



Bhubaneswar Municipal Corporation Bhubaneswar

Letter No 2651/2022, Dt. 15/01/2022

FORM-II

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

To,

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

File No-ANB200143.

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 **Smt. Sanjeeta Pattnaik, Sri Surendra Nath Pattnaik & Aditya Patra Represented by GPA holder M/s Khushi Realcon Pvt. Ltd. through its Director Mr. Pradeep Thacker**, for Construction of **2B+G+11 Multi storied Residential-cum-Commercial Building** over **Plot No. 622, 710, 622/2468, 710/3435, 622/2468/3436, 710/4280 & 622/2468/4281** Khata No-1057/2559, 1057/1257, 1057/1256 & 1057/2154, Mouza - **Govindnadas (Bhubaneswar Sahar. Unit 32)**, under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters;

Plot area-2396.61sqm

No. of Floor	Area	Proposed Use
Lower Basement Floor	1528.43Sqm	Parking + Service
Upper Basement Floor	1500.37Sqm	Parking + Service
Ground Floor	929.77Sqm	Commercial+ Residential
1 st Floor	823.672sqm	Residential
2 nd floor	823.672 sqm	Residential
3 rd floor	823.672 sqm	Residential
4 th floor	823.672 sqm	Residential
5 th floor	823.672 sqm	Residential
6 th floor	823.617sqm	Residential
7 th floor	823.617 sqm	Residential
8 th floor	823.617 sqm	Residential
9 th floor	823.617 sqm	Residential
10 th floor	823.617 sqm	Residential
11 th floor	823.617 sqm	Residential
F.A.R.	4.05	
Height	39.70Mtrs	
Covered-Parking	3406.15sqm	
Total FAR area (Base FAR+ Purchasable FAR)	9712.53sqm	Residential Area – 9277.37 Sqm. (44 Dwelling Units) Commercial Area – 435.15 Sqm.
Total Built up area	13018.95Sqm.	

Setbacks

Front	6.00mts
Rear	6.00 mts
Left side	6.00 mts
Right side	6.00 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 **3406.15 Sqmt.** 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 **30.48 M (Three Zero point Four Eight 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 2016 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) 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 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 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.
15. This permission is accorded on deposit /submission of the following;

item	Amount (in Rs)	Amount in words
Scrutiny fee	2,25,472.10	(Rupees Two lakh twenty five thousand four hundred seventy two & ten paise) only
Sanction Fee	6,57,040.00	(Rupees Six lakh fifty seven thousand forty) only
Compounding unauthorized Construction layout	7,16,320.00	(Rupees Seven lakh sixteen thousand three hundred twenty) only
CWWC	8,33,810.00 (1 st installment) out of 25,01,430.00	(Rupees Eight lakh thirty three thousand eight hundred ten) only
EIDP Fees	6,25,358.00 (1 st installment) out of 25,01,430.00	(Rupees Six lakh twenty five thousand three hundred fifty eighty) only
Purchasable FAR	80,73,305.00(1 st installment) out of 3,22,93,220.00	(Rupees Eighty lakh seventy three thousand three hundred five) only.
Shelter fees	11,71,798.00 (1 st installment) out of 46,87,192.00	(Rupees Eleven lakh seventy one thousand seven hundred ninety eight) only.

16. The applicant /Developers shall deposit the subsequent installments of their purchasable FAR as detailed below:-

- 1st installment issue of permission letter (already deposited)
- 2nd installment at the time of submission of 3rd party verification report at plinth level.
- 3rd installment at the time of submission of 3rd party verification report at after casting of ground floor roof.
- 4th installment at the time of submission of application for Occupancy certificate.

17. The applicant /Developers shall deposit the subsequent installments of their EIDP Fees 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 at after casting of ground floor roof.
 - (iv) 4th installment at the time of submission of application for Occupancy certificate.
18. The applicant /Developers shall deposit the subsequent installments of 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 at after casting of ground floor roof.
 - (iv) 4th installment at the time of submission of application for Occupancy certificate.
19. The applicant /Developers shall deposit the subsequent 2nd & 3rd installments of CWWC on or before 2nd & 3rd year ending date of approval respectively.
20. **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-15887, dated 07.12.2021, NOC from CGWA vide Letter No. CGWA/NOC/INF/ORIG/2021/12740, dated 02/09/2021, NOC from Fire vide Letter No-RECOMM1204130012021000136, dated 15/05/2021, AAI Vide Letter No. BHRUB/EAST/B/072121/563448, dated 12/08/2021 & Structural Vetting from Department of Construction Engineering, Jadavpur University on dated 09/11/2021 in 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) 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.
 - iv) A minimum of 30% parking space shall have facilities to enable Electric Vehicle Charging points as required under Rules 37 (15) of ODA (P&BS) 2020.

- v) 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.
- vi) Plantation as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020.shall be strictly adhered.
- vii) The applicant shall submit EIDP in Engineering Wing and execute as per the approved EIDPtowards development of Infrastructure &obtain clearance before occupancy.
- viii) The number of dwelling units so approved shall not be changed in any manner.

By order

City Planner
Bhubaneswar Municipal Corporation

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION