



Bhubaneswar Municipal Corporation Bhubaneswar

No. 18674 /dt. 15.05.2020

FORM-II
[See Regulation]

File No - MBP/BMC-02-0166/2019.

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 **Smt. Sabitri Mallick,Ranjubala Rath,Sankarsan Sahoo,Mamata Mishra,Bhaskar Chandra Nayak,Bhagyashree Malik,Saroja Roy,Jagannath Shoo & Muralidhar Srichandan** through GPA holder M/s Devavrat Homes Pvt. Ltd,Represented through its Managing Director Mrs.Sunita Choudhary for Construction of B+G+4 storey Residential Apartment building over Plot No. 4/2850, 28/9090, 28/9015, 28/9089, 28,28/9957, 28/9064, 3,29, Khata No. 412/613, 412/956, 412/822, 412/955, 412/1172, 412/1167,412/929,108,412/164, Mouza-Rudrapur, under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions;

1. Parameters;

Plot area-5692.321 sqm

	Block-A, (B+G+4)	Block-B (B+G+4)	Block-C (B+G+4)	Block-D(G+2)	Proposed use	No. of Dwelling Units
Basement Floor	3213.349Sqm				Parking	Nil
Ground Floor	1078.8 (Ex) +900.391(Prop)sqm =1979.191	202.545sqm	237.562sqm (Society)	76.306sqm	Residential	19 MIG+ 6 LIG (25 nos)
1st Floor	1078.8 (Ex) +900.391(Prop)sqm =1979.191	202.545sqm	237.562sqm	76.306sqm	Residential	22 MIG+ 6 LIG (28 nos)
2nd floor	1078.8 (Ex) +900.391(Prop)sqm =1979.191	202.545sqm	237.562sqm	76.306sqm	Residential	22 MIG+ 6 LIG (28 nos)
3rd floor	1971.191sqm-Prop	202.545sqm	237.562sqm		Residential	21 MIG+ 6 LIG (27 nos)
4th floor	1971.191sqm-Prop	202.545sqm	237.562sqm		Residential	21 MIG+ 6 LIG (27 nos)
Total area	9879.955sqm	1012.725 sqm	1187.81sqm	228.918sqm		
F.A.R.	2.173				-	
Height	14.25 Mtr	14.25 Mtr				
Covered-Parking	3152.223sqm Sqm				-	-
Total FAR area	12370.534sqm					
Total Built up area	15522.757 (Block(A+B+C+D))					105 MIG Unit+ LIG Unit- 30=135 units

Signature

Setbacks

Front	3.00mts
Rear	3.00mts
Left side	3.7mts
Right side	3.36mts

2. 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.
3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
4. Parking space measuring **3152.223sqm** 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 **9.14 M (Nine point One Four meter)** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. The applicant shall free gift xxx sft/sq,mtr wide strip of land to the xxxx Corporation/Municipality for further widening of the road to the standard width.
8. 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.
9. (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.
 - a. 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.
 - b. 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.

10. 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) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
11. (a)In case the full plot or part thereof on which permission is accorded is agricultural kism, the same may be converted to non-agricultural kism under section-8 of OLR Act before commencement of construction.

- (c) The owner/applicant shall obtain NOC from NAAI/Environmental Clearance from Ministry of Forest and Environment, Govt. of India and submit to BDA wherever applicable, before commencement of construction.
- (c) The owner/applicant shall get the structural plan and design vetted by the institutions identified by the Authority for buildings more than 30 mtr height before commencement of construction.
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 violation 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.

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

item	Amount (in Rs)	Amount in words
Sanction Fee	Rs.88,958.00	(Rupees Eighty Eight Thousand Nine Hundred Fifty eight)only
CWWC	Rs.3,35,139.00	(Rupees Three Lakh Thirty five Thousand One Hundred Thirty Nine) only.
User charges	Rs.3,35,139.00	(Rupees Three Lakh Thirty five Thousand One Hundred Thirty Nine) only.

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/Clearances obtained from different agencies.
- ii) Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per (Planning & Building Standards) Regulation, 2018..
- iii) 20% of the parking space in the apartment building shall be exclusively earmarked for visitors with signage as per norms under Regulation-37(10) of BDA (Planning & Building Standards) Regulations'2018.
- iv) Plantation as required under the provision under regulation 29 of BDA (Planning & Building Standards) Regulations'2018 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 in 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 to the infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC before occupancy.
- viii) Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- ix) The applicant shall get this project registered under ORERA Prior to starting of the work.
- x) The number of dwelling units so approved shall not be changed in any manner.

The number of dwelling units so approved shall not be changed in any manner.

By order

[Signature]
13/5/2020
Sr. Municipal planner

[Signature]
Bhubaneswar Municipal Corporation

Memo No. 18675 /BMC, Bhubaneswar, Dated 15-05-2020
Copy forwarded along with **two copies** of the approved plan to **M/s Devavrat Homes Pvt. Ltd,**
Represented through its Managing Director Mrs.Sunita Choudhary,Plot No.209/20, Pragativihar,
Chandrasekharpur, Bhubaneswar, for information and necessary action.

13/5/2020
✓ Sr. Municipal Planner
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.

✓ Sr. Municipal 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..

✓ Sr. Municipal Planner
Bhubaneswar Municipal Corporation

**Earlier Approved
Plan of
Mar 2019**



Bhubaneswar Municipal Corporation Bhubaneswar

No. 9095 /dt. 13-03-19

FORM-II
[See Regulation]

File No - MBP/BMC-01-0153/2017.

