



**BHUBANESWAR DEVELOPMENT AUTHORITY**

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

FORM-II

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

No. 7/82 /BDA, Bhubaneswar,

Dated... 28/02/2022

**BPBARN-2268/18**

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 Odysa Eco Villa Pvt. Ltd., Odysa homes & Commercial Pvt. Ltd., Sidhi Binayak Odysa Home Partner, Sri. Saroj kumar Panda, Odysa Eco Villa & Commercial Pvt. Ltd., SJ Developer & Housing Pvt. Ltd. represented through their GPA Holder Sri. Debidutta Mishra, Managing Director, **SJ Developers & Housing Pvt. Ltd.** for

Regularization of existing construction and Proposal of addition/ alteration in 16 Blocks of G+4 storied, 12 Blocks of B+G+4 Storied residential building and G+2 storied of Commercial Building over Plot No.- 585, 605, 554, 557, 586, 581, 581, 558, 552, 603, 583, 602, 604 & 584/761, Khata No. 243, 225, 161, 118, 97, 144, 27, 195, 220, 76 & 70 in Mouza – Govindpur, Jatni, Dist Khordha in the Development Plan area of Bhubaneswar with the following parameters and conditions;

**1. Area Statement (in Sq. Mtr.)**

**Total Plot Area : 28186.47 Sq. Mtr. (Ac 6.965 dec)**

Road affected Area : 2966.683 Sq. Mtr.

**Net Plot Area : 25219.787 Sq. Mtr.**

Floors	Approved Area (in sqm)	Existing Area (in Sqm)	Deviation (in Sqm)	Proposed Area ( in Sqm)
<b>A. Residential Apartment Building Blocks</b>				
<b>Block-A: Stilt/G+4 Floor</b>				
Tower-2	1585.254	1629.553	44.299	--
Tower-3	1585.254	1629.553	44.299	--
Tower-6	1585.254	1629.553	44.299	--
Tower -7	1585.254	1629.553	44.299	--
Tower-8	1585.254	1629.553	44.299	--
Tower-9	1585.254	1629.553	44.299	--
Tower-22	1585.254	1629.553	44.299	--
Tower-23(S/G)	195.88	201.765	5.885	--
1 <sup>st</sup> floor	366.315	376.887	10.572	--
2 <sup>nd</sup> floor	366.315	376.887	10.572	376.887
3 <sup>rd</sup> floor	366.315	--	--	297.127
4 <sup>th</sup> floor	290.429	--	--	--
Tower-24	1585.254	--	--	1629.553
Tower-25	1585.254	--	--	1629.553
Tower-26	1585.254	--	--	1629.553



Tower-27	1585.254	--	--	1629.553
<b>Block-B (B+G+4)</b>				
Tower-10	1801.800	1845.835	44.035	--
Tower-11	1801.800	1845.835	44.035	--
Tower-12	1801.800	1845.835	44.035	--
Tower-13	1801.800	1845.835	44.035	--
Tower-14	1801.800	1845.835	44.035	--
Tower-15	1801.800	1845.835	44.035	--
Tower-16	1801.800	1845.835	44.035	--
Tower-17	1801.800	1845.835	44.035	--
Tower-18	1801.800	1845.835	44.035	--
Tower-19	1801.800	1845.835	44.035	--
<b>Block-B-1 (B+G+4)</b>				
Tower-20	1654.872	--	--	1663.699
Tower-21	1654.872	--	--	1663.699
<b>Block-C (S+G+4)</b>				
Tower-1	1474.575	1564.956	90.381	--
Tower-4	1474.575	1564.956	90.381	--
Tower-5	1474.575	1564.956	90.381	--
Tower-28	1474.575	--	--	1564.956
Club	645.461	--	--	645.461
Basement (lift lobby)	268.056	377.866	109.81	
<b>B. Commercial</b>				
Ground floor	321.553	321.557	--	--
1 <sup>st</sup> floor	536.541	542.469	--	--
2 <sup>nd</sup> floor	536.541	--	--	542.469
<b>Total Area (Residential + Commercial)</b>	<b>48557.244</b>	<b>36757.52</b>	<b>1158.425</b>	<b>13272.51</b>
Total built-up Area (Existing + Proposed) - Residential			48623.535 Sq. Mtr.	
Total built-up Area (Existing + Proposed) - Commercial			1406.495 Sq. Mtr.	
<b>G. Total Built-up Area (Existing + Proposed)</b>			<b>50030.03 Sq. Mtr.</b>	
<b>Total FAR (Existing + Proposed)</b>			<b>1.98</b>	

## 2. SETBACKS AND BUILDING HEIGHT (in meter)

Particulars	Required	Approved	Existing /Proposed
Front Set back	4.00 Mtr	4.50 mtr	4.50 Mtr
Rear Set back	3.00 Mtr	4.00 Mtr	4.00 Mtr
Left side	2.50 Mtr	5.00 Mtr	5.00 Mtr
Right side	2.50 Mtr	5.00 Mtr	5.00 Mtr
Height (in Mtr)		Block - A : 14.98 Mtr. Block - B: 14.98 Mtr. Block - B1: 14.98 Mtr. Block - C: 14.98 Mtr. Commercial Block : 10.80 Mtr.	



