



# Bhubaneswar Municipal Corporation, Bhubaneswar

Vivekananda Marg, Near Kalpana Square, Bhubaneswar, PIN-751014

No. 1426 /BMC

dt. 11-01-2023,

FORM-II

[See Rule-10(5) Rule-2020]

## File No.: MBP-BMC-02-0224/2022

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 **Mrs. Mamata Rout, Mr. Surjakanta Mishra and Mr. Abhaya Kumar Panda (GPA Holder)** for **Regularisation of Basement of Block-1 and proposed addition to Block-1 (B+S+5) and proposed Block-2 (B+S+5) storied Residential Apartment Building** over **Plot No-550, 550/3604 & 550/2323; Khata No.-474/3488, 474/1942 & 474/509; Mouza-Patia** under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

### 1. Parameters:

**Total Plot Area as per document= 2024.163 Sqmt. – (Ac 0.500 Dec.)**

**Total Plot Area as per possession= 2017.84 Sqmt.**

<b>(I) Block – 1 (B+S+5)</b>				
<b>Particulars</b>	<b>Built-Up Area</b>	<b>FAR Area</b>	<b>Proposed use</b>	<b>No. of Dwelling Units</b>
Existing Basement	428.065 Sqm.	24.234 Sqm.	(398.831 Sqm) Parking + Service area	Nil
Stilt Floor	418.031 Sqm.	40.235 Sqm.	(364.096 Sqm) Parking + Society Room +Service Area	Nil
1 <sup>st</sup> Floor	441.327 Sqm.	413.492 Sqm.	Residential	05 nos. (Five)
2 <sup>nd</sup> Floor	441.327 Sqm.	413.492 Sqm.	Residential	05 nos. (Five)
3 <sup>rd</sup> Floor	441.327 Sqm.	413.492 Sqm.	Residential	05 nos. (Five)
4 <sup>th</sup> Floor	441.327 Sqm.	413.492 Sqm.	Residential	05 nos. (Five)
5 <sup>th</sup> Floor	441.327 Sqm.	413.492 Sqm.	Residential	05 nos. (Five)
Sub-Total	3052.731 Sqm.	2131.929 Sqm.	--	25 nos. (Twenty-Five)
Height	14.85 mtr.	--	--	--
Parking Area	762.927 Sqm.	--	--	--



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<b>(II) Block - 2 (B+S+5):</b>				<b>No. of Dwelling Units</b>
<b>Particulars</b>	<b>Built-Up Area</b>	<b>FAR Area</b>	<b>Proposed use</b>	
Basement	785.881 Sqm.	41.961 Sqm.	(734.92 Sqm ) Parking + Service area	Nil
Stilt Floor	763.231 Sqm.	49.322 Sqm.	(682.89 Sqm)Parking + Society Room +Service area	Nil
1 <sup>st</sup> Floor	812.870 Sqm.	766.494 Sqm.	Residential	08 nos. (Eight)
2 <sup>nd</sup> Floor	812.870 Sqm.	766.494 Sqm.	Residential	08 nos. (Eight)
3 <sup>rd</sup> Floor	812.870 Sqm.	766.494 Sqm.	Residential	08 nos. (Eight)
4 <sup>th</sup> Floor	812.870 Sqm.	766.494 Sqm.	Residential	08 nos. (Eight)
5 <sup>th</sup> Floor	812.870 Sqm.	766.494 Sqm.	Residential	08 nos. (Eight)
Sub-Total	5613.462 Sqm.	3923.753 Sqm	--	40 nos. (Forty)
Height	14.85 mtr.	--	--	--
Parking Area	1417.81 Sqm.	--	--	--

<b>Total ( Block 1 + Block 2 )</b>	
Sub-Total Built- up Area:	<b>8666.193 Sqm.</b>
Sub -Total FAR Area	<b>6055.682 Sqm.</b>
F.A.R.	<b>3.00</b>
No.of Dwelling Units	<b>65 nos. (Sixty-Five)</b>
Total Society Area	<b>66.13 Sqm.</b>

<b>Setbacks</b>	<b>Block-1</b>	<b>Block -2</b>
Front side	3.00 mtr.	3.04 mtr.
Rear side	3.05 mtr.	3.05 mtr.
Left side	3.05 mtr.	6.00 mtr.
Right side	3.31 mtr.	3.05 mtr.
Distance between Block-1 to Block-2	6.00 mtr.	

