



# Bhubaneswar Municipal Corporation Bhubaneswar

No. 54932 /dt. 25/06/2021

FORM-II  
[See Regulation-9 (4)]

**File No - MBP/BMC-02/0069/2021.**

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 Kailash Chandra Sahoo &Laxmipriya Sahoo GPA holder **M/S ESSEN Construction** represented by its Partner **Sri Pradeep Thacker S+5** storey **Residential Apartment** building over **Plot No. 1403,1404,1412,1413&1414** Khata No. **609/1177,609/1178&609/122**,Mouza-Naharakanta, under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

- Parameters;
- Total Plot Area : 2051 Sqmt.**

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Stilt Floor	<b>1193.80 Sq.mtr</b>	<b>Parking+Service area</b>	<b>Nil</b>
First floor	<b>948.10 Sqm</b>	<b>Residential</b>	<b>08 nos (Eight)</b>
Second floor	<b>948.10 Sqm</b>	<b>Residential</b>	<b>08 nos (Eight)</b>
Third floor	<b>948.10 Sqm</b>	<b>Residential</b>	<b>08 nos (Eight)</b>
Fourth floor	<b>948.10 Sqm</b>	<b>Residential</b>	<b>08 nos (Eight)</b>
Fifth floor	<b>855.50 Sqm</b>	<b>Residential</b>	<b>07 nos (Seven)</b>
F.A.R.	<b>2.30</b>	-	
Height	<b>14.90 Mtr</b>		
Covered Parking	<b>1229.10 Sqm</b>	-	-
Total Built up area	<b>5841.70 Sq.m</b>		<b>39(Thirty nine nos).</b>

### Set backs approved to be provided

Front Set back	<b>3.37 Mtr.</b>
Rear Set back	<b>3.02 Mtr.</b>
Left side	<b>3.00 Mtr.</b>
Right side	<b>3.05 Mtr</b>

- The building shall be used exclusively for **Residential** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.





## Bhubaneswar Municipal Corporation Bhubaneswar

No. 1098/2017 /dt. 28.01.17

4. Parking space measuring **1229.10 Sq.m** 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 **18.54 M (Eighteen point fifty 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 upto 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 ODA (Planning & Building Standards) Rules 2020, 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 2005 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;





## Bhubaneswar Municipal Corporation Bhubaneswar

No. 5118 /dt. 2/1/2018

- (b) Obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work;
- (c) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (d) Register the said apartment projects over scheduled property under the Real Estate (Regulation & Development Act) 2016.
- (e) Engaged PMO and strictly adhere to Rule-14 on stage wise report with respect to construction of the proposed projects.
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
Scrutiny Fee	<b>68,922.00</b>	<b>(Sixty Eight Thousand Nine hundred Twenty two)</b>
Sanction fee	<b>2,92,085.00</b>	<b>(Two Lakh Ninety Two thousand and Eighty five ) only.</b>
CWWC	<b>3,66,801.00 (1<sup>st</sup>. Installment out of Rs. 11,00,401/-)</b>	<b>(Three lakh sixty six thousand eight hundred one) only</b>
Purchasable FAR	<b>2,24,959.00</b>	<b>(Two lakh Twenty Four thousand Nine hundred Fifty Nine)only</b>
User charges	<b>2,75,101.00 (1<sup>st</sup>. Installment out of Rs. 11,00,401/-)</b>	<b>(Two lakh seventy five thousand one hundred one ) only</b>
Shelter Fees	<b>5,55,727.00 (1<sup>st</sup>. Installment out of Rs. 22,22,907/-)</b>	<b>(Five Lakh Fifty Five Thousand Seven Hundred and Twenty Seven) only.</b>





## Bhubaneswar Municipal Corporation Bhubaneswar

No. \_\_\_\_\_/dt. \_\_\_\_\_

**16. The applicant shall deposit the subsequent installment of their User charges as detail below :**

- (i) 1<sup>st</sup>. Installment issue of permission letter (already deposited)
  - (ii) 2<sup>nd</sup> installment at the time of submission of the 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 after casting of the Ground floor roof.
  - (iv) 4<sup>th</sup> installment at the time of submission of application for occupancy certificate.
17. The applicant shall deposit the 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> installment of the shelter fee at the time of 3<sup>rd</sup> party verification report at plinth level, after casting of ground floor an on or before expiry of approval so granted for respectively.
18. The applicant shall deposit subsequently 2<sup>nd</sup> & 3<sup>rd</sup> installment of CWWC on or before 2<sup>nd</sup> & 3<sup>rd</sup> Year ending from the date of approval respectively

**19. 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 7195,dt.18.05.2021.
- (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) The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- (iv) Plantation as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered
- (v) The Owner/ Applicant/Architect/Structural Engineer 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.
- (vi) 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.
- (vii) The applicant shall comply EIDP in the Engineering wing of BMC & shall execute EIDP & obtain clearance from BMC.



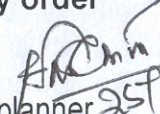


## Bhubaneswar Municipal Corporation Bhubaneswar

No. \_\_\_\_\_/dt. \_\_\_\_\_

- (viii) Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- (xi) The number of dwelling units so approved shall not be changed in any manner.

By order

  
City planner 25/6/2021  
Bhubaneswar Municipal Corporation

Memo No. 54933 /BMC, Bhubaneswar, Dated 25/06/2021  
Copy forwarded along with **two copies** of the approved plan to **Sri Pradeep Thacker Partner of M/S ESSEN Construction, S2/A 42, 43, 44, Mancheswar Industrial Estate, Bhubaneswar**, for information and necessary action.

  
City planner 25/6/2021  
Bhubaneswar Municipal Corporation

Memo No. \_\_\_\_\_/BMC, Bhubaneswar, Dated \_\_\_\_\_  
Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation for information.

City planner  
Bhubaneswar Municipal Corporation

Memo No. \_\_\_\_\_/BMC, Bhubaneswar, Dated \_\_\_\_\_  
Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar ( in case of lease plot)/Director of Town Planning ,Orissa, Bhubaneswar.

City planner  
Bhubaneswar Municipal Corporation