



Bhubaneswar Municipal Corporation Bhubaneswar

No. 75627 /dt. 16-10-2021

FORM-II

[See Regulation]

File No - MBP/BMC-02-1270/2018.

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 **Smt. Rajashree Pattnaik, Smt Rita Panigrahi & Sri Sibananda Prasad Nanda , G.P.A Holder to Sri Rajesh Kumar Nayak, M.D. Laxmi Infra Venture Pvt. Ltd. Proposed S+5 & B+S+5 Floor(MIG) Residential Apartment building over Rev- Plot No-617, 620, 621, 615 & 616, Khata No. 412/144, 412/124 & 412/125, Mouza- Rudrapur, under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions;**

1. Parameters;

Plot area-3318.39 sqm.

	Proposed Area		No. of Dwelling Units	
	Block - A	Block-B	Block - A	Block-B
Basement - Parking Area - Service Area	Nil	1001.541Sqm - 970.891Sqm - 030.65Sqm	(Residential)	(Residential)
Stilt Floor - Parking Area - Service Area	619.08Sqm - 592.05Sqm - 027.03Sqm	- 886.439Sqm - 645.02Sqm - 241.419Sqm		
First floor	638.489Sqm	844.32Sqm	06Nos(Six)	08Nos(Eight)
Second floor	638.489Sqm	844.32Sqm	06Nos(Six)	08Nos(Eight)
Third floor	638.489Sqm	844.32Sqm	06Nos(Six)	08Nos(Eight)
Fourth floor	638.489Sqm	844.32Sqm	06Nos(Six)	08Nos(Eight)
Fifth Floor	638.489Sqm	844.32Sqm	06Nos(Six)	08Nos(Eight)
Total FAR Area	7713.144Sqm			
F.A.R.	2.32			
Height	14.875 Mtr (Excluding Stilt)			
Parking	2207.96 Sqm			
Total Built up area	9921.10Sqm (Block A +B)		30Nos(Thirty)	40nos(Forty)

Setbacks approved to be provided

Setbacks	Approved
Front	4.29Mtr.
Rear	4.31Mtr.
Left side	4.62Mtr.
Right side	4.16Mtr.

- 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

No. /dt.

4. Parking space measuring **2207.96sqm(Basement & Stilt)** 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 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.
9. (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 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.
 - (i) 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.
 - (j) 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.

10. 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.
- (b) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (c) Engage the PMO and strictly adhere to Rule-14 on stage wise report with respect to construction of the proposed project.
- (d) Register the said apartment project over scheduled property under the Real Estate (Regulation & Development) Act-2016.



Bhubaneswar Municipal Corporation Bhubaneswar

No. _____/dt. _____

11. 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.
12. 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.
13. 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.
14. This permission is accorded on deposit /submission of the following;

item	Amount (in Rs)	Amount in words
Building Operation fees	99,470.00	(Rupees Ninety-nine Thousand Four Hundred Seventy) only
Sanction Fee	4,96,055.00	(Rupees Four Lakhs Ninety six thousand Fifty-five) only.
CWWC	19,06,215.00	(Rupees Nineteen lakhs Six thousand Two hundred fifteen) only.
Total EIDP Fee	19,06,215.00	(Rupees Nineteen Lakhs Six Thousand Two Hundred Fifteen)only
Deposited	16,04,013.00 (vide money receipt no.40336 &40337, Dtd:29.03.18)	(Rupees Sixteen Lakhs Four Thousand Thirteen Only)
Balance EIDP	3,02,202.00	(Rupees Three lakhs Two thousand Two hundred two) only
Purchasable FAR	5,25,985.00	(Rupees Five Lakhs Twenty five thousand Nine hundred Eighty five) only.
Shelter Fees	35,37,584.00	(Rupees Thirty Five lakhs Thirty seven thousand Five hundred Eighty four) only.

15. 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/Clearances given by PHED vide letter no. 7656, Dated.02.06.2021.
 - ii) The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the Fire Safety Recommendation vide letter no. 1054/FPW(OFDRA) Dated.15.07.2021.
 - iii) 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.

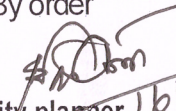


Bhubaneswar Municipal Corporation Bhubaneswar

No. _____/dt. _____

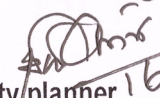
- iv) At least 10% of the parking space in the apartment building shall be exclusively earmarked for visitors with signage as per Rule 37(12) of ODA (Planning & Building Standards) Rules, 2020
- v) Plantation as required under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
- vi) The Owner/ Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any earthquake/cyclone/ any other natural disaster, structural/construction defects, Authority will be no way be held responsible for the same in what so ever manner.
- vii) The applicant shall submit EIDP in the Engineering wing of BMC towards development of External Infrastructure execute the approved EIDP and obtain final NOC from BMC and clearance from Fire Prevention wing before obtaining occupancy Certificate.
- viii) The number of dwelling units so approved shall not be changed in any manner.

By order


City planner 16/10/2021
Bhubaneswar Municipal Corporation

Memo No. 75628 /BMC, Bhubaneswar, Dated 16-10-2021

Copy forwarded along with **two copies** of the approved plan to **Sri Rajesh Kumar Nayak, Managing Director of M/s Laxmi Infra Venture (P) Ltd., Plot No.315, Saheednagar, Bhubaneswar,** for information and necessary action.


City/planner 16/10/2021
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 lease plot)/Director of Town Planning ,Orissa, Bhubaneswar.

City planner
Bhubaneswar Municipal Corporation