



Bhubaneswar Municipal Corporation Bhubaneswar

No. 68237

FORM-II

Date- 27.08.2021

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

File No - MBP-BMC-02/1153/2018.

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 **OM Swastik Managing Patner Mr. Deepak Thipathy**, for Construction of **B+S+4** storey **Commercial Shopping Centre & S+4 Residential Apartment Building Plan** over Plot No.541 & 544/9187 Khata No-415&412/1069 in Mouza-Rudrapur, under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions;

1. Parameters:

Plot area-2509.96 sqm.

Covered area approved Residential (S+4) Block -A		Proposed use	No. of Dwelling Units
Stilt Floor	1667.45 sqm	Parking +Service+ Society	
First floor Area	1227.30 Sqm.	Residential	13 units
Second floor Area	1227.30 Sqm.		13 units
Thlrd floor Area	1227.30 Sqm.		13 units
Fourth floor Area	1227.30 Sqm.		13 units
			52 Numbers
Covered area approved Commercial (Shopping Centre) (B+S+4) Block -B			
Basement Floor	567.37 Sqm.	Parking +Service	NIL
Stilt Floor	567.37 sqm	Service Area + Parking	
First floor Area	567.37 Sqm.		
Second floor Area	567.37 Sqm.		
Third floor Area	567.37 Sqm.		
Fourth floor Area	335.84 Sqm.		
Total Plot area (A+B)	3441.07 Sqm.		
Total Built Up Area (A+B)	9749.34 Sqm.		
Total FAR area (A+B)	7131.67 Sqm.		
Achieved FAR	2.07		
Height	14.90		

Setbacks approved to be provided

Front Set back A+B	5.30Mtr.+7.49 Mtr.
Rear Set back	3.56Mtr. + 4.82mtr.

2. 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.
3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
4. Parking space measuring **1060.66Sqm** 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 **61 M (Six one 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 exempt 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 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) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (d) Register the said Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016.
- (e) Engage the PMO and strictly adhere to Rule-14 on stage wise report with respect to construction of the proposed project.

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) A copy of the building permit; and
- (b) 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.

15. This permission is accorded on deposit /submission of the following;

item	Amount (in Rs)	Amount in words
Scrutiny fee	Rs.1,60,239.00	(Rupees One lakh sixty thousand two hundred thirty nine) only
Security fee	Rs.3,17,269.00	(Rupees Three lakh seventeen thousand two hundred sixty nine) only
Sanction fee	Rs.5,19,195.00	(Rupees Five lakh nineteen thousand one hundred five) only.
CWWC	Rs.6,24,405.00 in 1 st installment out of Rs.18,73,213.00	(Rupees Twelve Six lakh twenty four thousand four hundred five)1 st installment only.
Shelter fee	Rs.5,91,413.00 in 1 st installment out of Rs.23,65,652.00	(Rupees Five lakh ninety one thousand four hundred thirteen) 1 st installment only.
Purchasable FAR	Rs,2,65,912.00 in 1 st Installment out of	(Rupees Two lakh sixty five thousand nine hundred twelve) 1 st Installment only

16. The applicant /Developers shall deposit the subsequent installments Shelter fees as detailed below:
- (i) 1st installment issue of permission letter (already deposited).
 - (ii) 2nd installment at the time of submission of 3rd party verification report at plinth level
 - (iii) 3rd installment at the time of submission of 3rd party verification report after casting of ground floor roof.
 - (iv) 4th installment at the time of submission of application for occupancy certificate.
17. The applicant /Developer shall deposit the subsequent 2nd & 3rd installments of CWWC on or before 2nd and 3rd year ending date of approval respectively.
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 term and conditions imposed in the NOC from PHED Vide Letter No.31/dt.02.01/2020, NOC from BMC vide Letter No. 8267/06.03.2020, Fire Safety Recommendation vide Letter No.2359/BBS.CIR/DT.26.12.20219 and NOC from NHAI vide Letter No. 13011-16-OR-OD/1086/2021, dt.09.04.2021 respectively.
 - (II) Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per norms of ODA (Planning & Building Standards) Rules, 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) 10% of the parking space in group housing/apartment building shall be exclusively earmarked for ambulance, fire tender, physically handicapped persons and outside visitors with signage as per Rule 37 (12) of ODA (Planning & Building Standards) Rules'2020.
 - (V) Plantation shall be made as per provision under Rules 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
 - (VI) The Owner/ Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any earthquake/cyclone/other natural disaster, structural/construction defects, Authority will be no way be held responsible for the same in what so ever manner.
 - (VII) The concerned Architect / Applicant / Developer are fully responsible for any deviations additions & alternations beyond approved plan/ defective construction etc. shall be liable for action as per the provisions of the Regulation.
 - (VIII) The applicant shall submit EIDP in engineering wing of BMC and shall execute the EIDP obtain clearance from BMC before occupancy.
 - (IX) The project shall be registered under ORERA.
 - (X) The number of dwelling units so approved shall not be changed in any manner.

By order


City Planner

Memo No. 68238 /BMC, Bhubaneswar, Dated 27.08.2021

Copy forwarded along with two copies of the approved plan OM Swastik, Managing Patnar M/s. Deepak Tripathy, OM Ville, Sri Vihar, Patia, Chandrasekharpur, Bhubaneswar, for information and necessary action.


City Planner
Bhubaneswar Municipal Corporation

Memo No. _____ /BMC, Bhubaneswar, Dated _____

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

City Planner
Bhubaneswar Municipal Corporation

Memo No. _____ /BMC, Bhubaneswar, Dated _____

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar (in case of leaseplot)/Director of Town Planning, Orissa, Bhubaneswar.

City Planner
Bhubaneswar Municipal Corporation



Bhubaneswar Municipal Corporation Bhubaneswar

No. 12816 /dt. 11/02/2022

File No - MBP. BMC-02 - 1153/2018

CORRIGENDUM

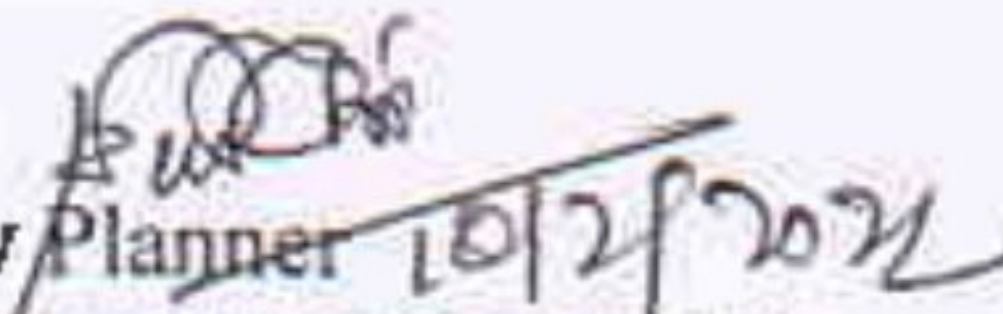
In partial modification of this office permission letter No.68237 dt.27.08.2021 the name of the permission holder written as OM Swastik Managing partner Mr. Deepak Tripathy shall be read as Smt. Deepa Mohanty@Mathewes through Power of attorney Holder M/s. OM Swastik Represented by its Managing Partner Mr. Deepak Tripathy.


City Planner

Bhubaneswar Municipal Corporation

Memo No. 12817 BMC, dt. 11/02/2022

Copy to OM Swastik Managing Partner M/s. Deepak Tripathy/ Smt. Deepa Mohanty@Mathewes, OM Villa, Sri Vihar, Patia for information.


City Planner

Bhubaneswar Municipal Corporation