



Bhubaneswar Municipal Corporation Bhubaneswar

No. 36349 /dt. 31-10-18

FORM-II

[See Regulation-9 (4)]

File No - MBP/BMC-02-0049/2017.

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 **Mahima Infracon Pvt. Ltd.** Through its Managing director **Sri Ashok Kumar Swain** for construction of **S+4** storied Residential Apartment building over Plot No-631 & 638 Khata No 412/1385 & 412/1313, In Mouza-Rudrapur, under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters:

Plot area-1497.88 sqm

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Stilt Floor	833.66 sqm	Parking & Service area	
First floor	645.54 Sqm	Residential	06nos (Six)
Second floor	645.54 Sqm	Residential	06nos (Six)
Third floor	645.54 Sqm	Residential	06nos (Six)
Fourth Floor	645.54 Sqm		06nos (Six)
FAR	1.748		
Height	14.94 Mtr	-	-
Plantation area			
Parking area	797.21sqm		
Total Built up area	3415.82 Sqm		24(Twenty four nos).

Set backs approved to be provided

Front Set back	4.03 Mtr.
Rear Set back	3.10 Mtr.
Left side	3.42Mtr.
Right side	4.00 Mtr

- 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.
- Parking space measuring **797.21 sqm** 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.
- The land over which construction is proposed is accessible by an approved means of access of **9.15 mtr (Nine Point Fifteen Meter)** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- 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.

S+4Fresh

Mahima Infracon (P) Ltd.

Ashok Kumar Swain
Managing Director



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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.
10. 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.
11. 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.
12. **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) give written notice to the Authority before commencement of work on building site in Form-V ,periodic progress report in Form-VIII, notice of completion in Form-VI and notice in case of termination of services of Technical persons engaged by him and
 - (d) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
13. (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.
(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.
(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.

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14. 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.
15. 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.

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.

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

item	Amount (in Rs)	Amount in words
Form fee	400.00.00	(Four hundred) only
Scrutiny fee/	19,200.00	(Nineteen Thousand Two Hundred) only
Sanction fee	1,70,791.00	(One Lakh Seventy Thousand seven Hundred Ninety one) only.
Security Deposit	17,07,920.00	(Seventeen Lakh Seven Thousand Nine Hundred Twenty) only in shape of BG No-58890IGL0002018/dt.23.07.2018 of Union Bank of india OMFED Square Branch, Chandrasekharpur.
Fire fighting fee	3,416.00	(Three Thousand Four Hundred Sixteen)only.

17. 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-44 of BDA (Planning & Building Standards) Regulation, 2008.
- (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-35(11)(12) of BDA(Planning & Building Standards) Regulations'2008. (Ammended-2013)
- (v) Plantation over 20% of the plot area shall be made by the applicant as per provision under regulation 28 of BDA (Planning & Building Standards) Regulations'2008.



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- (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.
- (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.**
- (xi) **Submit NOC towards fire safety from fire prevention wing at the time of obtaining Occupancy Certificate.**
- (xii) **No storm water/water shall be discharged to the public road/public premises and other adjoining plots.**
- (xiii) **Submit clearance towards disposal of Strom water from Drainage division BMC before obtaining Occupancy Certificate.**
- (xiv) **Adhere to the provisions of BDA (Planning & Building Standards) Regulation strictly and conditions thereto.**
- (xv) **The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/any other natural disaster.**
- **If completion certificate is submitted by the applicant then.**
 - (i) If the applicant deposits the CWWC, full amount of Bank Guarantee will be returned as per usual practice.
 - (ii) If the applicant fails to deposit CWWC, the BG shall be invoked. The CWWC shall be recovered and the balance amount shall be refunded to the applicant at the time of issue of occupancy certificate.

Mahima Infracon (P) Ltd.

Ashok Kumar Swain
Managing Director



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If completion certificate is not submitted before expiry of validity period of approved plan then -

- (i) In case of non-submission of completion certificate, the BG shall be invoked on expiry of validity period and CWWC will be recovered from the same amount.
- (ii) In case security deposit is forfeited due to violation of the conditions U/S 7(2) of BDA (Planning and Building Standard) ,Regulation-2008 (ammended-2013),the BG shall be invoked and the CWWC will be recovered out of the invoked amount.

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

By order

[Signature]
30/10/18

Sr. Municipal planner

Bhubaneswar Municipal Corporation

Memo No. 36350 /BMC, Bhubaneswar, Dated 31-10-18
Copy forwarded along with **two copies** of the approved plan to **Sri Ashok Kumar Swain**, of Mahima Infra Con Pvt. Ltd, , Plot No-33, Samant vihar, Near Nalco Chhack, Chandrasekhar pur, Dist-Khurda , , Bhubaneswar-751017. for information and necessary action.

[Signature]
30/10/18

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 (Director of Town Planning ,Orissa, Bhubaneswar for information.

Sr. Municipal planner

Bhubaneswar Municipal Corporation

Mahima Infracon (P) Ltd.

[Signature]
Managing Director