



Bhubaneswar Municipal Corporation

Form-II (Order for Grant of Permission)

Letter No. BP/BMC/004318, Bhubaneswar, Dated: 09/08/2023

Sujog-OBPS APPLICATION NO. BP-BMC-2022-08-11-007399

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 **Lalit Kumar Panda and Others,GPA Holder GK PROPERTIES Partner Amaresh Parida**

For New Construction of **[B+S+5] Residential, Apartment Building** over Plot No. 1873/3571 pertaining to Khata No. 725/3090 in Mouza-Kalarahanga in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

Parameters:

- Total plot area: 0.440 Acre (1781.21 SQM)
- Net plot area: 1781.2068 SQM
- Abutting road width: 12.19 Mtr

Block-No.1 (B+S+5)	Covered area approved (Sqm.)	Proposed use	No. of Dwelling Units
Basement level First	1140.4290	Apartment Building	0
Stilt Floor	1064.5790	Apartment Building	0
First Floor	1053.8461	Apartment Building	11
Second Floor	1053.8461	Apartment Building	11
Third Floor	1053.8461	Apartment Building	11
Fourth Floor	1053.8461	Apartment Building	11
Fifth Floor	1053.8461	Apartment Building	10
Total BUA Area	7474.2385		54

Total no. of Dwelling Units -54

Bye Laws Provisions	Required	Proposed
No.of staircases	B1-2	B1-2
No.of Lifts	B1-2	B1-3
E-vehicle charging station	0	0
Visitor parking(in Sqm.)	Signature valid	168.70

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Plantation(no of tree per 80Sqm.)	22	23
Grand Total FAR Area - 5400.63 Sqm.		
Grand Total BUA - 7474.24 Sqm.		
F.A.R	4.0 (Max. Permissible) 2.0 (Base FAR)	ACHIEVED- 3.032(1.03 Purchasable FAR)
Height (mtr.)	B1-14.9	
Parking	Basement-1020.01+ Stilt- 998.66 + Ground (Open Parking)-0.00 Total =2018.67 Sqm.	

- Set backs approved to be provided

Block No.	Item	Provided (in Mtr)
1	Front Set back	3.00
	Rear Set back	3.02
	Left side	3.00
	Right side	3.00

- NOCs/ Clearances submitted:

NA

- The building shall be used exclusively for **Apartment Building** 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.
- Total Parking space measuring **2018.67 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 **12.19 Mtr.** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift **0 Sqm.** wide strip of land to Bhubaneswar Municipal Corporation for further widening of the road to the standard width as per **CDP-2010, BDA.**
- 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 fees as may be prescribed under rules and such revalidation

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shall be valid for one year.

8.
 - (A) 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.
 - (B) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things-
 1. The title over the land or building
 2. Easement rights
 3. Variation in area from recorded area of a plot or a building
 4. Structural stability
 5. Workmanship and soundness of materials used in the construction of the buildings
 6. Quality of building services and amenities in the construction of the building,
 7. 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
 8. 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 2005 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. Give written notice to the Authority before commencement of work on building site in Form-V, periodic progress report in Form-VI and notice of completion in Form-VI and notice in case

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of termination of services of Technical persons engaged by him.

D. Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.

12. **The applicant shall abide by the provisions of Rule no.15 of ODA (P&BS) Rules, 2020 with regard to third party verification at plinth level, ground level & roof level. Any deviation to the above shall attract penalty as per the provision of the same.**

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 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.

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.

16. 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. **The applicant during the course of construction and till issue of occupancy certificate shall place a display board on his site with details and declaration.**

17. **This permission is accorded on deposit /submission of the following:**

Details of Fees and Charges	Amount in Rupees	Payment Status
A. (i) Fee for building operation	80421.0	Paid
A. (ii) Development Fees	10553.0	Paid
B. Sanction fees	Signature void	Paid
C. Construction worker welfare cess (CWWC)	Digitally Signed We have Date: 08 Aug 2022 10:20:22 Location: Odisha	

1st installment	498002.0	Paid
2nd installment	498002.0	To be paid before one year of issue of permission letter
3rd installment	498002.0	To be paid before two years of issue of permission letter
Total payable Construction worker welfare Cess (CWWC)		1494006.0
D. Temporary Retention Fee	4000.0	Paid
E. Charges for Purchasable FAR Area		
1st installment	1623880.0	Paid
2nd installment	1623880.0	To be paid At the time of Plinth level
3rd installment	1623880.0	To be paid At the time of Ground Floor Roof Casting
4th installment	1623880.0	To be paid At the time of application of occupancy certificate
Total payable Charges for Purchasable FAR Area		6495520.0
F. EIDP Fees		
1st installment	373503.0	Paid
2nd installment	373503.0	To be paid at the time of Plinth level
3rd installment	373503.0	To be paid at the time of Ground Floor Roof Casting
4th installment	373503.0	To be paid at the time of application of occupancy certificate
Total payable EIDP Fees		1494012.0
G. Other Fee	634028.0	Paid
Other Fee Detail: (Regularization of sub-plot = Rs 6,29,200/- +Balance FAR = Rs 4,823/- +Balance CWWC = Rs 4/- Balance sanction fee = Rs 1/-)		
TOTAL FEES PAID		3598099.0
REMAINING FEES PAYABLE		6988153.0

18. 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- 17494, date 15.12.2022 & Fire Recommendation Vide Letter No-REC/COMM/ I204130052023001260 /dt.26.05.2023.
- ii) Storm water from the premises of the plot shall be conveyed and discharged to the rain

water recharging pits as per ODA (Planning & Building Standards) Rules, 2020.

iii)Plantation as required under the provision under regulation 30 of ODA (Planning & Building Standards) Rules, 2020.shall be strictly adhered.

iv)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.

v)The Owner/Developer shall registered the project as per the ORERA Act.

vi)The applicant shall get the EIDP approved before start of Construction towards development of External infrastructure, execute it and obtain clearance from Engineering Wing of BMC before Occupancy.

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

Date: 09/08/2023

BY ORDER OF Sourav Mohapatra
Authorized Officer
Bhubaneswar Municipal Corporation

Signature valid

Digitally Signed
Name: Sourav Mohapatra
Date: 09-Aug-2023 05:23:22
Location: Odisha