



Bhubaneswar Municipal Corporation, Bhubaneswar

Letter No. 15623 /BMC dt. 04-04-2023

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

File NoMBP-BMC-02-135/2022

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 **M/S Sri Jagannath Promoters & Builders represented by Managing Partner. Sri Pradipta Kumar Biswasroy & Sri. Kailash Chandra Rath** for Proposed 2 Blocks - **B+S1+S2+20 Storied Residential MIG Apartment & G+3 Storied Club House building "Shreekhetra Green Park"** over Plot No- 2828/10227, 2892, 2920, 2921, 2922, 2923, 2925, 2928, 2929, 2994, 2994/3954, 2996, 2829/10228 Khata No- 2074/2302, 2074/2067, 854, 854, 2074/1630, 854, 854, 861, 2074/1858, 318, 854, 2074/119, 2074/2357 under Mouza- Sankarpur for M/S Sri Jagannath Promoters & Builders represented by Sri. Pradipta Kumar Biswasroy, & over Hal Plot no- 2893, 2929/3952, 2895/3773, 2918, 2919, 2922/3881, 2891, 2891/3981, 2830, Khata No- 292, 299, 299, 861, 861, 861, 319, 319, 299 under Mouza- Sankarpur for M/S Sri Jagannath Promoters & Builders represented by Sri. Kailash Chandra Rath under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions;

1. Parameters:

Plot area-19476.50 Sqm.(Possession)

Road left for access to the adjacent land locked Plots- 5234.48 Sqm.

owner's land left for future expansion = 886.58 Sqm.

owner's land left for future expansion = 465.55 Sqm.

owner's land left for future expansion = 1946.51 Sqm.

Net Plot area = 10943.38 Sqm.

Floors	Built up Area (Sqm.)	FAR Area (Sqm.)	Proposed. use	No. of Dwelling Units
Integrated Basement floor area	7133.52 Sqm.	365.54	Service+ Parking	
Block-A - B+S1+S2+20 Storied Residential MIG Apartment Building				
Lower Stilt floor	3485.25 Sqm.	584.72 Sqm.	Service+ Parking	
Upper Stilt floor	3422.129 Sqm	171.249 Sqm.	Service+ Parking	
1 st to 4 th Typical Floor	9076.92 Sqm (2269.23 X 4)	8858.96 Sqm. (2214.74 X 4)	Residential	48nos (12 X 4)
5 th to 17 th , 19 th & 20 th Typical Floor	34038.45 Sqm (2269.23 X 15)	31968.3 Sqm. (2131.22 X 15)	Residential	180nos (12 X 15)
18 th Floor	2313.88 Sqm	2131.22 Sqm.	Residential	12nos (Twelve)
Block-A Sub Total	59470.149 Sqm	43714.449 Sqm		240



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Block-B G+3 Storied Club House				
Ground floor	379.63 Sqm	348.37 Sqm	Club House	
First floor	368.81 Sqm	341.59 Sqm	Club House	
Second floor	368.81 Sqm	341.59 Sqm	Club House	
Third floor	368.81 Sqm	341.59 Sqm	Club House	
Block-B Sub Total	1486.06 Sqm	1373.14 Sqm.		
Total Built up area (Block-A+ Block-B)	60956.209 Sqm	45087.589 Sqm		240(Two Hundred forty nos)
Covered Parking				12548.75 Sqm.
Open Parking				1038.13 Sqm.
Total Parking				13586.88 Sqm.
F.A.R.				4.12
Ground Coverage				35.31%

Setbacks

	Block-A	Block-B
Front Set back	11.16 mtr	12.06 mtr
Rear Set back	9.27 mtr	24.28 mtr
Left side	9.21 mtr	6.10 mtr
Right side	15.11 mtr	9.21 mtr
Height (As per AAI NOC – 74.00m)	73.11 mtr	14.99 mtr

2. The building shall be used exclusively for **Residential MIG 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 **13,586.88 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.
5. The land over which construction is proposed is accessible by an approved means of access of **21.65 M (Twenty One Point Sixty Five mtr)** N.H 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.



