



## BHUBANESWAR DEVELOPMENT AUTHORITY

Form - II (Order for Grant of Permission)

Letter No. BNB/1679/2021, Bhubaneswar, Dated: 30/06/2021

### E-BPAS APPLICATION NO. BNB200045

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982 (Orissa Act,1982) is hereby granted in favour of **Sri Dharendra Kumar Sahoo** (Land owner represented by Power of Attorney Holder **M/S Shyamchand Builders Pvt. Ltd, MD- MS. Rachita Chanda** for construction of **S+4 storeyed Residential Apartment** building over **Plot No. 541/836 & 540/837** corresponding to **Khata No. 200/233 & 200/234** Mouza- **Bhimpur (Balianta Tahasil)** under **Bhubaneswar Development Authority** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions:

1. Parameters:

Plot area (As per Document) = Ac 0.66 = 2670.92 Sqmt

Plot area (As per possession)=2662.36 Sq.mtr

<u>Built up Area</u>	<u>Proposed use</u>	<u>No. of Dwelling Units</u>
<b>S+4 STOREYED BLOCK</b>		
<b>Stilt floor (lift, Staircases, Common Area)</b>	73.98 Sqm Lift, Staircases, Services, Society Room	---
<b>Stilt floor (Parking)</b>	1302.06 Sqm Parking	---
<b>First floor</b>	1489.22 Sqm Residential	13 (Thirteen) nos.
<b>Second floor</b>	1401.41 Sqm Residential	13 (Thirteen) nos.
<b>Third floor</b>	1416.20 Sqm Residential	13 (Thirteen) nos.
<b>Fourth floor</b>	1414.38 Sqm Residential	13 (Thirteen) nos.
<b>Height</b>	14.85 Mtr	
<b>Total FAR Area</b>	<b>5831.49 Sqm</b>	
<b>Total Built up area</b>	<b>7097.25 Sqm</b>	

- Total no of dwelling units – 52 nos (MIG Category)
- Base FAR – 2.00
- Maximum Permissible FAR – 2.00 (+ 0.25 towards MIG Housing Provisions)
- Total FAR Achieved – 2.19
- Parking (required = 25% of Total FAR area) =1457 Sqmt

- **Parking Achieved = 1458 Sqmt (Covered/ Stilt-1302.06 Sqmt + open-155.94 Sqmt)**
- **Setbacks Provisions:**

<b>Setback</b>	<b>Required</b>	<b>Provided</b>
Front Set back	3.00 Mtr	3.53 Mtr.
Left side	3.00 Mtr	3.45 Mtr.
Rear Set back	3.00 Mtr	3.60 Mtr.
Right side	3.00 Mtr	3.00 Mtr.

2. 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.
3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
4. Parking space measuring **1458 Sq.mtr (Covered / Stilt + Open)** 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.
5. The land over which construction is proposed is accessible by an approved means of access of **9.34 Mtr (Nine Point Three Four meter)** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. The permission granted under these regulations shall remain valid up to **three years** from the date of issue. However, the permission shall have to be revalidated before the expiry of the above period on payment of such fee as may be prescribed under rules and such revalidation shall be valid for one year.
8. 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 ODA (Planning & Building Standards) Rules 2020, or under any other law for the time being in force.
9. 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 an Occupancy Certificate from the Authority prior to occupation of building in full or part.
13. 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.
14. 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. **The applicant during the course of construction and till issue of occupancy certificate shall place a display board on his site with details and declaration as given at Annexure-I.**
15. This permission is accorded on deposit of the following;

<b>Fees</b>	<b>Amount (in Rs)</b>	<b>Amount in words</b>
Sanction fee	3,54,863/-	Rupees Three Lakhs fifty-four thousand eight hundred sixty-three only.
Compounding Charges for regularization of Unauthorized Sub Plot	6,69,240/-	Rupees Six Lakhs Sixty-Nine thousand two hundred forty only
Construction Workers Welfare Cess	4,45,636/-	Rupees Four Lakhs forty-five thousand six hundred thirty - six only <b>(1/3<sup>rd</sup> of total</b>

		<b>fees payable)</b>
Shelter Fee	6,86,549/-	(Rupees Six lakhs Eighty Six thousand Five hundred forty nine only <b>(1/4<sup>th</sup> of total fees payable)</b> )

16.As Applicant has opted to pay the Construction Workers Welfare Cess in three installments as per the provisions of BDA office order 30015 dated 12.12.2019, the permission is granted on payment of Rs. 4,45,636/- which is **1/3<sup>rd</sup> of total fees payable fees Rs. 13,36,909/-**. Applicant shall pay the remaining 2/3rd of the Construction Workers Welfare Cess amounting to **Rs. 8,91,272** in two installments in the next two consecutive years in the manner as per table below failing which the Occupancy Certificate shall not be issued.

