



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

(See Regulation - 10 (I))

No. 3035/P
B.P.B-158/2007

/B.D.A. Bhubaneswar

Dated 31.3.08

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

Shri/Smt. Central Govt. Employees Welfare Housing Organization

(a) Sub-Division of land

(b) Institution of change of the use of land or building

(c) Construction of a housing building plan

(d) Reconstruction of building

(e) Alteration or additions to the existing building

23, 24, 25, 26, 27, 93, 94, 96, 57, 51, 91, 72, 82, 83, 138, 52, 53, 56, 71, 85, 92, 67, 73, 81, 76, 79, 75, 77, 95, 73, 54, 84, 78, 80, 88, 87, 98, 104, 101, 111, 91, 173/214, 173/36, 146, 173/19, 89, 101, 102, 74, 86, 90, 91/460, 17, 52, 130, 128, 69, 143, 173/8, 39, 100, 91/490/562, 97, 91/490

Khata No. 129, 77, 39, 46, 165, 130,

Village

BeguniabarahiThana No. 59, & 173/271

Holding No.

Ward No.

of Bhubaneswar Municipal Corporation / Municipality in the Development plan area of Bhubaneswar, subject to following conditions / restrictions :-a) The land/ Building shall be used exclusively for Residential

purpose and the uses shall not be changed to any other use without prior approval of this Authority.

- h) 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.
- i) 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.

j) 10% / 20% of the land shall be utilised for plantation;
K.31 blocks of S+4 and one block G+1 started (community center) Group housing building plan approved on payment of Rs.20,51,700/- (Rupees twenty lakhs fifty one thousand seven hundred) only towards conversion fee and Rs.22,93,680/- (Rupees twenty two lakhs ninety three thousand six hundred eighty) only towards sanction fee with the following norms:

Plot Area - 440789 sqft

Coverage:-

Stilt	Type-'A' (2 block)	Type-'B' 14 blocks	Type-'C' (8 blocks)	Type-'D' Community (7 blocks)
Stilt	2400 sqft	4236 sqft	5288 sqft	6462 sqft
F.F	2400 sqft	4236 sqft	5288 sqft	6462 sqft
2nd.F	2400 sqft	5236 sqft	5288 sqft	6462 sqft
3rd.F	2400 sqft	4236 sqft	5288 sqft	6462 sqft
4th.F	2400 sqft	4236 sqft	5288 sqft	6462 sqft

Set backs:- ESB-20'-0" (Minimum), RSB-12'-5", LSB-11'-6" RSB-15'-0"

F.A.R-1.39

BY ORDER

L). The other conditions are as per A-N-X-2 and R-E-I
PLANNING MEMBER / AUTHORIZED OFFICER

Bhubaneswar Development Authority

Memo No. 3036/88 / BDA, Bhubaneswar

Dated 3/3/08

Copy forwarded alongwith 2(Two) Copies of the approved plans to Shri/Smt Central Govt Employees Welfare Housing Organization

C/O Askar Arch, C-6, Ground floor, Bishnupriya Apartment, Jayadevvihar Bhubaneswar

PLANNING MEMBER / AUTHORIZED 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, Jatani Municipality for information.