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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 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 Management 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.
 - (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;



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- (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	30,47,811.00	(Rupees thirty lakhs forty seven thousand eight hundred eleven) only.
CWWC fee	39,82,725/- 1 st installment Out of 1,19,48,175/-	(Rupees thirty nine lakhs eighty two thousand seven hundred twenty five) only.
EIDP fee	29,87,044/- 1 st installment Out of 1,19,48,175/-	(Rupees twenty nine lakhs eighty seven thousand forty four) only.
Purchasable FAR	45,55,677/- 1 st installment Out of 1,82,22,708/-	(Rupees forty five lakhs fifty five thousand six hundred seventy seven) only.
Shelter fee	54,57,113/- 1 st installment Out of 2,18,28,450/-	(Rupees fifty four lakhs fifty seven thousand one hundred thirteen) only.

14. The applicant /Developer shall deposit the subsequent installments of CWCC as detailed below:-

- 1st installment before issue of permission letter (**already deposited**)
- 2nd & 3rd installment of CWWC on or before 2nd & 3rd year ending date of approval respectively as per order No10141/HUD, dt.28.04.2016.

15. The applicant /Developer shall deposit the subsequent installments of EIDP/purchasable FAR/Shelter Fees as detailed below:-

- 1st installment before 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.



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16. The applicant shall deposit the following Installment amount as per the time mentioned above:-

- a. Deposit 2nd & 3rd Installment of Rs.39, 82,725/- each towards Construction Worker Welfare Cess.
- b. Deposit 2nd,3rd & 4th Installment of Rs.29,87,044/- each towards EIDP Fee.
- c. Deposit 2nd,3rd & 4th Installment of Rs.45,55,677/- each towards Purchasable FAR.
- d. Deposit 2nd,3rd & 4th Installment of Rs.54,57,113/- each towards Shelter Fee.

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 from PHED vide Letter No- 15808,dt.19.10.2022 , & NOC from CGWA vide letter No-CGWA/NOC/INF/ORIG/2023/17589/dt.18.01.2023, FIRE SAFETY RECOMMENDATION vide letter No-RECOMM1204130022022000892/dt.08.11.2022 , NOC from Airport Authority of India vide letter No-BHUB/EAST/B/070321/557490/, dt.19.07.2021 revised on 01.02.2023, SEIAA EC no.-IA/OR/INFRA2/400386/2022 dt.13.Sep.2022 respectively.
- ii) 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.
- iii) Provision of green building norms is to be strictly followed as per Rule-51 of ODA (Planning & Building Standards) Rules, 2020.
- ii) Plantation @ one tree per 80 Sq.mt of the plot area shall be provided as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020.shall be strictly adhered.
- iii) At least 10% of the parking shall be ear marked for visitors and 30% of the parking space shall have facility for Electrical vehicle charging points.
- iv) The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- v) All the passage around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- vi) Provision for micro composting center for solid waste management to be provided.
- vii) Provision of Public Washroom to be provided as per Rule-50 of ODA (P &BS) Rules, 2020.



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- viii) 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.
- ix) **The applicant shall allot/sell the dwelling units to MIG Category buyer/allotee only as per affidavit submitted by the applicant.**
- x) The applicant shall get the EIDP approved towards development of External infrastructure, execute it and obtain clearance from Engineering Wing of BMC before Occupancy.

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

By order


City Planner
Bhubaneswar Municipal Corporation

Memo No. 15624 /BMC, Bhubaneswar, Dated 04-04-2023

Copy forwarded along with **two copies** of the approved plan **M/S Sri Jagannath Promoters & Builders Represented by Managing Partner. Sri Pradipta Kumar Biswasroy, & Sri. Kailash Chandra Rath**, Plot No-370/3184, Sishu Vihar, Near Toyota Showroom, Patia, Bhubaneswar, Dist-Khurda, for information and necessary action.


City Planner
Bhubaneswar Municipal Corporation

Memo No. 15625 /BMC, Bhubaneswar, Dated 04-04-2023

Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation for information.


City Planner
Bhubaneswar Municipal Corporation

Memo No. 15626 /BMC, Bhubaneswar, Dated 04-04-2023

Copy forwarded to the Secretary, ORERA, Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar, Bhubaneswar-751007 for information.


City Planner
Bhubaneswar Municipal Corporation