



**BHUBANESWAR DEVELOPMENT AUTHORITY
AKASH SHOVA BUILDING, SACHIVALAYA MARG,
BHUBANESWAR.**

FORM-II

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

Letter No.- BNB/3956/2022/BDA, Bhubaneswar,

Dated 24.06.2022

File No.BNB210068

E-BPAS APPLICATION NO.-BNB210068

Permission under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act'1982 is hereby granted in favour of **Smt. Nishamani Mangaraj represented through its GPA Holder Sri. Amaresh Parida, Proprietor, GK. Developer.**

For proposed **Stilt + 5 storied Residential Apartment Building (MIG Category)** over **Plot No.- 691/940/3124 & 690/868/3406, Khata No.-238/1999 & 238/2392 Mouza-Bijipur** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions:

1. AREA STATEMENT (in Sq. mt):

Plot area: 550.57 Sq.mtr.

Particulars	Proposed	Proposed use
Stilt Floor Area	305.78 Sq.mt	Parking-290.30 Sq.mt. Service area- 15.48 Sq. Mtr.
First Floor Area	250.00 Sq.mt	Residential
Second floor Area	245.68 Sq.mt	Residential
Third floor Area	245.68 Sq.mt	Residential
Fourth floor Area	245.68 Sq.mt	Residential
Fifth floor Area	150.25 Sq.mt	Residential Society area - 14.00 Sq.mt
Terrace floor	20.88 Sq.mt	Staircase, Headroom Lift, Machine Room
Total FAR Area	1152.77 Sq.mt	
Total Built up area	1463.95 Sq.mt	
Base FAR	2.00	
Max. Permissible FAR	4.00	
Total F.A.R. achieved	2.09	
Height of the building	14.50 Mt above the Stilt (Stilt Floor height 2.40 mt. from the Ground level)	
Total Dwelling Units	14 Nos.	
Total Parking Provided	290.30 Sq.mt against the Required Parking of 288.19 Sq.mt. @ 25% of FAR Area	
Plantation provided	08 nos. @ 1 tree per 80 sq.mt. of plot area	

2. SETBACKS & BUILDING HEIGHT (IN MTR):-

Setbacks (In Mtr)	Requirement	Proposed
Front Setback	3.00 mtr	3.00 mtr
Rear Setback	3.00 mtr	3.00 mtr
Left side Setback	3.00 mtr	3.00 mtr
Right side Setback	3.00 mtr	3.00 mtr

3. The building shall be used exclusively for **Residential Apartment** purpose and 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 **290.30 Sq.mt** (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 **12.19 Mt 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) **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, and 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 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.

16. **This permission is accorded on deposit of the following;**

Item	Amount deposited (in Rs.)	Amount in words
Scrutiny Fee	INR 17,644/-	Rupees Seventeen thousand six hundred forty four only
Sanction Fee	INR 73,198/-	Rupees Seventy three thousand one hundred ninety eight only
Regularization of Unauthorized sub-division of plots	INR 1,61,923/-	Rupees One lakh sixty one thousand nine hundred twenty three only

Construction Workers Welfare Cess (CWWC)	INR 2,86,795/-	Rupees Two lakh eighty six thousand seven hundred ninety five only
Security Deposit	INR 1,46,395/-	Rupees One lakh forty six thousand three hundred ninety five only
Retention Fee	INR 2,000/-	Rupees Two thousand only
EIDP Fee	INR 2,62,707/- Fees submitted- PD, DRDA Khurda	Rupees Two lakh sixty two thousand seven hundred seven only

17. 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. At least 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.
- iv. At least 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.
- v. Rainwater harvesting structures shall be provided within the premises for collection and use of rooftop rainwater.
- vi. Groundwater recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area.
- vii. Rooftop Solar Energy Installation shall be provided as per ODA (Planning & Building Standards) Rules, 2020.
- viii. 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 in no way be held responsible for the same in what so ever manner.
- ix. **Adhere to the provisions of ODA (Planning & Building Standards) Rules-2020 strictly and conditions thereto.**
- x. No storm water/water shall be discharged to the public road/public premises and other adjoining plots.
- xi. The number of dwelling units so approved shall not be changed in any manner.
- xii. **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.**
- xiii. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- xiv. 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.

- xv.** Guard room, electric cabin, sub-station, area for generator set, ATM, etc, if provided shall not be allowed within minimum setback area.
- xvi.** The applicant shall provide micro-composting site/plant within the project premises to make own arrangement of solid waste management.
- xvii.** 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.
- xviii.** 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.
- xix.** The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- xx.** The applicant shall get the External Infrastructure Development Plan (EIDP) 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.
- xxi.** 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-II.
- xxii.** **The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC / Clearances given by the Office of the SE, RWS & S vide No. 540 dt. 09.03.2022.**
- xxiii.** **The applicant shall submit the NOC from CGWA before commencement of construction.**
- xxiv.** **The applicant shall allot/sale the dwelling units to MIG category buyer/allottee only as per the affidavit submitted by the applicant.**
- xxv.** All the stipulated conditions of NOC given by any public agency required for approval shall be adhered to strictly.

By Order

AUTHORISED OFFICER

Bhubaneswar Development Authority