



# Bhubaneswar Municipal Corporation Bhubaneswar

Letter No. 23139 /dt. 11-05-2023

FORM-II

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

**File No – MBP-BMC-02-0066/2023**

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. Kamlesh Khemka & Sri. Varun Khemka Represented through GPA Holder Shree Sai Gopinath Construction, Proprietor Sri Tapan Kumar Kuanr** for S+5 storied Proposed **Residential Apartment** building over **Sabak Plot No-51(pt), Hall Plot No-308, Sabak Khata No-443, Hall Khata No-2365/572, GA Plot No-168 (C), Drawing No-B/360, Mouza- Ghatikia,** under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1.Parameters;

Plot area-501.60 sqm.

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Stilt Floor	252.00 Sqm	Parking +Service area	Nil
First floor	252.00 Sqm	Residential	02nos (Two)
Second floor	252.00 Sqm	Residential	02nos (Two)
Third floor	252.00 Sqm	Residential	02nos (Two)
Forth Floor	252.00 Sqm	Residential	02nos (Two)
Fifth Floor	252.00 Sqm	Residential	02nos (Two)
F.A.R. Area	1280.20Sqm		
Height	17.15 Mtr		
Parking	231.80Sqm.	-	-
Total Built up area	1512.00 Sqm		10nos (Ten)
FAR	2.55		

### Setbacks

<u>Setbacks</u>	<u>Approved</u>
Front	3.00 Mts.
Rear	3.00 Mts.
Left side	3.00 Mts.
Right side	3.00 Mts.

- The building shall be used exclusively for **Residential Apartment** 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.



## Bhubaneswar Municipal Corporation Bhubaneswar

4. Parking space measuring **231.80 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 **9.14 M (Nine point One Four meter)** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. The applicant shall free gift xxx sft/sq.mtr wide strip of land to the xxxx Corporation/Municipality for further widening of the road to the standard width.
8. The land in question must be in lawful ownership and peaceful possession of the applicant.
9. The permission granted under these rules 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.
10. (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.
10. 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.
11. 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.
- 12. 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.



## Bhubaneswar Municipal Corporation Bhubaneswar

- (b) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (c) Ensure that the PMO (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) Rules-2020.
- (d) Register the said Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016.
13. 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.
14. 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.
15. 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.
16. This permission is accorded on deposit / submission of the following;

Item	Amount (in Rs)	Amount in words
Scrutiny fee	Rs.7,440.00/-	(Rupees Seventeen Thousand Four Hundred Forty) only.

**Note- Previously S+5 Residential Apartment Building was approved vide letter No-BP/BMC/001726, dt.13.01.2023 on deposit of the following fees. (1) Sanction fee Rs.75,600/- (2) CWWC RS.2,96,371, (3) EIDP Rs.2,96,371.00/- & (3) Purchasable FAR Rs. 5,09,841.00/- Retention fee Rs.2000.00/-**


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- 15753 dt. 18.10.2022, 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) Plantation as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
- iii) 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.



## Bhubaneswar Municipal Corporation Bhubaneswar

- iv) The applicant shall get the EIDP approved before start of construction by the Engineering wing and execute it as per the approved design and specification and obtain clearance with regard to development of infrastructure from BMC before occupancy.
- v) The no. of residential dwelling units so approved shall not be changed in any manner.

By order

  
City Planner/Authorised Officer  
Bhubaneswar Municipal Corporation


Memo No. 23140 /BMC, Bhubaneswar, Dated 11-05-2023

Copy forwarded along with **two copies** of the approved plan **Gopinath Construction, Proprietor Sri Tapan Kumar Kuanr, Plot No-E,4/2, H,B Colony, Chandrasekharpur, Bhubaneswar, Dist- Khurda**, for information and necessary action.

  
City Planner/Authorised Officer  
Bhubaneswar Municipal Corporation


Memo No. \_\_\_\_\_/BMC, Bhubaneswar, Dated \_\_\_\_\_

Copy forwarded to the Zonal Deputy Commissioner (South West)/ City Engineer, Bhubaneswar Municipal Corporation for information.

  
City Planner/Authorised Officer  
Bhubaneswar Municipal Corporation

Memo No. \_\_\_\_\_/BMC, Bhubaneswar, Dated \_\_\_\_\_

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

  
City Planner/Authorised Officer  
Bhubaneswar Municipal Corporation