17.As Applicant has opted to pay the Shelter Fees in four installments as per the provisions of HFA Policy, the permission is granted on payment of Rs. 6,86,549/-which is **1/4<sup>th</sup> of total fees payable fees Rs. 27,46,195/-**. Applicant shall pay the remaining 3/4th of the Shelter amounting to **Rs. 20,59,646/-** in three installments in the manner as per table below failing which the Occupancy Certificate shall not be issued.

18.Applicant has submitted fee receipt of 1% of project cost amounting **Rs. 3,25,000/- (1/4<sup>th</sup> of total fees payable)** towards External Infrastructure Development Fees paid to Project Director, DRDA, Khordha. As Applicant has opted to pay the EIDP Fees in four installments as per the provisions of ODA (Planning and Building Standards) Rules, 2020, the permission is granted on payment of **Rs. 3,25,000/-** which is **1/4<sup>th</sup> of total fees payable fees Rs. 13,00,000/-**. Applicant shall pay the remaining 3/4th of the EIDP fees amounting to **Rs. 9,75,000/-** in three installments in the manner as per table below failing which the Occupancy Certificate shall not be issued.

<b>Schedule of payment of Fees/ Charges</b>				
<b>Construction worker welfare Cess (CWWC)</b>	1st installment	=	Rs 445,636/-	PAID
	2nd installment	=	Rs 445,636/-	To be paid before 29.06.2022
	3rd installment	=	Rs 445,636/-	To be paid before 29.06.2023
	<b>TOTAL</b>			<b>Rs 13,36,909/-</b>
<b>Shelter Fees</b>	1st installment	=	Rs 6,86,549/-	PAID
	2nd installment	=	Rs 6,86,549/-	To be paid before 29.06.2022
	3rd installment	=	Rs 6,86,549/-	To be paid before 29.06.2023
	4th installment	=	Rs 6,86,549/-	To be paid before 29.06.2024
	<b>TOTAL</b>			<b>Rs 2,746,195/-</b>
<b>EIDP Fees (To be</b>	1st installment	=	Rs 3,25,000/-	PAID to PD, DRDA, Khordha

<b>paid to PD, DRDA, Khordha</b>	2nd installment	=	Rs 3,25,000/-	To be paid after completion of Plinth level
	3rd installment	=	Rs 3,25,000/-	To be paid after completion of Ground Floor Roof Casting
	4th installment	=	Rs 3,25,000/-	To be paid at the time of application of occupancy certificate
	<b>TOTAL</b>		<b>Rs. 13,00,000/-</b>	

**19. 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 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. 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 of ODA (Planning & Building Standards) Rules, 2020.
- IV. Plantation @ one tree per 80 Sqm of the plot area shall be made by the applicant as per provision under regulation of ODA (Planning & Building Standards) Rules, 2020.
- V. If the construction / development is not as per the approved plan / deviated beyond permissible norms, action shall be initiated against the applicant/builder / developer as per the provisions of the ODA Act, 1982 Rules and Regulations made there under and ORERA Act.
- VI. 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.
- VII. 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.
- VIII. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC/BDA before commencement of construction.

- IX. All the stipulated conditions of the NOC/Clearances given by CGWA vide **No.CGWA/NOC/INF/ORIG/2020/9023 dt. 26.11.2020** shall be adhered to strictly. The External Infrastructure Development Proposal shall be strictly adhered to.
- X. No storm water/water shall be discharged to the public road/public premises and other adjoining plots.
- XI. Adhere to the provisions ODA (Planning & Building Standards) Rules, 2020 strictly and conditions thereto.
- XII. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- XIII. The number of dwelling units so approved shall not be changed in any manner.
- XIV. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- XV. Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.
- XVI. The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.
- XVII. The applicant shall register this project under ORERA as per affidavit submitted.
- XVIII. The applicant shall develop the drainage channel to the nearest disposal point at his own cost.

**Planning Officer**

Bhubaneswar Development Authority.