



Bhubaneswar Municipal Corporation Bhubaneswar

No. ANB/3398/2022/dt.31.03.2022

FORM-II

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

To,

M/s KhushiRealconPvt. Ltd.Director Mr. Pradeep Thacker, Plot No-S2/A, 42, 43, 44 Mancheswar Industrial Estate, Bhubaneswar-751010.

File No-ANB210236-2021.

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 Biswajit Saha Represented by GPA holder M/s Khushi Realcon Pvt. Ltd. through its Director Mr.Pradeep Thacker**, for Construction of **2B+G+23, 2B+S+22 & 2B+G+9 multi storied Residential-cum-CommercialBuilding** over **Plot No-210, 199, 208/1244, 126, 125/1242, 123/1243/1844,124 & 211/1746** Khata No-**352/1205,352/1206,56/98,352/1226,56/102,352/1227,352/101 & 56/106**, Mouza-Pahala, under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters:-

Plot area-9877.92sqm

| No. of Floor | TOWER 1 | TOWER 2 | TOWER 3 | Proposed Use |
|----------------------|-------------|------------|------------|--------------------------|
| Dwelling Units | 132 nos | 110 nos | 36 nos | Total-278 nos |
| Lower Basement Floor | 7742.23 Sqm | | | Parking + Service |
| Upper Basement Floor | 7165.10 Sqm | | | Parking + Service |
| Ground Floor | 1027.25 Sqm | 1239.54sqm | 621.39sqm | Residential + Commercial |
| 1st floor | 1099.35sqm | 1231.38sqm | 556.31 sqm | Residential + Commercial |
| 2nd floor | 3150.99sqm | 910.18sqm | 746.84 sqm | Residential + Commercial |
| 3rd floor | 3150.99 sqm | 659.82sqm | 755.98 sqm | Residential + Commercial |
| 4thfloor | 3150.99 sqm | 749.71sqm | 572.93 sqm | Residential |
| 5thfloor | 1050.33sqm | 719.43sqm | 572.93 sqm | Residential |
| 6th floor | 1050.33 sqm | 719.43sqm | 613.61 sqm | Residential |
| 7th floor | 1050.33 sqm | 719.43sqm | 572.93 sqm | Residential |
| 8th floor | 1050.33 sqm | 719.43sqm | 572.93 sqm | Residential |
| 9th floor | 1050.33 sqm | 719.43sqm | 572.93 sqm | Residential |
| 10th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 11th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 12th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 13th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 14th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 15th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 16th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 17th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 18th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 19th floor | 1079.13sqm | 750.30sqm | Nil | Residential |
| 20th floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 21st floor | 1050.33 sqm | 719.43sqm | Nil | Residential |
| 22nd floor | 1051.06 sqm | 719.43sqm | Nil | Residential |
| 23rd floor | 703.65sqm | Nil | Nil | Residential |

| | | | | |
|----------------------------|---------------------|-------------------------|------------------------|--|
| Built Up area | 24916.71sqm | 18053.14sqm | 6525.18sqm | |
| Total Built up area | 64402.36 sqm | Residential Area - | 60638.67Sqm | |
| | | Commercial Area- | 3763.69 Sqm | |
| Total Parking area | 13594.10sqm | 6589.12+6562.12+ | (LB+UB+Tower | |
| | | 442.86 | 2 Ground floor) | |
| FAR area | 23412.78sqm | 16216.90sqm | 5895.10sqm | |
| Total FAR area | 45524.78 sqm | Base FAR – | 19755.84sqm | |
| | | MIG incentive- | 2469.68sqm | |
| | | Purchasable FAR- | 23299.46 sqm | |
| F.A.R. | 4.60 | | | |
| Height | 78.75 Mtrs | | | |

Setbacks

| | |
|------------|-----------|
| Front | 13.86 mts |
| Rear | 9.00 mts |
| Left side | 9.00 mts |
| Right side | 9.00 mts |

