



# Bhubaneswar Municipal Corporation Bhubaneswar

Letter No. 21479 /dt. 03-05-2023

FORM-II

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

**File No MBP-BMC-02-0060/2021**

Permission under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act'1982(Odisha Act, 1982) is hereby granted in favour of (i) **Sri Subrat Kumar Acharya**, (ii) **Sumanta Acharya**, (iii) **Arvind Acharya**, (iv) **Shankar Acharya** & (v) **Arati Das**, represented through their GPA holder M/s **Utkal Builders Limited**, represented by its Managing Director, **Sharad Baid**, for Construction of **LB+UB+S+11 Multi storied Residential Apartment Building and LB+UB+G+9 Commercial Building** over Plot No.- **369/1940/4890, 369/1940/4889, 369/1940/4892, 369/1940/4891, 369/1940/4894, 369/1940/4893, 369/1940, 369/1940/4895 & 369/2381; Khata No.- 474/3218, 474/3219, 474/3221, 474/3220, 474/3222 & 474/568 in Mouza-Patia**, under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions:

## 1. Parameters:-

Plot area-4856.23 Sqm

Road affected area-46.53 Sqm

Net Plot area-4809.70 Sqm

Residential Apartment Building				
No. of Floor	Proposed BUA Area	Proposed FAR Area	Proposed use area	Dwelling Units
Lower Basement Floor	2213.55 Sqm	174.69 Sqm	Service+ Pump Room+ Fire Tank 1&2 + DS Tank + Lift + Lobby+ Parking Area	--
Upper Basement Floor	2213.55 Sqm	174.69 Sqm	Service + Fire Tank 1&2 + DS Tank + Lift + Lobby+ Parking Area	--
Stilt Floor	1132.13 Sqm	324.49 Sqm	Service + Parking Area	--
1st Floor	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
2nd Floor	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
3rd Floor	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
4th Floor	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
5th Floor	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
6th Floor	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
7th Floor (Refuge Floor)	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
8th Floor	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
9th Floor	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
10th Floor	1229.10 Sqm	1167.49 Sqm	Residential	8 nos (Eight)
11th Floor	1106.47 Sqm	891.25 Sqm	Indoor Games+ Bar+ Kids Play Area+ Gymnasium+ Land Scape Open To Sky+ Community Hall +Store + Service area	
<b>Sub-Total</b>	<b>18956.70 Sqm</b>	<b>13240.02 Sqm</b>	--	<b>80 nos (Eighty)</b>
<b>Height</b>	<b>39.95 mt.</b>			



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<b>Commercial Building</b>				
No. of Floor	Proposed BUA Area	Proposed FAR Area	Proposed use area	Dwelling Units
Lower Basement Floor	1319.36Sqm	90.40 Sqm	Service +Parking Area	--
Upper Basement Floor	1319.36 Sqm	90.40 Sqm	Service +Meter Room & Electrical Room + Parking Area	--
Ground Floor	699.24 Sqm	596.73 Sqm	Anchor shop+ Service area	--
1st Floor	801.75 Sqm	779.08 Sqm		--
2nd Floor	801.75 Sqm	779.08 Sqm		--
3rd Floor	792.24 Sqm	767.56 Sqm	Office + Service Area	--
4th Floor	792.24 Sqm	767.56 Sqm		--
5th Floor	792.24 Sqm	767.56 Sqm		--
6th Floor	792.24 Sqm	767.56 Sqm		--
7th Floor	706.76 Sqm	685.45 Sqm	Restaurant +Service Area	--
8th Floor	617.71 Sqm	596.40 Sqm		--
9th Floor (Refuge Floor)	788.18Sqm	766.87 Sqm	Banquet +Service Area	--
<b>Sub-Total</b>	<b>10223.07 Sqm</b>	<b>7454.65 Sqm</b>	--	--
Height	<b>39.95 mt.</b>			
<b>Amenity Area</b>				
Amenity Area	16.63 Sqm	16.63 Sqm	Swimming Pool	--
<b>Total</b>	<b>16.63 Sqm</b>	<b>16.63 Sqm</b>	--	--

Total Area	Proposed BUA Area	Proposed FAR Area
Residential Apartment Area	18956.70 Sqm	13240.02 Sqm
Commercial Building Area	10223.07 Sqm	7454.65 Sqm
Amenity Area	16.63 Sqm	16.63 Sqm
<b>Total</b>	<b>29,196.40 Sqm</b>	<b>20711.30 Sqm</b>
<b>FAR</b>	<b>4.31</b>	

**Parking:**

Items	Residential Apartment	Commercial	Total
Lower Basement	2032.91 Sqm	1225.83 Sqm	3,258.74 Sqm.
Upper Basement	2012.90 Sqm	1199.47 Sqm	3,212.37 Sqm.
Stilt Floor	621.20 Sqm	--	621.20 Sqm.
<b>Total Parking</b>	<b>4,667.01 Sqm.</b>	<b>2,425.3 Sqm</b>	<b>7,092.31 Sqm.</b>

**Setback approved to be provided:**

Front	6.00 mt to 6.09 mt
Rear	6.00 mt
Left side	6.79 mt to 8.83 mt
Right side	6.00 mt to 6.95 mt
Distance between Two Blocks	6.464 mt



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2. The building shall be used exclusively for **Residential-cum-Commercial** 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 **7092.31sqm** 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 **60.97 mt (Six Zero Point Nine Seven)** 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. (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.
9. 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.
10. 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 regulations.
11. **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) Ensure that the PMO (Project Management Organization) engaged by him shall take up site & field verification and submit stage wise report as required under Rule of ODA (P & BS) Rules-2020.