<u><b>Required parking</b></u> Parking requirement for Residential Area @ 30% of 48623.534 Sq. Mtr. = 14587.06 Sq. Mtr.  Parking requirement for Commercial Area @ 40% of 1406.495 Sq. Mtr. = 562.598 Sq. Mtr. <b>Total Requirement = 15149.658 sqm</b>	<u><b>Proposed/ Existing Parking</b></u> Basement Parking – 9396.294 sqm Stilt parking - 2694.64 sqm. Open Parking - 3061.366 Sqm <b>Total parking - 15152.30 sqm</b>
Required plantation 20% - 5637.00 sqm.	7398.712 sqm. (provided)

3. The building shall be used exclusively for Residential & Commercial 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 15152.00 Sq.mtr (Basement Parking – 9396.294 sqm + Stilt parking - 2694.64 sqm. + Open Parking - 3061.366 Sqm) 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 **12.08 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 regulations shall remain valid upto 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 exempt the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under BDA (Planning & Building Standards) Regulations, 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) 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.
- (d) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.

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. The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued;

- (a) A copy of the building permit; and
- (b) A copy of approved drawings and specifications.

16. 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.

17. This permission is accorded on deposit /submission of the following;

item	Amount (in Rs)	Amount in words
<b>Scrutiny Fee</b>	INR 6,42,151.00	Rupees Six Lakh Forty Two Thousand One Hundred Fifty One only.



<b>Sanction fee</b>	INR 6,69,050.00	Rupees Six lakh sixty nine thousand fifty only.
<b>Compounding fee</b>	INR 3,47,528.00	Rupees three lakh forty seven thousand five hundred twenty eighty only
<b>CWWCess</b>	<b>Applicable Fee:</b> INR 24,99,214.00  <b>Deposited Fee:</b> INR 8,33,071	Rupees eight lakh thirty three thousand seventy one only (1 <sup>st</sup> installment)
<b>Shelter Fee</b>	<b>Applicable Fee:</b> INR 68,75,962.00  <b>Deposited Fee:</b> INR 17,18,990.00	Rupees Seventeen Lakh Eighteen Thousand Nine Hundred Ninety only (1 <sup>st</sup> installment)
<b>External Infrastructure Development Fee</b>	<b>Deposited Fee:</b> INR 1,07,949.00	Applicant has submitted the acknowledgement receipt of Rs.1,07,949/- (Rupees one lakh seven thousand nine hundred forty nine only towards EIDP from DRDA, Khordha. (1 <sup>st</sup> installment)

**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 BDA (Planning & Building Standards) Regulation, 2018.
- 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 20% of parking in housing project/apartment building shall be earmarked for visitors and shall be open to all visitors as per norms under sub-regulation (10) of Regulation 37 of BDA (Planning & Building Standards) Regulation, 2018.
- IV. Plantation @ one tree per 80 Sq.mtr. of the plot area shall be made by the applicant as per provision under Regulation - 29 of BDA (Planning & Building Standards) Regulation, 2018.
- V. RWH / Recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area.
- VI. The applicant shall make own arrangement of solid waste management through micro composting plant within the project premises.
- VII. Provision of cycle track within the premises are to be provided connecting to the approach road.



- VIII. 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.
- IX. All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- 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 Regulation.
- XIII. **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
- XIV. **Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.**
- XV. **The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/Clearances given by Fire Prevention Wing/ National Airport Authority/ SEIAA, Ministry of Forest & Environment/ State Pollution Control Board / PHED / CGWA / RLB / PD, DRDA / TPCODL etc wherever applicable.**
- XVI. **All physical infrastructures like water supply, electricity, sewerage and drainage system and water harvesting structures shall be maintained adhering the norms prescribed by the concerned utility Agencies.**
- XVII. **All the stipulated conditions of the NOC from SEIAA vide no. 792/ SEIAA dt.21.03.2012, NOC from CGWA vide no. CGWA/NOC/INF/ORIG/2018/3781 on dt.09.07.2018, NOC from FPW vide no.- 1238/BBS. CIR on dt. 12.09.2020, Letter No.- 6602 dtd. 30.06.2012 from CESU shall be adhered to strictly.**
- XVIII. **The applicant shall abide all condition of the EIDP vetted by the CE-cum-EM, BDA and obtain final NOC before issuance of Occupancy Certificate.**
- XIX. The Authority shall in no way be held responsible for any structural failure due to earthquake/cyclone/ any other natural disaster.
- XX. The number of dwelling units so approved shall not be changed in any manner.
- XXI. **The applicant shall submit Fire Safety Certificate before issue of the Occupancy Certificate for all building blocks.**

By order

*Dinkar Mahanty* 23/2/22

**PLANNING MEMBER/AUTHORISED OFFICER**

Bhubaneswar Development Authority.




Memo No. 7/83 /BDA, Bhubaneswar, Dated 23.02.2022

Copy forwarded along with **two copies** of the approved plan to **Sri Suryakanta Nanda, SJ Developers & Housing Pvt. Ltd., SG Complex, Plot No.516/1618, Adarsha Vihar, Phase-II, Patia, Bhubaneswar** for information and necessary action.

*Dinkar Mehanthy*  
**PLANNING MEMBER/AUTHORISED OFFICER** 23/2/22  
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 ,Orissa, Bhubaneswar/Enforcement Section, BDA, Bhubaneswar.

  
**PLANNING MEMBER/AUTHORISED OFFICER**  
Bhubaneswar Development Authority