



Bhubaneswar Municipal Corporation Bhubaneswar

No. 2608 / dt. 19-01-2023

FORM-II

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

File No MBP-BMC-02-0118/2020

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 **Stalwart Projects Pvt. Ltd, Smt. Jyotshna Sahoo, Bhagirathi Sahoo, Kuniyil Mohan & Rohit Mohan** represented by GPA holder **M/s Stalwart Projects Pvt. Ltd**, through its Managing Director, **Mr Sharat Kumar Sahu** for Proposed **B1+B2+G+12(Block-A)** storied Residential-cum- Commercial Apartment building & **B1+B2+G+12 (Block-B)** Residential apartment Building over **Plot No-1146/2852,1145/2853, Khata No-1133/66, Plot No-1146,1145,Khata No-1133/1954,Plot No-1157,1158/3181,Khata No-1133/7642 & Plot No-1141, Khata No-1133/7230, Mouza- Jagamara** under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters:

Plot area=3611.10 sqmt. Road affected area=21.00sqm,
Net Plot area=3590.10sqm

| <u>Covered area approved</u> | | <u>Proposed.use</u> | <u>No.of commercial space/ Dwelling Units</u> |
|--------------------------------|-------------|--------------------------|---|
| 1 st Basement (B-1) | 2743.25 sqm | Parking +Service area | Nil |
| 2 nd Basement (B-2) | 2743.25sqm | Parking +Service area | Nil |
| Block-A | | | |
| Ground Floor | 549.56 Sqm | Commercial | 3nos(Three) |
| 1 st floor | 549.56 Sqm | Commercial | 3nos(Three) |
| 2 nd floor | 549.56 Sqm | Commercial | 3nos(Three) |
| 3 rd floor | 534.03 Sqm | Residential | 03nos(Three) |
| 4 th Floor | 534.03 Sqm | Residential | 03nos(Three) |
| 5 th Floor | 534.03 Sqm | Residential | 03nos(Three) |
| 6 th Floor | 554.91 Sqm | Residential | 03nos(Three) |
| 7 th Floor | 554.91 Sqm | Residential | 03nos(Three) |
| 8 th Floor | 554.91 Sqm | Residential | 03nos(Three) |
| 9 th Floor | 554.91 Sqm | Residential | 03nos(Three) |
| 10 th Floor | 554.91 Sqm | Residential | 03nos(Three) |
| 11 th Floor | 544.47sqm | Duplex | 03nos(Three) |
| 12 th Floor | 438.36sqm | | |



Bhubaneswar Municipal Corporation Bhubaneswar

| Block-B | | | |
|------------------------|--------------|-------------|-------------|
| Ground Floor | 874.93 Sqm | Residential | 2nos(Two) |
| 1 st floor | 874.93 Sqm | Residential | 8nos(Eight) |
| 2 nd floor | 874.93 Sqm | Residential | 8nos(Eight) |
| 3 rd floor | 874.93 Sqm | Residential | 8nos(Eight) |
| 4 th Floor | 874.93 Sqm | Residential | 8nos(Eight) |
| 5 th Floor | 874.93 Sqm | Residential | 8nos(Eight) |
| 6 th Floor | 928.38sqm | Residential | 8nos(Eight) |
| 7 th Floor | 928.38sqm | Residential | 8nos(Eight) |
| 8 th Floor | 928.38sqm | Residential | 8nos(Eight) |
| 9 th Floor | 928.38sqm | Residential | 8nos(Eight) |
| 10 th Floor | 928.38sqm | Residential | 8nos(Eight) |
| 11 th Floor | 928.38sqm | Residential | 8nos(Eight) |
| 12 th Floor | 928.38sqm | Residential | 8nos(Eight) |
| F.A.R. | 4.81 | - | |
| Total FAR Area | 17281.36 Sqm | | |
| Height | 39.80 mtr | | |
| Parking | 5584.58 sqm | - | - |
| Total Built up area | 24242.89 Sqm | | |

Setbacks

| | |
|----------------|-----------|
| Front Set back | 6.00 Mtr. |
| Rear Set back | 6.00 Mtr |
| Left side | 6.00 Mtr |
| Right side | 6.00 Mtr |

2. The building shall be used exclusively for **Residential-cum-Commercial 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 **5584.58 Sqm** as shown in the approved plan shall be left for parking of vehicles and no part of it shall be used for any other purpose and shall not be partitioned/closed in any manner.
5. The land over which construction is proposed is accessible by an approved means of access of **30.00 M (Thirty mtr)** 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 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.
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