2. The building shall be used exclusively for **Residential Apartment** 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 **2180.737 Sqm.** as shown in the approved plan shall be left for parking of vehicles and no part of it shall be used for any other purpose and shall not be partitioned/closed in any manner.



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5. The land over which construction is proposed is accessible by an approved means of access of **9.14 mtr. (Nine Point One Four mtr.)** 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 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 Rules 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.
  - (i) 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.
  - (j) 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 Rules.
9. **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 manager organization) engaged by him shall take up site & field verification and submit stage wise report as required under Rule 14 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 Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016
10. 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.
11. 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.
12. If the Authority finds at any stage that the construction is not being carried in accordance 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.
13. This permission is accorded on deposit / submission of the following; This permission is accorded on deposit / submission of the following;

Item	Amount (in Rs)	Amount in words
Sanction Fee	Rs. 4,33,310/-	Rupees Four Lakh Thirty-Three Thousand Three Hundred Ten Only.
Scrutiny Fee	Rs. 95,915/-	Rupees Ninety-Five Thousand Nine Hundred Fifteen Only.
Compounding fee for unauthorized construction	Rs. 2,14,033/-	Rupees Two Lakh Fourteen Thousand Thirty-Three Only.
Regularization of Land	Rs. 31,63,679/-	Rupees Thirty-One Lakh Sixty - Three Thousand Six Hundred Seventy-Nine Only.
CWWC Fee	Rs. 5,66,017/- 1st installment (Out of 16,98,051/-)	Rupees Five Lakh Sixty-Six Thousand Seventeen Only.
EIDP Fee	Rs. 4,24,513/- 1st installment (Out of 16,98,051/-)	Rupees Four Lakh Twenty-Four Thousand Five Hundred Thirteen Only.
Purchasable FAR	Rs. 39,46,467/- 1st installment (Out of 1,57,85,867/-)	Rupees Thirty-Nine Lakh Forty-Six Thousand Four Hundred Sixty-Seven Only.
Shelter Fee	Rs. 7,75,979/- 1st installment (Out of 31,03,913/-)	Rupees Seven Lakh Seventy-Five Thousand Nine Hundred Seventy-Nine Only.



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14. The applicant /Developers shall deposit the subsequent installments of CWCC as detailed below:-
- 1<sup>st</sup> installment before issue of permission letter (**already deposited**)
  - 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 in respectively. As per order No10141/HUD,dt.28.04.2016.
15. The applicant /Developers shall deposit the subsequent installments of EIDP/purchasable FAR/Shelter Fees as detailed below:-
- 1<sup>st</sup> installment before issue of permission letter (**already deposited**)
  - 2<sup>nd</sup> installment at the time of submission of 3<sup>rd</sup> party verification report at plinth level.
  - 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.
  - 4<sup>th</sup> installment at the time of submission of application for Occupancy certificate.
- 16. Other conditions to be complied by the applicant are as per the following;**
- The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC from PHED vide Letter No- 14397 dt. 17.09.2022 , & NOC from CGWA vide letter No-CGWA/NOC/INF/ORIG/2022/16561/dt. 29/09/2022, FIRE SAFETY RECOMMENDATION vide letter No-RECOMM1204130052022000818/dt.29.09.2022 , ,
  - Storm water from the premises of roof top rain water shall be conveyed and discharged to the rain water Harvesting structure in the premises as per Rule-47 of ODA (Planning & Building Standards) Rules-2020.
  - Provisions of green building norms are to be strictly followed as per Rule-51 of ODA (Planning & Building Standards) Rules, 2020.
  - Plantation as required under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
  - At least 10% of the parking shall be earmarked for visitors.
  - 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.
  - The applicant shall get the EIDP approved towards development of External infrastructure, execute it and obtain clearance from Engineering Wing of BMC before Occupancy.



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The nos. of dwelling units so approved shall not be changed in any manner.  
By order

  
11/1/2023  
City Planner

Bhubaneswar Municipal Corporation

Memo No. 1427 /BMC, Bhubaneswar, Dated 11-01-2023 ,

Copy forwarded along with **two copies** of the approved plan to **Mamata Rout, Surjakanta Mishra & Abhaya Kumar Panda (GPA Holder) MD Sainath Earth Movers Pvt. Ltd., Plot No-88/974, Purabi Complex, Jagannath Nagar, Road No-8, Rasulgarh - 751010, Bhubaneswar, Dist- Khurda**, for information and necessary action.

  
11/1/2023  
City 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.

- sdc

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, Odisha, Bhubaneswar.

- sdc

City Planner

Bhubaneswar Municipal Corporation