



BHUBANESWAR DEVELOPMENT AUTHORITY
AKASH SHOVA BUILDING, LOK SEVA MARG, BHUBANESWAR.

FORM-II

No. 9766 /BDA, Bhubaneswar, Dated..... 15/03/22
[See Rule -10 (5) of ODA (P&BS) Rules, 2020]
LPBA-256/2020

Permission under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act'1982 is hereby granted in favour of **Sri Triveni Panigrahi, Kalyani Tripathy, Mr. Tridib Tripathy, Mrs. Shravani Acharya & Hena Mahapatra represented through their GPA Holder Sri Amaresh Parida working partner of M/s GK Global Contech** for approval of sub-divisional lay-out plan with 17 nos. of G+2 storied buildings & S+4(MIG) storied Residential apartment buildings over Plot No. 356, 353 & 351, Khata No. 529/140-A & 529/149 in Mouza- **Matiapada**, Bhubaneswar subject to following conditions /restrictions:-

(A) FOR LAY-OUT:-

1. (i) The sub-division of land shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
(ii) The development shall be undertaken strictly according to plan (enclosed).
(iii) The land over which sub-division layout is proposed is accessible by an approved means of access of **9.14 Mtr.** in width.
(iv) The land in question must be in lawful ownership and peace full possession of the applicant.
(v) The permission is valid for a period of three years with effect from the date of its issue.
(vi) Permission accorded under the provision of section 16 of ODA Act, can not be construed as an evidence in respect of right, title, interest of plot over which the plan is approved.
(vii) Any dispute arising out of land record or in respect of right, title, interest after this approval, the plan shall be treated automatically cancelled during the period of dispute.
(viii) Any development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority.
- 2 (i) Adhere to the provisions of ODA (Planning & Building Standards) Rules, 2020, strictly.
(ii) All the sub-plots are to be demarcated strictly as per the approved plan.
(iii) The applicant shall get the Final NOC with reference to External Infrastructure Development from the Bhubaneswar Municipal Corporation (BMC) and the infrastructure works shall be maintained as per norms prescribed by Competent Authority.
(iv) The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.
(v) The plinth level of the building on the individual sub-plots shall be raised 2 ft above the High Flood Level (HFL).
3. (i) **The applicant shall free gift the internal road (1234.95 Sq.m) and open space area (170.03 Sq.m) to the concerned local authority by way of gift deed after development of aforesaid internal infrastructure and before delivering the subplots.**
(ii) The internal road and drain shall be developed and provided by the applicant on his own cost prior to free-gift of land to the local authority.

- (iii) All the layout roads shall be developed with permeable paver blocks to minimize the storm water runoff to the drain.
- (iv) Internal road shall be in the nature of public thoroughfare and shall not be blocked by any boundary wall/gate/physical obstruction.
- (v) All road side drains are to be developed maintaining proper slope so as to convey storm water to the public drain with intimation to BDA for verification.
- (vi) After sub-division plan has been approved, the Authority shall not permit construction of building over the individual sub-plots, unless the developer has laid down and make streets along with storm water drains as per the approved plan and constructs the drain till the public disposal point.
- (vii) No storm water shall be discharged to the public road/public premises and other adjoining plots.
- (viii) Provision of plantation shall be given at the rate of minimum one tree per every 80 sqm. of area covered under road and open space.

4. Land Use Analysis of the sub divisional layout

(a) Total plot area (as per document) : 5222.34 Sq.m

Total plot area (as per possession) : **5222.32 Sq.m**

b)	Residential plot area	:	1825.58	Sq.m	(53.69 %)
	Internal road area	:	1234.95	Sq.m	(36.31%)
	Open Space	:	170.03	Sq.m	(5.00 %)
	Civic Amenities	:	170.03	Sq.m	(5.00 %)
	Total Plot area	:	3400.59	Sq.m	(100.00 %)

(c) Total no. of sub-plots – 17 nos.

(d) Area statement of individual buildings over subplots						
Sub-plot No.	Individual plot area (in Sqm)	Ground floor area (in Sqm)	1 st floor area (in Sqm)	2 nd floor area (in Sqm)	Total built up area/ FAR area (in Sqm)	FAR
1	112.76	71.01	71.01	44.45	186.47	1.65
2 to 7	112.76	71.01	71.01	44.45	186.47	1.74
8 to 11	106.62	71.41	71.41	34.18	177.00	1.74
12	105.66	71.41	71.41	34.18	177.00	1.67
13	114.80	80.89	80.89	34.03	195.72	1.70
14 to 17	111.96	80.89	80.89	34.03	195.72	1.74
Total : 3168.89 Sqm.						