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 **Smt. Sabitri Mallick,Ranjubala Rath,Sankarsan Sahoo,Mamata Mishra,Bhaskar Chandra Nayak,Bhagyashree Malik,Saroja Roy,Jagannath Shoo,Muralidhar Srichandan** through GPA holder of M/s Devavrat Homes Pvt. Ltd,Represented through its Managing Director Mrs.Sunita Choudhary for Construction of **B+G+4** storey Residential Apartment building over Plot No. 4/2850, 28/9090, 28/9015, 28/9089, 28,28/9957, 28/9064, 3,29, Khata No. 412/613, 412/956, 412/822, 412/955, 412/1172, 412/1167,412/929,108,412/164, Mouza-Rudrapur, under Bhubaneswar Municipal Corporation in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters;

Plot area-5692.321 sqm

<u>Block-A</u> <u>Covered area approved</u>		<u>Block-B</u>	<u>Society Block</u>	<u>Propose use</u>	<u>No. of Dwelling</u> <u>Units</u>
Basement Floor	3107.624Sqm				Nil
Ground Floor	1887.362sqm	165.98sqm	123.090sqm	Residential	23 nos (Twenty Three)
First floor	1887.362sqm	165.98sqm	123.090sqm	Residential	23 nos (Twenty Three)
Second floor	1887.362sqm	165.98sqm	123.090sqm	Residential	23 nos (Twenty Three)
Third floor	1887.362sqm	165.98sqm	-----	Residential	23 nos (Twenty Three)
Fourth floor	1887.362sqm	165.98sqm	-----	Residential	23 nos (Twenty Three)
F.A.R.	1.877		-----	-	
Height	14.25 Mtr	14.25 Mtr	8.70mtr		
Cover-Parking	3056.644 Sqm			-	-
Built up area	12544.434 Sq.m	829.90 sqm	369.27sqm		115(One hundred Fifteen nos) MIG Unit=85 LIG Unit=30
Total Built up area	13743.604 SQM				

Setbacks

Setbacks		
Front	2.00 Mts.	4.00mts
Rear	3.00 Mts.	4.59 & 6.00mts
Left side	2.50 Mts.	5.00mts
Right side	2.50 Mts	5.00mts

- 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. _____/dt. _____

4. Parking space measuring **3220.45sqm** 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 **9.14 M (Nine point One Four meter)** in width.
 6. The land in question must be in lawful ownership and peaceful possession of the applicant.
 7. The applicant shall free gift xxx sft/sq,mtr wide strip of land to the xxxx Corporation/Municipality for further widening of the road to the standard width.
 8. 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.
 9. (i).Approval of plans and acceptance of any statement or document pertainingto 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.
 - a. 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.
 - b. 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.
- 10. 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) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
11. (a)In case the full plot or part thereof on which permission is accorded is agricultural kizam, the same may be converted to non-agricultural kizam under section-8 of OLR Act before commencement of construction.
- (b) The owner/applicant shall obtain NOC from NAAI/Environmental Clearance from Ministry of Forest and Environment, Govt.of India and submit to BDA wherever applicable, before commencement of construction.



Bhubaneswar Municipal Corporation Bhubaneswar

No. _____/dt. _____

- (c) The owner/applicant shall get the structural plan and design vetted by the institutions identified by the Authority for buildings more than 30 mtr height before commencement of construction.
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.

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

item	Amount (in Rs)	Amount in words
Form fee	400.00	(Four hundred) only
Scrutiny fee	81,000.00	(Eighty one thousand) only
Sanction Fee	6,87,181.00	(Six Lakh Eighty Seven Thousand One Hundred Eighty One)only
CWWC	25,88,883.00	(Rupees Twenty Five Lakh Eighty Eight Thousand Eight Hundred Eighty Three) only.
Compounding Fee	3,29,340.00	(Rupees Three Lakh Twenty Nine Thousand Three Hundred Forty) only.

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/Clearances given by Fire Prevention officer/National Airport Authority/SEIAA, Ministry of Forest & Environment/PHED etc wherever applicable.
- ii) Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Regulation of BDA (Planning & Building Standards) Regulation, 2018.
- 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) 20% of the parking space in group housing/apartment building shall be exclusively earmarked for ambulance, fire tender, physically handicapped persons and outside visitors with signage as per norms under Regulation of BDA(Planning & Building Standards) Regulations'2018.
- v) Plantation over 20% of the plot area shall be made by the applicant as per provision under regulation of BDA (Planning & Building Standards) Regulations'2018.
- vi) 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 Regulations made there under
- vii) 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.



Bhubaneswar Municipal Corporation Bhubaneswar

No. _____/dt. _____

- viii) 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.
- ix) The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC/BDA before commencement of construction.
- x) **All the stipulated conditions of the NOC/Clearances given by BMC, PHED, shall be adhered to strictly. No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
- xi) **Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.**
- xii) **Submit NOC towards fire safety from competent Authority before obtaining Occupancy Certificate.**
- xiii) The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.
- xiv) **Submit document towards free gift of road before obtaining occupancy Certificate.**

The number of dwelling units so approved shall not be changed in any manner.

By order


Sr. Municipal planner

✓ Bhubaneswar Municipal Corporation

Memo No. 9096 /BMC, Bhubaneswar, Dated 13-03-19
Copy forwarded along with **two copies** of the approved plan to **M/s Devavrat Homes Pvt. Ltd, Represented through its Managing Director Mrs.Sunita Choudhary, Plot No.209/20, Pragativihar, Chandrasekharpur, Bhubaneswar**, for information and necessary action.


Sr. Municipal Planner

✓ 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.

| Sr. Municipal 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..

| Sr. Municipal Planner

Bhubaneswar Municipal Corporation