2. The building shall be used exclusively for **Residential-cum-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 **13594.10 qmt.** 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 **55.60 M (Five Five point Six Zero 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 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 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;
- 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;
 - Obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work;
 - Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - Engage the PMO and strictly adhere to Rule-14 on stage wise report with respect to construction of the proposed project.
 - Register the said Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016.
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 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. This permission is accorded on deposit /submission of the following:-

| item | Amount (in Rs) | Amount in words |
|--|--|--|
| Scrutiny fee | 7,87,885.02 | (Rupees Seven lakh Eighty Seven Thousand Eight Hundred Eighty Five & Two Paise) only |
| Security Deposit | 3,76,367.00 | (Rupees Three lakh Seventy Six Thousand Three Hundred Sixty Nine) only |
| Sanction Fee | 32,57,755.00 | (Rupees Thirty Two lakh fifty seven thousand Seven Hundred Fifty Five) only |
| Compounding unauthorized Construction layout | 2,34,600.00 | (Rupees Two lakh Thirty four thousand Six hundred) only |
| CWWC | 41,24,701.00 (1 st installment) out of 1,23,74,103.00 | (Rupees Forty One lakh Twenty Four thousand Seven hundred One) only |
| EIDP Fees | 30,93,526.00 (1 st installment) out of 1,23,74,102.00 | (Rupees Thirty lakh Ninety Three thousand Five hundred Twenty Six) only |
| Purchasable FAR | 92,96,485.00 (1 st installment) out of 3,71,85,938.00 | (Rupees Ninety Two lakh Ninety Six thousand Four hundred Eighty five) only. |
| Shelter fees | 47,82,167.00 (1 st installment) out of 1,91,28,667.00 | (Rupees Forty Seven lakh Eighty Two thousand One Hundred Sixty Seven) only. |

15. The applicant /Developers shall deposit the subsequent installments of their purchasable FAR as detailed below:-
- 1st instalment issue of permission letter (already deposited)
 - 2nd instalment at the time of submission of 3rd party verification report at plinth level.
 - 3rd instalment at the time of submission of 3rd party verification report at after casting of ground floor roof.
 - 4th instalment at the time of submission of application for Occupancy certificate.

16. The applicant /Developers shall deposit the subsequent installments of their EIDP Fees detailed below:-
- 1st instalment issue of permission letter (already deposited)
 - 2nd instalment at the time of submission of 3rd party verification report at plinth level.
 - 3rd instalment at the time of submission of 3rd party verification report at after casting of ground floor roof.
 - 4th instalment at the time of submission of application for Occupancy certificate.
17. The applicant /Developers shall deposit the subsequent installments of Shelter Fees as detailed below:-
- 1st instalment issue of permission letter (already deposited)
 - 2nd instalment at the time of submission of 3rd party verification report at plinth level.
 - 3rd instalment at the time of submission of 3rd party verification report at after casting of ground floor roof.
 - 4th instalment at the time of submission of application for Occupancy certificate.
18. The applicant /Developers shall deposit the subsequent installments of CWCC as detailed below:-
- 1st instalment issue of permission letter (already deposited)
 - 2nd & 3rd instalment of CWCC will be deposited on or before 2nd & 3rd year ending date of approval in respectively. As per order No10141/HUD dt.28.04.2016.
19. Other conditions to be complied by the applicant are as per the following;
- The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC from PHED Vide Letter No-10051 dated 16.08.2021, NOC from CGWA vide Letter No. CGWA/NOC/INF/ORIG/2021/13624 dated 03.11.2021, NOC from Fire vide Letter No-RECOMM1204130012021000146 dated 01.06.2021, AAI Vide Letter No. BHBUB/EAST/B/050421/544195 dated 24/05/2021 & Structural Vetting from Department of Civil Engineering, Jamia Millia Islamia University of Delhi on dated 28/10/2021 in respectively.
 - 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.
 - 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.
 - A minimum of 30% parking space shall have facilities to enable Electric Vehicle Charging points as required under Rule 37 (15) of ODA (P&BS) 2020.
 - 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.
 - Plantation as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
 - The applicant shall submit EIDP in Engineering Wing and execute as per the approved EIDP towards development of Infrastructure & obtain clearance before occupancy.
 - The number of dwelling units & Commercial space so approved shall not be changed in any manner.

By order

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PRASAD
PATNAIK
Date: 2022.04.13
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City Planner

Bhubaneswar Municipal Corporation