(e) Setback provided (sub-plot wise)				
Sub-plot No.	Front (in mtr)	Rear (in mtr)	Left (in mtr)	Right (in mtr)
1	1.31	1.00	1.00 – 1.18	0.60
2 to 7	1.31	1.00	0.60	0.60
8 to 11	1.00	1.00	0.60	0.60
12	1.00	1.00	0.60	0.97 – 1.11
13	1.00	1.00	0.77 – 0.94	0.60
14 to 17	1.00	1.00	0.60	0.60

(B) 1. AREA STATEMENT FOR S+4 (MIG) RESIDENTIAL APARTMENT BUILDING PLANS:-

Floors	Built up area	Carpet Area	No of Dwelling Units
Stilt Floor	Parking-996.69 Sqm Service & society hall-80.61 Sqm Total =1077.30 Sqm.	672.07 Sqm	
1 st floor	823.40 Sqm	672.07 Sqm	8 nos.
2 nd floor	823.40 Sqm	672.07 Sqm	8 nos.
3 rd floor	823.40 Sqm	672.07 Sqm	8 nos.
4 th floor	823.40 Sqm	672.07 Sqm	8 nos.
Total	3293.60 Sqm	2688.28 Sqm	32 nos.

- **Total FAR area-3374.21 Sqm**
- **Total Built Up area=4370.90 Sqm**
- **Total no of dwelling units=32 nos.**
- **Total no of trees provided =20 nos.**
- **Parking area provided(in stilt floor) =996.69 Sqm against requirement of 25% of FAR(843.55 Sqm)**

2. SETBACKS OF S+4 (MIG)RESIDENTIAL APARTMENT BUILDING

Set backs	Provided
Front	3.05 mtr
Rear	3.05 mtr
Left	3.00 mtr
Right	3.00 mtr

- The building shall be used exclusively for **layout housing and 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 this permission endorsement.
- Parking space measuring 996.69 Sqm** as shown in the approved plan shall be exclusively used 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 **9.14 Mtr.** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The permission granted under these rules/regulations shall remain valid upto three years from the date of issue.**
- 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).
- If any dispute arises with respect to right, title interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.
- Any construction and development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority.
- (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 Organisation/Architect 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.**

(ii) Approval of plan shall 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.

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 provisions of the Rules/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) **Engage an Accredited person for third party verification at plinth and ground floor roof level.** Upon detection of unauthorised construction in the Third Party Verification report, the applicant shall be imposed a fine as prescribed under sub-rule (3) of Rule 15 of ODA (P&BS Rules, 2020.
- (e) 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.
- (f) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (g) 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. This permission/ regularization is accorded on deposit of following;

Sl.No.	Item	Amount	Amount in words
1	Sanction Fee	Rs.3,76,990 /-	Rupees Three lakh Seventy six thousand Nine hundred ninety only
2	Scrutiny Fee	Rs. 1,01,760/-	Rupees One lakh one thousand Seven hundred sixty only
3	Construction Workers Welfare Cess (CWWC)	Applicable- Rs.14,19,743/- Deposited- Rs.4,73,248/-	Applicable- Rupees Fourteen lakh Nineteen thousand Seven hundred forty three only Deposited- Rupees Four lakh Seventy three thousand Two hundred forty eight only <i>Note: Deposited 1st instalment i.e. 1/3rd of the applicable fee, in accordance with BDA Office Order No. 30015/BDA dated</i>

			12.12.2019.
4	Shelter fee (for building)	Applicable Rs.26,23,579/- Deposited- Rs. 6,55,895/-	Applicable- Rupees Twenty six lakh Twenty three thousand Five hundred seventy nine only Deposited- Rupees Six lakh Fifty five thousand Eight hundred ninety five only Note: Deposited 1 st instalment, i.e. 25% of applicable fee as per Rule 8(4) of ODA (P&BS) Rules,2020.
5	Shelter fee (for layout)	Applicable Rs.5,99,579 /- Deposited- Rs. 1,49,895/-	Applicable- Rupees Five lakh Ninety nine thousand Five hundred seventy nine only Deposited- Rupees One lakh Forty nine thousand Eight hundred ninety five only Note: Deposited 1 st instalment, i.e. 25% of applicable fee as per Rule 8(4) of ODA (P&BS) Rules,2020.

