



Bhubaneswar Development Authority

Form-II (Order for Grant of Permission)

Letter No. BP/BDA/009033, Bhubaneswardevelopmentauthority, Dated: 18/04/2024

Sujog-OBPS APPLICATION NO. BP-BDA-2023-01-25-012770

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 **SAMPURNA CONTECH PVT LTD**

For New Construction of **[S+5] Residential, Medium Income Housing** over Plot No. 747 pertaining to Khata No. 311/601 in Mouza-Kantilo in the Development Plan area of Bhubaneswardevelopmentauthority with the following parameters and conditions;

Parameters:

- Total plot area: 0.630 Acre (2549.52 SQM)
- Net plot area: 2549.5174 SQM
- Abutting road width: 12.10 Mtr

Block-No.1 (S+5)	Covered area approved (Sqm.)	Proposed use	No. of Dwelling Units
Stilt Floor	1903.5438	Medium Income Housing	0
First Floor	1430.8677	Medium Income Housing	11
Second Floor	1429.7932	Medium Income Housing	12
Third Floor	1429.7932	Medium Income Housing	12
Fourth Floor	1429.7932	Medium Income Housing	12
Fifth Floor	1429.7932	Medium Income Housing	12
Total BUA Area	9053.5843		59

Total no. of Dwelling Units -59

Bye Laws Provisions	Required	Proposed
No.of staircases	Signature valid B1-2	B1-2
No.of Lifts	Name: Namita Choudhary B1-2 Apr-2024 12:52:45 B1-2	B1-3

E-vehicle charging station	0	0
Visitor parking(in Sqm.)	0	0.00
Plantation(no of tree per 80Sqm.)	31	31
Grand Total FAR Area - 7194.72 Sqm.		
Grand Total BUA - 9053.59 Sqm.		
F.A.R	4.0 (Max. Permissible) 2.0 (Base FAR)	ACHIEVED- 2.822(0.82 Purchasable FAR)
Height (mtr.)	B1-14.95	
Parking	Basement-0.00+ Stilt- 1858.60 + Ground (Open Parking)-0.00 Total =1858.60 Sqm.	

- Set backs approved to be provided

Block No.	Item	Provided (in Mtr)
1	Front Set back	3.01
	Rear Set back	3.00
	Left side	3.00
	Right side	3.00

• In case there is any discrepancy found with numbers/figures provided in CAD drawing and Plan PDF, then the numbers/figures provided in the CAD drawing will prevail and will be considered valid.

1. The building shall be used exclusively for **Medium Income Housing** 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 **1858.60 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 **12.10 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 **0 Sqm.** wide strip of land to Bhubaneswar Development Authority for further widening of the road to the standard width as per **CDP-2010, BDA.**

Signature valid

7. The permission granted under these regulations shall remain valid upto **three years** from the

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Location: Odisha

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 or building
 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;

Signature valid
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