PLANNING MEMBER / AUTHORIZED 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 / AUTHORIZED OFFICER

Bhubaneswar Development Authority

Other Conditions: -

- 1 The road land connected up to the site from the existing public road shall be developed (black top level) with road side drain and other infrastructure facilities as per the specification at the cost of the applicant.
- 2 After development of the approach road the same shall be free gifted to the local Authority immediately under intimation to BDA.
- 3 The other internal infrastructure work within the premises like septic tank with Sewerage Treatment Plant (STP), water supply system electrification and drainage system shall be developed first up to the satisfaction of the Bhubaneswar Development Authority and P.H. Deptt.
- 4 Additional 10'-00" of the land left for widening of the existing 30'-0" to 40'-0" shall be left unbounded and open to sky for road purpose and shall also be free gifted to local authority.
- 5 Clearance from Ministry of Environment and Forest, Govt. of India shall be obtained before commencement of work.
- 6 After completion of all infrastructure work the site shall be jointly inspected by BDA and P.H. department and after joint site inspection permission for construction of main building shall be permitted by BDA.
- 7 The storm water drain is to be developed / constructed and connected by the applicant at their own cost up to public drain in consultation with local authority and compliance submitted to BDA.
- 8 In future all the owners presently getting approach from 30'-0" wide road shall have to leave 5'-0" extra additional front setback for expansion of existing 30'-0" wide road to 40'-0".
- 9 The level of the site is to be raised suitably with proper gradient towards the road so that the storm water shall be discharged smoothly in to the public drain.
- 10 On receipt of written intimation to BDA by the applicant the construction at still roof level shall be checked by BDA. Further construction shall only be allowed after written clearance is given by the Planning Member, BDA.
- 11 The water supply to the project shall be tapped from the ground water source presently and the sewerage system of the premises shall be presently through septic tank and Sewerage Treatment Plant (STP) as per the approved design and specification recommended by the P.H. consultant and subsequently the water supply and sewerage connection is to be taken from the public source as per the conditional NOC given by the P.H. Deptt. vide letter memo No.16079 dt.27.12.07.
- 12 All storm water of the premises of rooftop shall be conveyed and discharged to the rainwater recharging pits suggested in the proposal.
- 13 All storm water of the premises except rooftop shall be conveyed and connected with the existing roadside drain up to the disposal point.
- 14 All necessary fire fighting installations shall be made in the premises as per the provision of N.B.C. of India.
- 15 No wastewater of the premises shall be disposed off to the public drain in any manner.

- 16 All the provisions indicated in the plan shall not be deviated in any manner
- 17 The internal water supply, sanitation system, fire fighting installation, ground water recharging pits etc. is to be constructed and operated as per the provision of N.B.C. and specification given by consultant.
- 18 The applicant/Architect/ Structural Engineer are fully and combindly responsible for any structural failure of the building due to any structural defects and the Authority is no way be held responsible for the same in whatsoever manner, It may be
- 19 The concerned Architect/ Structural Engineer/ Applicant are fully responsible for any deviations additions and alteration beyond approved plan and shall be liable for action as deemed fit by the Authority.
- 20 The building shall not be occupied fully or partly before issue of occupancy certificate by BDA.
- 21 The open space, which is meant for parking shall not be changed to any other use and shall not partitioned/closed in any manner.
- 22 The applicant/owner shall abide by all other applicable provisions of BDA (Planning & Building Standards) Regulation-2001.
- 23 Necessary clearance from CESU shall be obtained regarding safety for electrical installation and connection.
- 24 The applicant shall during construction of the building affix a copy of the approved building plan and approved letter with all specification on conspicuous place at the site for public and official verification.
- 25 During construction of the building the entire premises shall be covered by protective measures and shall not made any inconvenience to the general public.
- 26 At any point of time there should not be rear ^{side} entry from the boundary wall to the adjacent plot.
- 27 Any deviation to the approved plan shall attract action under Regulation-16 of the BDA Regulation-2001.
- 28 Condition raised by P.H. Department shall be adhered to.
- 29 Adequate open space has to be provided with minimum two entries and exit points of 5 mtr. width so that the Fire engine shall reach to the building block without any hindrance.
- 30 The common ⁵ parking/roof-top and other common space shall not be partitioned or sold out.
- 31 10% of the parking space shall be earmarked for outside visitor.
- 32 ~~Structural safety of roof-top parking shall be the responsibility of owners.~~
- 33 ~~Structural Engineer must ensure such safety provision for providing roof top parking.~~
- 34 ~~Shopping mall shall not been allowed in this project.~~

[Signature]
PLANNING MEMBER