15. Other conditions to be complied by the applicant are as per the following;

- I. **Adhere to provisions of ODA (Planning & Building Standards) Rules, 2020 strictly.**
- II. Storm water from the premises or roof top shall be conveyed and discharged to the rain water recharging pits as per Rules-47 of ODA (Planning & Building Standards) Rules, 2020.
- III. Rooftop Solar Energy Installation shall be provided as per ODA (Planning & Building Standards) Rules, 2020.
- IV. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- V. Atleast 10% of parking in housing project/apartment building shall be earmarked for visitors and shall be open to all visitors and in all other cases as per norms under sub-rule (12) of Rule 37 of ODA (P&BS) Rules 2020.
- VI. Barrier-free access for physically challenged, differently abled person, elderly and children shall be provided as per Rule 46 of ODA (P&BS) Rules, 2021
- VII. Atleast 50% of the open space shall be pervious and 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.
- VIII. Rainwater harvesting structures shall be provided within the premises for collection and use of rooftop rainwater.
- IX. Groundwater recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area.
- X. All the passages around the building shall be developed with permeable paver blocks for percolation of rain water to the ground.
- XI. House owner's society office and assembly area at the rate of one square meter floor space per flat shall be provided and the minimum area shall not be less than 12 square meters.
- XII. Public Washroom Complex with outdoor signage shall be provided as per Rule 50 of ODA (P&BS) Rules, 2020 and the same shall have direct access from outside the plot i.e. direct access from the road, so as to permit usage by the general public.
- XIII. ICT landing point as per Rule 57 of ODA (P&BS) Rules, 2020 shall be provided.
- XIV. Provision of cycle tracks along internal road shall be provided within the site.

- XV. The applicant shall provide micro-composting site/plant within the project premises to make own arrangement of solid waste management.
- XVI. 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 no way be held responsible for the same in whatsoever manner.
- XVII. The Authority shall in no way be held responsible for any structural failure and damage due to earth quake/cyclone/ any other natural disaster.
- XVIII. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure for EIDP before commencement of construction.
- XIX. The applicant shall get the External Infrastructure Development Plan approved by the Committee as specified under Clause 3.2.3 of the SOP notified vide no. 2360/BDA dated 18.01.2021 and execute the approved EIDP in accordance with Clause no. 3.2.4. After completion of the external infrastructure, the applicant shall obtain the written recommendation of the EIDP committee regarding satisfactory completion of infrastructure as per the approved EIDP. The applicant shall apply for issue of NOC from Engineer Member, BDA after recommendation of the Committee. Occupancy Certificate shall be issued only after obtaining the NOC from Engineer Member, BDA in accordance with Clause 3.2.6.
- XX. **The applicant shall deposit the balance Construction Workers Welfare Cess (CWWC) amounting to Rs.9,46,495/- (Rupees Nine lakh Forty six thousand Four hundred ninety five only) as per BDA Office Order No-30015 dt.12.12.2019.**
- XXI. **The applicant shall deposit the balance Shelter Fee(for building) amounting to Rs.19,67,684 /- (Rupees Nineteen lakh Sixty seven thousand Six hundred eighty four) only to DRDA Khurda, as per sub-rule (4) of Rule 8 of ODA (P&BS) Rules, 2020.**
- XXII. **The applicant shall deposit the balance Shelter Fee(for layout) amounting to Rs.4,49,684/- (Rupees Four lakh Forty nine thousand Six hundred eighty four only) as per Rule 8 (4) of ODA (P&BS) Rules, 2020.**
- XXIII. 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**.
- XXIV. **The applicant shall provide access to the land locked plots within the project area as per the submitted affidavit.**
- XXV. The applicant shall obtain ORERA registration as per the affidavit submitted by applicant on dt 14.07.2021.
- XXVI. Electricity shall be connected in consultation with CESU as per affidavit submitted by applicant on dt.14.07.2021.
- XXVII. **All the stipulated conditions of NOC given by any public agency required for approval shall be adhered to strictly.**
- XXVIII. **The applicant shall obtain NOC/Clearance from CGWA before commencement of construction.**
- XXIX. **Occupancy Certificate shall not be issued unless required NOC/Clearance is not submitted.**

By order


PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 9767 /BDA, Bhubaneswar, Dated 15/03/22

Copy forwarded along with **two copies** of the approved plan **M/s G.K Global Contech, Amresh Parida, Working Partner, flat no-102, Sai Prasad Encvlave, Canal Road, Near Palasuni Hatta Rasulgarh ,Bhubaneswar** for information and necessary action.

Supan
14.3.22

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.

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 ,Odisha, Bhubaneswar/Enforcement Section, BDA, Bhubaneswar.

PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority