231.80 X7 = 8622.60 Sq.mtr	Residential	12 X7=84Nos
F.A.R.	2.48		Total-95 units
Height	23.77 Mtr		
Parking 30%	Basement-2725.20 +Open-244.30=2969.53 Sq.mtr	-	-
Total Built up area	12,698.10 Sq.mtr		-

Set backs approved to be provided

Front Set back	8.00 Mtr.	
Rear Set back	8.28 Mtr.	
Left side	10.36 Mtr.	
Right side	8.00 Mtr	

- The building shall be used exclusively for **Residential Apartment** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **2969.53 Sq.mtr (Covered+ Open)** 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 **18.29 Mtr (Eighteen point two nine meter)** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. The applicant shall free gift xxx sft/sq,mtr wide strip of land to the xxxx Corporation/Municipality for further widening of the road to the standard width.
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 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
Form fee	3000.00	(Rupees Three thousand) only.
Scrutiny fee	79,500.00	(Rupees Seventy nine thousand Five hundred) only.
Sanction fee	6,34,905.00	(Rupees Six lakhs Thirty four thousand Nine hundred five) only.
Security fee	63,49,050.00	(Rupees Sixty three lakhs Forty Nine thousand Fifty) only deposited in shape of B.G. issued by Punjab National Bank, BBSR vide No.3221ILG001016 dt. 12.07.2016 towards non-earning refundable security deposit.
Shelter fee	46,50,257.00	(Rupees Forty Six lakhs Fifty Thousand Two hundred Fifty Seven) only
Fire fighting fee	12,699.00	(Rupees Twelve thousand Six hundred Ninety nine) 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 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 NOC/Clearances given by, NAAI, BMC &CGWB 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. The building shall not be put to any other use other than the purpose for which the permission is accorded.
- XII. Adhere to provisions of BDA (Planning & Building Standards) Regulations strictly.
- XIII. The Authority shall in no way be held responsible for any structural failure and damage due to earth quake/cycle/ any other natural disaster.
- XIV. The applicant shall submit 'recommendations' of the Fire Services before commencement of work and after completion of the said building/project, obtain NOC from the Fire Services before issue of Occupancy Certificate.
- XV. Construction Workers Welfare Cess @1% of the total estimated building cost shall be adjusted from the security deposit at the time of issue of Occupancy Certificate or as per the final decision taken by the Authority

By order


PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority.

Memo No. 23189 /BDA, Bhubaneswar, Dated 05.08.2016.

Copy forwarded alongwith **two copies** of the approved plan to Sri Soumayajeet Mohanty, M.D., M/s Sony Engineers and Constructions Pvt Ltd, General Power of Attorney Holder of the land owners Sri Bansidhar Patra & Twelve others, Plot No.354, Ground Floor, Gajapati Nagar PO-Sainik School, Bhubaneswar-5 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.