Bhubaneswar Municipal Corporation Bhubaneswar

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.
 - (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 Rules.
9. **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) 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) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - (e) Register the said Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016.
10. 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.
11. 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.
12. If the Authority finds at any stage that the construction is not being carried in accordance 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.
13. This permission is accorded on deposit /submission of the following; This permission is accorded on deposit /submission of the following;



Bhubaneswar Municipal Corporation Bhubaneswar

| item | Amount (in Rs) | Amount in words |
|------------------------------|---|---|
| Sanction fee | 12,34,917.00 | (Rupees Twelve Lakh Thirty Four thousand Nine hundred Seventeen) only. |
| Scrutiny fee | 3,15,032.00 | (Rupees Three Lakh Fifteen thousand Thirty Two) only. |
| Dev. Fee | 18,056.00 | (Rupees Eighteen thousand Fifty Six) only. |
| Security Deposit | 2,27,716.00 | (Rupees Two Lakh Twenty Seven thousand Seven hundred Sixteen) only |
| Compounding fee for sub plot | 2,94,116.00 | (Rupees Two Lakh Ninety Four thousand One Hundred Sixteen) only. |
| CWWC fee | 15,83,970/- ^{1st} installment (Out of 47,51,910/-) | (Rupees Fifteen lakh Eighty Three thousand Nine hundred Seventy) only. |
| EIDP fee | 11,87,980/- ^{1st} installment (Out of 47,51,920/-) | (Rupees Eleven lakh Eighty Seven thousand Nine Hundred Eighty) only. |
| Purchasable FAR | 1,32,23,323/- ^{1st} installment (Out of 5,28,93,292/-) | (Rupees One Crore Thirty Two lakh Twenty Three thousand Three hundred Twenty Three) only. |
| Shelter fee | 22,08,418/- ^{1st} installment (Out of 88,33,672/-) | (Rupees Twenty Two lakh Eight thousand Four hundred Eighteen) only. |

14. The applicant /Developers shall deposit the subsequent installments of CWCC as detailed below:-

- (i) 1st installment before issue of permission letter (**already deposited**)
- (ii) 2nd & 3rd installment of CWWC will be deposited on or before 2nd & 3rd year ending date of approval in respectively. As per order No10141/HUD,dt.28.04.2016.

15. The applicant /Developers shall deposit the subsequent installments of EIDP/purchasable FAR/Shelter Fees as detailed below:-

- (i) 1st installment before 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.

16. **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- 5493 dt. 14.03.2022 , & NOC from CGWA vide letter No-CGWA/NOC/INF/ORIG/2021/13660/dt.08.11.2021, FIRE SAFETY RECOMMENDATION vide letter No-RECOMM1204130012022000435/dt.24.01.2022 ,



Bhubaneswar Municipal Corporation Bhubaneswar

NOC from SEIAA Vide Letter No-EC22B038OR194607/dt.29.11.2021 ,NOC from Airport Authority of India vide letter No-BHUB/EAST /B/040121 /538348/dt.23.04.2021 , Structural Vetting Certificate from INDIAN INSTITUTE of TECHNOLOGY, Guwahati by Dr, H. Sharma, dt.24.08.2022 ,respectively.

- ii) Roof top rain water shall be conveyed and discharged to the rain water Harvesting structure in the premises as per Rule-47 of ODA (Planning & Building Standards) Rules, 2020.
- iii) Provision of green building norms are to be strictly followed as per Rule-51 of ODA (Planning & Building Standards) Rules, 2020.
- iv) Plantation as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
- v) At least 10% of the parking shall be ear marked for visitors and 30% of the parking space shall have facility for Electrical vehicle charging points
- vi) The Owner/ Applicant/Architect/Structural Engineer/PMO 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 get the EIDP approved towards development of External infrastructure, execute it and obtain clearance from Engineering Wing of BMC before Occupancy.

The nos. of dwelling units so approved shall not be changed in any manner.

By order


City planner

✓ Bhubaneswar Municipal Corporation

Memo No. 2609 /BMC, Bhubaneswar, Dated 19-01-2023

Copy forwarded along with **two copies** of the approved plan to **Mr. Sharat Kumar Sahu** represented by **GPA holder M/s Stalwart Projects Pvt. Ltd(M.D.)** At/-Plot No-1,Tulasi Vihar Complex, Sailashree Vihar,Bhubaneswar-751021,Dist-Khordha, for information and necessary action.


City planner

✓ Bhubaneswar Municipal Corporation

Memo No. 2610 /BMC, Bhubaneswar, Dated 19-01-2023



Bhubaneswar Municipal Corporation Bhubaneswar

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 ,Odisha, Bhubaneswar.

| **City planner**
Bhubaneswar Municipal Corporation