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- (d) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (e) Register the said Commercial project over scheduled property under the Real Estate (Regulation & Development)-Act-2016.
12. 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.
13. 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.
14. 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.
15. This permission is accorded on deposit/submission of the following:

Item	Amount (in Rs)	Amount in words
Sanction Fee	Rs. 15,62,217/-	Rupees Fifteen Lakh Sixty Two Thousand Two Hundred Seventeen Only.
Compounding fee for sub plot	Rs. 67,39,920/-	Rupees Sixty Seven Lakh Thirty Nine Thousand Nine Hundred Twenty Only
CWWC Fee	Rs. 19,07,620/- 1 <sup>st</sup> installment (Out of 57,22,858/-)	Rupees Nineteen Lakh Seven Thousand Six Hundred Twenty Only.
EIDP Fee	Rs.14,30,715/- 1 <sup>st</sup> installment (Out of 57,22,858/-)	Rupees Fourteen Lakh Thirty Thousand Seven Hundred Fifteen Only.
Purchasable FAR Fee	Rs. 2,60,04,211/- 1 <sup>st</sup> installment (Out of 10,40,16,844/-)	Rupees Two Core Sixty Lakh Four Thousand Two Hundred Eleven Only.
Shelter Fee	Rs. 17,67,382/- 1 <sup>st</sup> installment (Out of 70,69,528/-)	Rupees Seventeen Lakh Sixty Seven Thousand Three Hundred Eighty Two Only.

13. The applicant /Developers shall deposit the subsequent installments of CWCC as detailed bellow:-
- (i) 1<sup>st</sup> installment before issue of permission letter (**already deposited**)
- (ii) 2<sup>nd</sup> & 3<sup>rd</sup> installment of CWCC will be deposited on or before 2<sup>nd</sup>& 3<sup>rd</sup> year ending date of approval respectively as per order No10141/HUD,dt.28.04.2016.
14. The applicant /Developers shall deposit the subsequent installments of EIDP/Purchasable FAR/Shelter Fees as detailed bellow:-



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- (i) 1<sup>st</sup> installment before issue of permission letter (**already deposited**)
- (ii) 2<sup>nd</sup> installment at the time of submission of 3<sup>rd</sup> party verification report at plinth level.
- (iii) 3<sup>rd</sup> installment at the time of submission of 3<sup>rd</sup> party verification report at after casting of ground floor roof.
- (iv) 4<sup>th</sup> installment at the time of submission of application for Occupancy certificate.

## **15. Other conditions to be complied by the applicant are as per the following;**

- (i) The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC from PHED vide Letter No- 10742 dt. 27.08.2021 ; NOC from FIRE SAFETY RECOMMENDATION vide letter No- 5116/FPW/dt.23.07.2021 ; Structural Vetting Certificate from INDIAN INSTITUTE of TECHNOLOGY, Guwahati, dtd. 17.08.2021; NOC from SEIAA vide E.C Identification No-EC22B038OR128310/dt.22.07.2022 , respectively.
- (ii) 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.
- (iii) Provisions of green building norms are to be strictly followed as per Rule-51 of ODA (Planning & Building Standards) Rules, 2020.
- (iv) Plantation as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
- (v) A minimum of 30% parking space shall have facilities to enable Electric Vehicle Charging points as required under Rules 37 (15) of ODA (P&BS) 2020.
- (vi) At least 10% of the parking shall be ear marked for visitors and At least 30% of the parking space shall have facility to cater to requirement of charging for Electrical vehicle as per norms under rule 37(15) of ODA(P & BS)Rules-2020
- (vii) Minimum 15% of the total parking space shall be demarcated for two wheeler parking and minimum 2% of the total parking space shall be demarcated for bicycle parking as required under Rule-37(ii) of ODA (Planning & Building Standards) Rules, 2020.
- (viii) The Owner/ Applicant/Architect/Structural Engineer/PMO are fully and jointly responsible for any structural failure of building due to any earthquake/cyclone/any other natural disaster, structural/construction defects. Authority will be no way be held responsible for the same in what so ever manner.
- (ix) The applicant shall get the EIDP approved from Engineer wing before start of construction towards development of External infrastructure, execute it and obtain clearance from Engineering Wing of BMC before Occupancy.
- (x) The number of dwelling units and commercial space so approved shall not be changed in any manner.

By order

  
City Planner

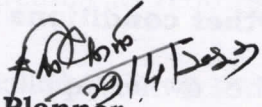
**Bhubaneswar Municipal Corporation**



# Bhubaneswar Municipal Corporation Bhubaneswar

Memo No. 21480 /BMC, Bhubaneswar, Dated 03.05.2023

Copy forwarded along with **two copies** of the approved plan to **M/s Utkal Builders Ltd, its Managing Director Mr. Sharad Baid, Plot No-777, Saheed Nagar, Bhubaneswar.** Khurda for information and necessary action.

  
City Planner

**Bhubaneswar Municipal Corporation**

Memo No. \_\_\_\_\_ /BMC, Bhubaneswar, Dated \_\_\_\_\_

Copy with a copy of the approved plan forwarded to the Zonal Deputy Commissioner (North)/City Engineer, Bhubaneswar Municipal Corporation for information.

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City Planner

**Bhubaneswar Municipal Corporation**

Memo No. \_\_\_\_\_ /BMC, Bhubaneswar, Dated \_\_\_\_\_

Copy forwarded to the Secretary ORERA Block A-1, 3<sup>rd</sup> Floor, Tashali Bhawan, Satyanagar, BBSR-751007, for information.

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City Planner

**Bhubaneswar Municipal Corporation**