FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

[See Regulation-9(4) of BDA (P&BS) Regulation, 2018]

No. 34217 /BDA, Bhubaneswar, Dated 01.10.2021

LPBA-1762/2018

Permission under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act'1982 is hereby granted in favour of **Sri Sarangadhar Sahoo & GPA Holder Amaresh Parida Proprietor of M/s. GK. Developer.** for approval of sub-division of land (lay-out plan); and 7 nos. of (G+1) storied Residential buildings on the sub-divided plots over Revenue Plot No. 42(P) Khata No. 85 in Mouza- **Atala** Bhubaneswar subject to following conditions /restrictions:-

(A) SUB-DIVISIONAL LAYOUT:--

1 (a) (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 approved layout plan (enclosed).

(iii) The land over which sub-division layout is proposed shall be accessible by an approved means of access of **7.62 mtr**, in width.

(iv) Maximum permissible FAR of individual sub-plots shall be considered as per the width of the approach road to the lay-out, i.e., 7.62mtr.

(v) The land in question must be in lawful ownership and peaceful possession of the applicant.

(vi) The applicant shall construct the drain till the public disposal point as shown in the EIDP submitted by the applicant prior to construction of the buildings.

(vii) The permission is valid for a period of three years with effect from the date of its issue.

(b) Permission accorded under the provision of section 16 of ODA Act, 1982 can not be construed as an evidence in respect of right, title and interest of plot over which the plan is approved.

(c) Any dispute arising out of land record or in respect of right, title and interest after this approval, the plan shall be treated automatically cancelled during the period of dispute.

2 (a) The layout plan is approved on payment of following.-

Sl. no.	Item	Amount (in Rs)	Amount in words
i	Security deposit	1,24,803 /-	Rupees One lakh Twenty Four thousand Eight hundred Three nine only
Ii	Scrutiny-fee (land development fee)	7,240 /-	Rupees Seven thousand Two Hundred Forty only
iii	Compounding fee for regularization of sub-plots	2,83,814 /-	Rupees Two lakh Eighty three thousand Eight hundred Fourteen only

(b) Internal road and area for widening of approach road shall be in the nature of public thoroughfare and shall not be blocked by any boundary wall/gate/ physical obstruction.

(c) The roads and drains shall be developed by the applicant on his own cost prior to free-gifting the land to the local body (RLB).

(d) **Security deposit** shall not be refunded if the provision of Sub-regulation (5) of Regulation-8 of BDA (P&BS) Regulations, 2018 are not complied.

(e) 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.

(f) All the Layout roads shall be developed with permeable pavers block along with recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.

(g) All the sub-plots shall be demarcated strictly as per the approved plan.

(h) The applicant shall make own arrangement of solid waste management through micro composting plant within the project premises as shown in the layout plan.

3 Land Use Analysis of the sub divisional layout

(a)

Total plot area	:	1300.28	Sq.m
Area gifted for road widening	:	52.25	Sq.m
Net Plot Area	**:**	**1248.03**	**Sq.m**

(b)

Residential plot area	:	800.07	Sq.m	(64.13 %)
Internal road area	:	321.96	Sq.m	(25.79 %)
Open Space plot area	:	63.00	Sq.m	(5.04. %)
Amenities plot area	:	63.00	Sq.m	(5.04 %)
Total Plot area	**:**	**1248.03**	**Sq.m**	**(100 %)**

(B) BUILDING PLANS OVER SUB-DIVIDED PLOTS:-

1 Parameters for building plans on individual sub-plots;

(a) **Area Statement of Individual buildings**

Sub-plot no.	Individual plot area (in Sq.m.)	Ground Floor area (in Sq.m.)	1st Floor area (in Sq.m.)	Total Built-up/FAR area (in Sq.m.)	FAR
1	107.85	78.06	78.06	156.12	1.44
2	107.85	78.06	78.06	156.12	1.44
3	107.85	78.06	78.06	156.12	1.44
4	107.58	78.06	78.06	156.12	1.44
5	126.66	78.06	78.00	156.00	1.23
6	119.68	84.56	84.56	169.12	1.41
7	122.33	88.08	88.08	176.16	1.44

Note: Maximum permissible FAR on individual plot shall be as per width of the approach road (7.62 mtr.).

(b) Total Built up area =1125.76 Sq.m.

