

FORM-II



Brahmapur Development Authority

Courtpeta: Brahmapur: 760004

No.....**691**...../BeDA, Brahmapur, Dt. **16-6-2022**

BPBA-272/2018

Permission under sub-section (3) of the Section 16 of the Odisha Development Authorities Act, 1982 (Odisha Act, 1982) is hereby granted in favor of **Sri Alekh Chandra Sahu & Others** for Construction of a **S+5 storied residential apartment** in respect of **Plot No. 211/1980, 212/1936, 217/1865, 213/1934, 214/1935, 217/1761, 211/1898 & 218/1601(P), Khata No. 121/919, 121/849, 121/848, 121/806, 121/811 & 138/104 Mouza: Gorachandapur** of Brahmapur Municipal Corporation within the development plan area of BeDA, Brahmapur subject to the following restrictions.

1. The land/building shall be used exclusively **residential use** and the uses shall not be changed to any other use without prior approval of this Authority.
2. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
3. Parking space measuring **746.10 sqm** as shown in the approved plan shall be strictly adhered.
4. The land over which construction is proposed is accessible by an approved means of access of **9.14 Mtr.** width.
5. The land in question must be in lawful ownership and peaceful possession of the applicant.
6. The permission is valid for period of **3 (three)** years with effect from the date of issue.
7. Permission accorded under the provision of Section 16 of ODA Act, cannot be considered as an evidence in respect of right title interest of the plot over which the plan is approved.
8. 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.
9. **20%** of the land shall be utilized for plantation.
10. Any violation or contravention of the approved plan and conditions thereof invite legal action as per section 17-90-91 and other provisions of O.D.A. Act including demolition of the building and filing of criminal case.
11. It is the responsibility of the technical person who has prepared the plans to ensure that provisions of the O.D.A. Act, The BDA Planning and Building (Standards) Regulations and the approved plan are strictly followed and complied by the owner or permittee in respect of any developments undertaken. Any violations or contraventions thereof should at once be brought to the notice of the Authority in writing by Registered Post failing which he will run the risk of his registration with B.D.A. cancelled.

12. The permit tee shall keep the B.D.A. Brahmapur informed in writing at least one week before starting construction as per Regulation No. 16 of the B.D.A. Planning and Building (Standards) Regulations.
13. The conditions relating to development of roads and drains shall be complied first before start of the project as suggested by BMC, Brahmapur vide **Letter No.10196/X-HI-05/2021, Dt.18.8.2021 & as per Affidavit dated 5.1.2022.**
14. For safe discharge of effluent, an inverted filter of adequate size is to be constructed and treated effluent BOD5 at 20 C should be less than 30 mg/l only be disposed to municipal drain to avoid contamination of sub-soil water and for proper drainage and sanitation, the conditions imposed by Municipal Commissioner, Brahmapur Municipal Corporation vide **Letter No.10196/X-HI-05/2021, Dt.18.8.2021 & as per Affidavit dated 5.1.2022** are to be strictly adhered for drainage of waste water generated by the occupants of the apartment.
15. Fire safety measures and arrangement as per recommendations of the Fire Officer, Brahmapur Circle, Brahmapur vide letter No. **RECOMM1408260012022000467, dated 11.2.2022, as per Affidavit dated 5.1.2022** are to be strictly followed.
16. The conditions imposed and communicated by the Regional Director, C.G.W.A., New Delhi vide **Letter No.1-22/CGWB/SER/3529 dtd 4.1.2022 & as per Affidavit dated 5.1.2022** are to be followed to cater the domestic requirements of the occupants & sanitation of the proposed apartment.
17. The apartment building S+5 storied is to be constructed confirming to the approved plan and structural design, prepared by a Regd. Structural Engineer as per the provision of NBC taking into account the safety factors like cyclone and earthquake etc. and it is the combined responsibility of the owner/developer / architect / structure Engineer if there is structural failure due to any structural defects for whatsoever reason endangering the inmates and the public.
18. The promoter shall obtain necessary permission from the SOUTHCO regarding safety for electrical installation and connection.
19. The applicant shall not occupy or permit to occupy the building or permit to use the building or any part thereof until completion certificate is submitted to this authority as per section-20 of the O.D.A. Act and the Regulations.
20. This Authority shall stand indemnified and kept harmless against all proceeding in any Court of before any authorities and all expenses/losses claims which this Authority may incur or become liable to pay as a result or in consequence thereof.
21. Granting of this permission for construction/development shall not mean: (i) title over the land or building (ii) creation, alteration or extinction of easement (iii) variation in area of plot or building (iv) structural stability, workmanship and soundness of materials used there for etc., and it shall not bind or tender this Authority liable in any way.

