



Bhubaneswar Municipal Corporation Bhubaneswar

NO-71437

FORM-II

DT. 17.09.2021

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

To,

M/s Utkal Builders Ltd, Managing Director Mr. Sharad Baid Plot No-777, Saheed Nagar, Bhubaneswar.

File No – MBP-BMC-02-0088/2019.

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 Sri. Ganesh Chandra Achari, Braja Kishor Sahoo, Raj Kishor Sahoo, Bidyutlata Mohanty & Others, Anubinda Mohanty, Binodini Mohanty, Niranjana Panda **Represented by GPA holder M/s Utkal Builders Ltd, through its Managing Director Mr. Sharad Baid**, for Construction of **2B+G+12 multi storied Residential Apartment with Ancillary Commercial Building** over **Plot No.336/2120, 336/3046, 336/3035, 336/2764, 336/3221, 336 & 334/2272**, Khata No-703/362, 703/1499, 703/1496, 703/1222, 703/2256 703/1720 & 703/559 **Mouza-Patrapada**, under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters;

Plot area-8866.66 sqm

No. of Floor	Area	Proposed Use
Lower Basement Floor	4320.64 Sqm	Parking + Service
Upper Basement Floor	5943.99 Sqm	Parking + Service
Stilt Floor	3121.49 Sqm	Residential+Parking + Club/Society + Convenient Shop
1 st Floor	3068.03 sqm	Residential+Club/Society + Convenient Shop
2 nd floor	2917.77 sqm	Residential+Convenient Shop
3 rd floor	2858.60 sqm	Residential
4 th floor	2858.60 sqm	Residential
5 th floor	2858.60 sqm	Residential
6 th floor	2858.60 sqm	Residential
7 th floor	2858.60 sqm	Residential
8 th floor	2858.60 sqm	Residential
9 th floor	2858.60 sqm	Residential
10 th floor	2858.60 sqm	Residential
11 th floor	2858.60 sqm	Residential
12 th floor	2858.60 sqm	Residential
F.A.R.	4.120	
Height	39.95 Mtr	
Covered-Parking	11176.40 sqm	
Total FAR area	36535.71 sqm	
Total Built up area	47957.93 Sqm.	

Setbacks

Front	7.60 mts
Rear	7.84 mts
Left side	6.80 mts
Right side	6.07 mts

2. The building shall be used exclusively for **Residential Apartment with Ancillary Commercial Building** 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 **11176.40 sqmt.** 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 **90.43 M (Nine Zero point Four Three 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 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) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - (d) Engage the PMO and strictly adhere to Rule-14 on stage wise report with respect to construction of the proposed project.
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 copy of the building permit; and
 - 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.
15. This permission is accorded on deposit /submission of the following;

item	Amount (in Rs)	Amount in words
Scrutiny fee	5,00,029.00	Rupees Five lakhs twenty nine) only
Sanction Fee	24,17,095.00	(Rupees Twenty four lakhs seventeen thousand ninety five) only
CWWC	30,71,504.00 (1 st installment) out of 92,14,510.00	(Rupees Thirty lakhs seventy one thousand five hundred four) only
EIDP Fees	23,03,628.00 (1 st installment) out of 92,14,510.00	(Rupees Twenty three lakhs three thousand six hundred twenty eight) only
Purchasable FAR	1,75,68,484.00 (1 st installment) out of 7,02,73,933.00	(Rupees One crore seventy five lakhs sixty eight thousand four hundred eighty four) only.
Shelter fees	45,24,391.00 (1 st installment) out of 1,80,97,562.00	(Rupees Forty five lakhs twenty four thousand three hundred ninety one) only.

16. The applicant /Developers shall deposit the subsequent installments of their purchasable FAR as detailed below:-
- 1st installment issue of permission letter (already deposited)
 - 2nd installment at the time of submission of 3rd party verification report at plinth level.
 - 3rd installment at the time of submission of 3rd party verification report at after casting of ground floor roof.
 - 4th installment at the time of submission of application for Occupancy certificate.
17. The applicant /Developers shall deposit the subsequent installments of their EIDP Fees detailed below:-
- 1st installment issue of permission letter (already deposited)
 - 2nd installment at the time of submission of 3rd party verification report at plinth level.
 - 3rd installment at the time of submission of 3rd party verification report at after casting of ground floor roof.
 - 4th installment at the time of submission of application for Occupancy certificate.
18. The applicant /Developers shall deposit the subsequent installments of Shelter Fees as detailed below:-
- 1st installment issue of permission letter (already deposited)
 - 2nd installment at the time of submission of 3rd party verification report at plinth level.
 - 3rd installment at the time of submission of 3rd party verification report at after casting of ground floor roof.
 - 4th installment at the time of submission of application for Occupancy certificate.
19. The applicant /Developers shall deposit the subsequent 2nd & 3rd installments of CWWC on or before 2nd & 3rd year ending date of approval respectively.


20. 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-11316/dt.16.07.2020, NOC from Fire vide Letter No-RECOMM 1204130012021000174/dt.17.07.2021, NHAI Vide Letter No.13011/54/RO-OD/1122/2021/dt. 13.04.2021, AAI Vide Letter No. BHBUB/EAST/B/092120/480271/dt.07.10.2020, NOC from Drainage Division BMC Vide Letter No. 4589/Dt. 12.02.2020 NOC from SEIAA Vide Letter No.1739/SEIAA/dt. 16.07.2021 & Structural Vetting from IIT Bhubaneswar dt. 17.03.2021in 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) At least 10% of the parking space in the apartment building shall be exclusively earmarked for visitors with signage as per norms under Rule-37(12) of ODA (Planning & Building Standards) Rules, 2020.
- iv) 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.
- 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) Plantation as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020.shall be strictly adhered.
- vii) The applicant shall submit EIDP in Engineering Wing and execute as per the approved EIDP towards development of Infrastructure & obtain clearance before occupancy.
- viii) The number of dwelling units so approved shall not be changed in any manner.

By order


City Planner 17/9/2021
Bhubaneswar Municipal Corporation

Memo No. 71438 /BMC, Bhubaneswar, Dated 17-09-2021
Copy forwarded along with **two copies** of the approved plan to **M/s Utkal Builders Ltd, Managing Director Mr. Sharad Baid Plot No-777, Saheed Nagar, Bhubaneswar, Khurda** for information and necessary action.


City Planner 17/9/2021
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