



Bhubaneswar Municipal Corporation Bhubaneswar

Letter No. ANB/2468/2021 dt. 17.12.2021

FORM-II

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

File No – ANB200324.

To

Sri Sanjib Biswal, Prop. M/s. SR Construction,
Plot No-98, Satya Nagar, Bhubaneswar.

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. Padmalaya Garopadu & Mr. Aswini Kumar Mohapatra Represented by GPA Holder Sri Sanjib Biswal, Prop. M/s. SR Construction, Plot No-98, Satya Nagar, Bhubaneswar for approval of (S+4) storied Residential Apartment building over Rev- Plot No-277 & 280/1251, Khata No. 10 & 303/55, Mouza- Satya Nagar, under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions;

1. Parameters:

Plot area-857.93 sqm. (As per document) 820.71 sqm. (As per possession)

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Stilt Floor	521.23Sqm	Parking +Service area	Nil
First floor	466.00Sqm	Residential	04nos (Four)
Second floor	466.00Sqm	Residential	04nos (Four)
Third floor	466.00Sqm	Residential	04nos (Four)
Fourth floor	466.00Sqm	Residential	04nos (Four)
Society Hall	18.79 Sqm.		
F.A.R. Area	1272.27Sqm	
parking Area	485.24 Sqm.	-	-
Total Built up area	2385.23Sqm		16 (Sixteen nos)
Height (Excluding Still Floor)	11.80 Mtr.		
FAR	2.31		

Setbacks approved to be provided

Setbacks	Approved
Front	2.50 Mts.
Rear	2.50 Mts
Left side	2.50 Mts
Right side	3.00 Mts

S+4Fresh



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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 **485.24 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.
5. The land over which construction is proposed is accessible by an approved means of access of **13.41 M & 6.09 M (One three point Four Nine meter & Six point Zero Nine)** 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 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.
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 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 rules.
 - (b) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - (c) Ensure that the 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) Rule-2020.
 - (d) Register the said Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016.



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11. 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.
12. 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.
13. 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.
14. This permission is accorded on deposit /submission of the following;

item	Amount (in Rs)	Amount in words
Scrutiny fee	28,393.15	(Rupees Twenty eight thousand three hundred ninety three) only.
Sanction fee	1,19,262.00	(Rupees One lakh nineteen thousand two hundred sixty two) only
CWWC	4,58,292.00	(Rupees Four lakh fifty eight thousand two hundred ninety two) only
Purchasable FAR	5,39,119.00 (1st Installment out of 21,56,476.00)	(Rupees Five lakh thirty nine thousand one hundred nineteen) only.
Compounding fee for unauthorized construction	75,600.00	(Rupees Seven hundred seventy eight) only.
EIDP	4,58,292.00	(Rupees Four lakh fifty eight thousand two hundred ninety two) only

15. The applicant shall deposit the subsequent installment of their Purchasable FAR as detail below:

- (i) 1st Installment issue of permission letter (already deposited)
(ii) 2nd installment at the time of submission of the 3rd party verification report at plinth level.
(iii) 3rd installment at the time of submission of 3rd party verification report after casting of the Ground floor roof.
(iv) 4th installment at the time of submission of application for occupancy certificate.



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16. 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 PHED vide Letter No-12859 dt. 16.12.2019.
- 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) Rule, 2020.
- 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) Plantation as required under the provision under Rule, 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
- v) The Owner/ Applicant/Architect/Structural Engineer/PMO are fully and jointly responsible for any structural failure/ construction defects/ earthquake/cyclone/any other natural disaster. Authority shall be no way held responsible for the same in what so ever manner.
- vi) The applicant shall obtain the EIDP approved by the engineering wing and execute it as per approved design and specification and shall obtain clearance with regard to development of infrastructure from BMC before occupancy.

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

By order

LINGARAJ
PRASAD
PATNAIK

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LINGARAJ PRASAD
PATNAIK
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City planner

Bhubaneswar Municipal Corporation