22. Adequate safety measures shall be adopted for treatment and disposal of septic tank effluent. Under no circumstances untreated night soil shall be discharged into the drains. Inverted filters, if necessary, shall be constructed and the effluent from the septic tank/soak pit shall flow through them to ensure reduction of contaminant level to the standards fixed by OPCB and CPCB before discharge into the drains.
23. No further floor in future is allowed beyond **S+5** considering the ground coverage and set back provided in construction of **S+5** storied apartment building.
24. The Developer shall make own arrangement for supply of drinking water shall not insist upon P.H.E.D. for providing water from the city water supply system.
25. The developer will held responsible for ensuring uninterrupted water supply to the inmates and the BDA Authority is no responsible on this front.
26. The residential building shall not be occupied without obtaining occupancy certificate of B.D.A. as required under building regulations.
27. The set back as indicated in the building plan shall be strictly adhered.
28. Permission accorded under the provision of Section-16(3) of O.D.A. Act can not be considered as evidence in respect of right to the interest of the plot on which the plan has been approved.
29. If, there lies any civil dispute/title suit pending in any civil Court then the permission so granted shall be deemed to be revoked.
30. The space meant for parking shall not be changed to any other use and shall not be partitioned / closed in any manner.
31. All the provisions indicated in the plan shall not be deviated in any manner.
32. 20% area of parking space shall be earmarked for visitors.
33. He has to construct garbage storage bin not less than 100 Sqm. within his premises for smooth management of solid waste.
34. The developer has to construct roof rain water harvesting structure @ 6 cum for 100 sqm. of terrace area.
35. The promoter will held responsible for any structural failure of the structure.
36. The developer will held responsible for any suppression of facts on account of ownership dispute of the land. In that case he will be liable for any punitive action by the authority and permission may be revoked in such case.
37. The developer has to construct Sewerage Treatment Plan (STP) at the site at their own cost for maintain the environment at the site.
38. The S+4 storeyed residential apartment building was approved vide letter No.3408/BeDA, dated 30.11.2019 with following parameters.
39. The developer has deposited of **Rs.4,84,855/-** towards Labour Cess, **Rs.2,57,385/-** towards Security fee & **Rs.1,28,693/-** towards sanction fee with the following norms.

Plot area:-	=	1153.77 sqm
Coverage:		
Stilt Floor	=	554.73 sqm (Parking)
i) G Floor	=	504.78 sqm (Residential)
ii) 1 st Floor	=	504.78 sqm (Residential)
iii) 2 nd Floor	=	504.78 sqm (Residential)
iv) 3 rd Floor	=	504.78 sqm (Residential)
Setbacks:		
Front side	=	2.30 M
Rear side	=	3.41 – 6.00 M
Left side	=	4.35, 3.77 & 6.72 M
Right side	=	4.11 – 6.16 M
F.A.R.	=	1.75

40. Now, revised permission for **S+5** storeyed residential apartment is granted on additional payment of **Rs.2,23,951/-** towards Labour Cess, **Rs.10,39,183/-** towards Purchable FAR, and **Rs.55,757/-** towards Sanction fee.

Plot area:-	=	1153.77 sqm
Coverage:		
Stilt Floor	=	746.10 sqm (Parking)
i) G Floor	=	584.48 sqm (Residential)
ii) 1 st Floor	=	584.48 sqm (Residential)
iii) 2 nd Floor	=	584.48 sqm (Residential)
iv) 3 rd Floor	=	584.48 sqm (Residential)
v) 4 th Floor	=	584.48 sqm (Residential)
Setbacks:		
Front side	=	3.01 – 3.62 M
Rear side	=	3.00 M
Left side	=	3.00 M
Right side	=	3.00 M
F.A.R.	=	2.53

By Order

Authorised Officer, 16/6/2022
Brahmapur Development Authority

Memo No. 692 /BDA., Brahmapur, Dated 16-6-2022

Copy along with 3(three) copies of the approved plans to Sri Alekh Chandra Sahu & others, S/o: Udayanath Sahu, At: Harihar Nagar Near BRIT Colony, Brahmapur Dist: Ganjam with reference to their application dtd. 25.4.2018

Authorised Officer, 16/6/2022

Memo No. /BDA., Brahmapur, Dated

Copy with a copy of the approved plan forwarded to the Commissioner, Brahmapur Municipal Corporation, Brahmapur for information.

Authorised Officer

Memo No. /BDA., Brahmapur, Dated

Copy to the Enforcement Section, BDA, Brahmapur.

Authorised Officer