



BHUBANESWAR DEVELOPMENT AUTHORITY

AKASH SHOVA BUILDING, SACHIVALAYA MARG, BHUBANESWAR.

FORM-II

[See Regulation-9 (4)]

No. 3565 /BDA, Bhubaneswar,

Dated...3.0.13

File No.BP2B-8564/11

Permission Under Sub-Section(3) of the Section-16 of the Orissa Development Authorities Act'1982(Orissa Act,1982) is hereby granted in favour **Jayanta Kumar Jena,& Sukanta Kumar Jena**

for construction of a **Stilt+Four** storey **Residential Apartment** building over Plot No. **371, & 372/2792** Khata No.**238/431 & 238/1005** Village-**Bijipur** in the Development Plan area of **BDA, Bhubaneswar** with the following parameters and conditions;

1. Parameters;

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No.of Dwelling units</u>
Stilt floor	1248.51 sq.mtr	Parking	Nil
First floor	947.21 sq.mtr	Residential	12(twelve)nos
Second floor	942.12 sq.smtr	Residential	12(twelve)nos
Third floor	942.12 sq.smtr	Residential	12(twelve)nos
Fourth floor	942.12 sq.smtr	Residential	12(twelve)nos
F.A.R.	1.641		
Parking	1248.51 sq.mtr		
Total Built up area	5022.08 sq.smtr		48(Forty eight) nos

<u>Set backs approved to be provided</u>	
Front Set back	6.03 mtr
Rear Set back	8.88 mtr
Left side	4.00 mtr
Right side	4.00 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 **1248.51 sq.mtr 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.
- The land over which construction is proposed is accessible by an approved means of access of **9.0 mtr (Nine meter)** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift xxx sft/sq,mtr wide strip of land to the xxxx

expiry of the above period on payment of such fee as may be determined by the Authority, 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 kism, the same may be converted to non-agricultural kism 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

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	400/-	Four hundred only
Scrutiny fee/	23,400/-	Twenty three thousand four hundred only
Balance scrutiny fee	5400/-	Five thousand four hundred only
Sanction fee	2,51,104/-	Two lakhs fifty one thousand one hundred and four only
Security fee	5,02,208/-	Five lakhs two thousand two hundred and eight only in shape of Bank Guarantee issued by Oriental Bank of Commerce on dated-8.1.2013
Fire fighting fee	Nil	Nil
Retention fee	2000/-	Two thousand only

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.
XI. The approval is based on the affidavit submitted by the applicant owing his responsibility and indemnifying the BDA with respect to all responsibility in case of dispute over road land.

By order

✓ PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority.

Memo No. 356A /BDA, Bhubaneswar, Dated 30.01.13

Copy forwarded alongwith two copies of the approved plan to Sri Swadesh Kumar Routray, Director of M/s Saswat Infrastructure Pvt Ltd, Plot No.144, Rasulgah, Mancheswar, 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.