(c) Plantation @ 1 tree per 80 Sqm = 2 trees in each sub-plot.

(d) **Set Back Provided (sub-plot wise)**

Sub-Plot No.	Front (in mtr.)	Rear (in mtr.)	Left (in mtr.)	Right (in mtr.)
1	1.00	1.00	0.60	0.60
2	1.00	1.00	0.60	0.60
3	1.00	1.00	0.60	0.60
4	1.00	1.00	0.60	0.60
5	1.00-3.95	1.00	1.24	0.60
6	1.00	1.00-3.31	0.77	0.72
7	1.00	1.03-2.53	0.76	0.75

2 (a) The building plan over the sub-divided plots are approved on payment of followings.-

Sl. no.	Item	Amount (in Rs)	Amount in words
i	Building Operation (Scrutiny fee)	11,503 /-	Rupees Eleven thousand Five hundred Three Only.
ii	Sanction fee	56,264 /-	Rupees Fifty Six thousand Two hundred Sixty four Only.
iii	CWWCess	2,11,891 /-	Rupees Two lakh Eleven thousand Eight hundred Ninety one only.
iv	Security fee	1,12,576 /-	Rupees One lakh Twelve thousand Five hundred Seventy Six only.

3 The buildings 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 the permission endorsement.

5 The sub-plots over which construction is proposed are accessible by an approved means of access of **9.14 Mtr**. in width (layout internal roads).

6 Maximum permissible FAR of individual sub-plots shall be considered as per width of the approach road (7.62 Mtr.) to the lay-out.

7 The applicant shall not undertake construction of the building unless the applicant/owner have laid down and made the streets along with storm water drains as per the approved layout plan. Occupancy Certificate shall not be issued if the same has not been developed as per the approval.

8 The land in question must be in lawful ownership and peaceful possession of the applicant.

9 The permission granted under these regulations shall remain valid upto three years from the date of issue .However if the construction is not completed within the validity period, the permission shall have to be revalidated before the expiry of the above period on payment of such fee as prescribed under ODA (CAF) Rules, 2016 and such revalidation shall be valid for one year.

(C) GENERAL CONDITIONS:-

1 (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not absolve the owner or registered technical person or architect under whose supervision the buildings are constructed from their responsibilities imposed under BDA (Planning & Building Standards) Regulations, 2018 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 buildings;

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. The plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).

g. Quality of building services and amenities in the construction of the buildings;

h. 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

i. Other requirements or licenses or clearances required to be obtained for the site /premises or activity under various other laws.

2 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.

3 Neither granting of the permit nor the approval of the drawings and specifications, nor inspections made by the Authority during erection of the buildings shall in any way relieve the owner of such buildings from full responsibility for carrying out the work in accordance with the requirements of NBC 2005 and these regulations.

4 **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 Occupancy Certificate from the Authority prior to occupation of buildings in full or part.

5 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 buildings and for such period thereafter as required by the Authority.

6 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.

7 **Other conditions to be complied by the applicant are as per the following:**

I No storm water/water shall be discharged to the public road/public premises and other adjoining plots.

II Plantation @ one tree per 80 Sq.m. of the plot area shall be made by the applicant within the individual sub plots as per Regulation-29 of BDA (Planning & Building Standards) Regulations, 2018.

III If the construction / development are not as per the approved plan or deviated beyond permissible norms, the security deposit shall be forfeited and action shall be initiated against the applicant/ developer as per the provisions of the ODA Act, 1982 and Rules / Regulations made there under

IV The Owner/ Applicant/Architect/Registered technical person are fully and jointly responsible for any structural failure of building due to any structural/construction defects , Authority will not be held responsible for the same in what so ever manner.

V 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.

VI No storm water shall be discharged to the public road/public premises and other adjoining plots.

VII Adhere to the provisions of BDA (Planning & Building Standards) Regulations-2018, strictly and conditions thereto.

01.10.2021

PLANNING MEMBER/AUTHORISED OFFICER
Bhubaneswar Development Authority.

Memo No. 34218 /BDA, Bhubaneswar, Dated 01.10.2021.

Copy forwarded along with two copies of the approved plans to **Sri Sarangadhar Sahoo & GPA Holder Amaresh Parida Proprietor of M/s. GK. Developer, Flat.no.102, Sai Prasad Enclave Rasulgarh** Bhubaneswar-751012 for information

01.10.2021

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 NACfor 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