



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

[See Rule -10 (5) of ODA (P&BS) Rules, 2020]

No. 23722/BDA, Bhubaneswar,

Dated...22.06.2022

File No. BPBA-RV-319/21

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982 is hereby granted in favour of **Sri. Sudam Charan Pattnaik**

for Construction of **Stilt +4 storied Residential Building** over **Plot No. 59(C), Revenue Plot No-54(P), Kalinga Nagar K-3(A) in Mouza; Ghatikia** under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions:

1. AREA STATEMENT (In Sqm.)

Plot Area – 501.85 Sqm.

Items	Approved	Proposed
Stilt floor	334.81 Sqm	Parking (317.03 Sqm)+Service (17.78 Sqm.)
First floor	328.53 Sqm	Residential
Second floor	328.53 Sqm	Residential
Third floor	328.53 Sqm	Residential
Fourth floor	328.53 Sqm	Residential
Terrace floor	34.96 Sqm	
Total Built-up Area	1683.89 Sqm	
Total F.A.R Area	1331.90 Sqm	
Base FAR	2.00	
Max Permissible FAR	7.00	
Total FAR Achieved	2.653	
Height of the building	11.92 mtr above Stilt Floor (Stilt Floor height 2.40 mt. from the Ground level)	
No of Dwelling Units	8 Nos.	
Total Parking Provided	317.03 Sq. Mtr. against the required parking area of 266.38 Sq. Mtr. (@ 20% of FAR Area) as per Rule No.- 37(1)(v) of ODA (P & BS) Rules, 2020.	
Plantation provided	6 nos. @ 1 tree per 80 sq.mt. of plot area	

2. SETBACKS (IN MTR):-

Items	Required	Proposed
Front Set back	2.0 Mtr.	2.0 Mtr.
Rear Set back	2.0 Mtr.	2.0 Mtr.
Left Side	2.0 Mtr.	2.0 Mtr.
Right Side	2.0 Mtr.	2.00 Mtr.

3. The building shall be used exclusively for **Residential** purpose and the use shall not be changed to any other use without prior approval of this Authority.
4. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
5. **Parking space** measuring **317.03 Sqm** (Stilt Floor Parking) 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.
6. The land over which construction is proposed is accessible by an approved means of access of **60.97 Mtr** in width.
7. The land in question must be in lawful ownership and peaceful possession of the applicant.
8. **The permission granted under these rules/ regulations shall remain valid up to three years from the date of issue.**
9. In case the construction of the building is not completed within the validity period, the permission shall have to be revalidated before the expiry of the above validity period on payment of fee as prescribed under ODA CAF Rules, 2016.
10. (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not absolve the owner or technical person(s) or Project Management Organization/Architect under whose supervision the building is constructed from their responsibilities imposed under ODA (Planning & Building Standards) Rules, 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.
11. 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.
12. 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 2016 and these rules/ regulations.
13. **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) **Submit stage-wise construction report.** Penalty shall be imposed as per Rule 14 of ODA (P&BS) Rules, 2020 in case of non-submission of the same.
- (d) Give written notice to the Authority before commencement of work in building site in Form-V, periodic progress report in Form-VIII and notice of completion in Form-VI as appended to ODA (CAF) Rules, 2016.
- (e) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (f) Ensure compliance of provision of various Acts, rules, regulations and codes which control or provide for various norms governing development including but not limited to planning norms, fire safety norms, environmental norms, as applicable in each case.
- 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.** If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violation 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 of the following;

Item	Amount (in Rs)	Amount in words
Scrutiny fee	INR 17,089.00	Rupees Seventeen Thousand Eighty Nine only.
Sanction fee	INR 25,258.00	Rupees Twenty Five Thousand Two Hundred Fifty Eight only
CWWC	Applicable: INR 3,29,760.00 Deposited: INR 1,09,920.00	Applicable: Rupees Three Lakh Twenty Nine Thousand Seven Hundred Sixty only. Deposited: Rupees One Lakh Nine Thousand Nine Hundred Twenty Only <i>Note: Deposited 1st instalment i.e. 1/3rd of the applicable fee, in accordance with BDA Office Order No. 30015/BDA dated 12.12.2019.</i>
Purchasable FAR	Applicable: INR 6,32,352.00 Deposited: INR 1,58,088.00	Applicable: Rupees Six Lakh Thirty Two Thousand Three Hundred Fifty Two Only. Deposited: Rupees One Lakh Thirty Two Thousand Three Hundred Fifty Two Only <i>Note: Deposited 1st instalment, i.e. 25% of applicable fee as per Rule 8(4) of ODA (P&BS) Rules, 2020.</i>

17. The applicant shall deposit the subsequent installments towards deposit of fees, as per the following.—

- The applicant shall deposit the balance Construction Workers Welfare Cess (CWWC) amounting to INR 2,19,840.00 (Rupees Two lakh Nineteen Thousand Eight Hundred Forty only) as per BDA Office Order No-30015 dt.12.12.2019.
- The applicant shall deposit the balance Purchasable FAR amounting to INR

4,74,264.00 (Rupees Four lakh Seventy Four thousand Two hundred Sixty Four only)
as per Rule 8 (4) of ODA (P&BS) Rules, 2020.

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

- i. 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.
- ii. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- iii. Plantation @ one tree per 80 Sq.mtr. of the plot area shall be made by the applicant as per provision under Rule-30 of ODA (P&BS) Rules, 2020.
- iv. Rainwater harvesting structures shall be provided within the premises for collection and use of rooftop rainwater.
- v. Groundwater recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area.
- vi. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- vii. The building shall not be put to any use other than the purpose for which the permission is accorded.
- viii. Rooftop Solar Energy Installation shall be provided as per ODA (Planning & Building Standards) Rules, 2020.
- ix. STP and other utilities, if provided within minimum setback area shall not be allowed above ground level and shall only be constructed below ground level; and the same shall be appropriately covered for movement of vehicle/people above it.
- x. 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 Regularization made there under.
- xi. 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.
- xii. 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 Rule.
- xiii. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- xiv. **The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/ clearance of Public Health Engineering Division (PHED) vide letter no.14453 on dt.17.11.2021, NOC from BMC vide letter no.- 17637 dated 22.03.2022.**
- xv. **The applicant shall submit the NOC from CGWA before commencement of construction.**
- xvi. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**

- xvii. The number of dwelling units so approved shall not be changed in any manner.
- xviii. 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 given at Annexure-I.
- xix. Adhere to the provisions of ODA (Planning & Building Standards) Rules-2020 strictly and conditions thereto.

By Order

Dinkar Mehanthy 22/6/22
PLANNING MEMBER/AUTHORISED OFFICER

Bhubaneswar Development Authority.

Memo No. 23723/BDA, Bhubaneswar, Dated 22.06.2022

Copy forwarded along with **two copies** of the approved plan to **Sri. Sudam Charan Patnaik**, Flat No-102, Saiprasad Enclave, Canal Road, Rasulgarh, Bhubaneswar, Pin-751001 for information and necessary action.

Dinkar Mehanthy 22/6/22
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.

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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.

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PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority