



Bhubaneswar Municipal Corporation, Bhubaneswar

Vivekananda Marg, Near Kalpana Square, Bhubaneswar, PIN-751014

No. 20636 /BMC dt. 28-04-2023

FORM-II

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

File No MBP-BMC-02-142/2022

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 **Mr. B. Rajsekhar Subudhi & Mr. B. Haraprasad Subudhi represented through GPA Holder Z Engineers Construction Pvt. Ltd Director Mr. Tapan Kumar Mohanty for Proposed Residential Apartment Building (Z Padmanabha) Block-1 of 2B+S+30 Storied and Block-2 of 2B+S+31 Storied Apartment Building over Plot No-94, 114, 115, 116, Khata No. 352/124, 352/122 & 352/123, Mouza- Pahala under Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. **Parameters;**

Total Recorded Area - 12140.5 Sqm.

Plot area affected by Proposed CDP road -1847.60 Sqm.

Net Plot Area-10292.90Sqm.

Area Statement for BLOCK-1 (2B+S+31) & BLOCK - 2 (2B+S+30)

Particulars	Built-Up Area	FAR Area	Proposed use	No. of Dwelling Units
Lower Basement	8674.124 Sqm	131.59895 Sqm.	Parking + Service area	Nil
Upper Basement	8674.124 Sqm	131.59859 Sqm.	Parking + Service area	Nil
Stilt Floor	3769.626 Sqm	972.364 Sqm.	Parking + Service area	Nil
1 st floor	2656.571 Sqm	2590.121Sqm.	Residential	Block-1- 6 Block-2- 8 Sub Total -14
2 nd floor	2783.564 Sqm	2490.232 Sqm	Residential	Block-1- 6 Block-2- 8 Sub Total -14
3 rd floor	2436.70 Sqm	2370.25 Sqm	Residential	Block-1- 8 Block-2- 8 Sub Total-16
4 th floor	2436.70 Sqm	2370.25 Sqm	Residential	Block-1- 8 Block-2- 8 Sub Total-16
Typical Floor- (5 th to 28 th) 24 nos floor	(2436.7 Sqm x 24) =58480.80 Sqm	(2289.794 Sqm x 24) = 54955.056 Sqm.	Residential	Block-1- 192 Block-2- 192 Sub Total-384
29 th floor	2474.974 Sqm	2351.898 Sqm	Residential	Block-1- 8 Block-2- 6 Sub Total-14
30 th floor	2454.758 Sqm	2349.954 Sqm	Residential	Block-1- 6 Block-2- 2 Sub Total-8



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31 st floor	1213.452 Sqm	1159.052 Sqm	Residential	Block-1-2
TOTAL AREA	96055.393 Sqm.	71872.3749 Sqm		Total - 468 (Four Hundred Sixty Eight)

- **FAR – 6.98**
- **Height:**

A	Block - 1 (2B+S+31)	99.4 mtr
B	Block - 2 (2B+S+30)	102.5 mtr

- **Parking:**

Lower Basement	
LB Parking area	7252.43 Sqm
LB Mechanical Parking area	1800 Sqm
Total LB Parking area	9052.43 Sqm
Upper Basement	
UB Parking area	7144.11 Sqm
UB Mechanical Parking area	1800 Sqm
Total LB Parking area	8944.11 Sqm
Stilt floor	
Stilt floor Parking area	2637.123
Open Parking area	1030.02 Sqm
Total Parking Area (LB +UB+ Stilt+ Visitor Parking)	21663.68 Sqm
Visitors Parking	2166.36 Sqm.

- **Setbacks (Building) :**

Front Set back	9.00 Mtr.
Rear Set back	9.00 Mtr.
Left side	9.00 Mtr.
Right side	9.00 Mtr.

- Community Hall – 1202.582 Sqm.
- Convenient Shop – 264.222 Sqm.

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 **21663.68 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 **90.00 Mtr (Ninety mtr)** in width.



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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 building 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.



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- e. Submit NOC from National Highway Authority of India before commencement of construction over the proposed site.
- f. 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;

Item	Amount (in Rs)	Amount in words
Sanction fee	Rs.48,05,412/-	Rupees Forty Eight Lakhs Five Thousand Four Hundred Twelve only.
Scrutiny fee	Rs. 9,97,011/-	Rupees Nine Lakhs Ninety Seven Thousand Eleven only.
CWWC fee	Rs.62,76,017/- 1st installment out of 1,88,28,051/-	Rupees Sixty Two Lakhs Seventy Six Thousand seventeen only.
EIDP fee	Rs.47,07,013/- 1st installment out of 1,88,28,051/-	Rupees Forty Seven Lakhs Seven Thousand Thirteen only.
Purchasable FAR	Rs.2,67,33,125/- 1st installment out of 10,69,32,498/-	Rupees Two Crore Sixty Seven Lakh Thirty Three Thousand One Hundred Twenty Five only.
Shelter fee	Rs.92,31,769 /- 1st installment out of 3,69,27,076/-	Rupees Ninety Two Lakhs Thirty One Thousand Seven Hundred Sixty Nine 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 CWCC shall be deposited on or before 2nd& 3rd year ending date of approval respectively as per order No10141/HUD, dt.28.04.2016.



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15. The applicant /Developers shall deposit the subsequent installments of EIDP/purchasable FAR/Shelter Fees as per Rule-8 (4) of ODA (P&BS) Rules – 2020 & Govt. Order No.1810/HUD, dt.29.12.2020 as detailed below: -
- 1st installment before 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 after casting of ground floor roof.
 - 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;**
- The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the following clearances/NOCs:-
 - NOC from WATCO vide Letter No- 5623 dt. 22.07.2022.
 - NOC from CGWA vide letter No-CGWA/NOC/INF/ORIG/2022/17075/dt.21.11.2022.
 - FIRE SAFETY RECOMMENDATION vide letter No-RECOMM1204130012022000732/dt.04.08.2022.
 - NOC from Airport Authority of India vide letter No-BHUB/EAST/B/090421 /573575/dt.22.09.2021.
 - Structural Vetting Certificate from INDIAN INSTITUTE of TECHNOLOGY, GUWAHATI on Dt.23.01.2023.
 - NOC from SEIAA vide EC Identification No.EC22B038OR160146 on Dt.04.08.2022 respectively.
 - 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.
 - Provisions of green building norms are to be strictly followed as per Rule-51 of ODA (Planning & Building Standards) Rules, 2020.
 - Plantation as required under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
 - At least 10% of the parking shall be earmarked for visitors and 30% of the parking space shall have facility for Electrical Vehicle Charging points.
 - The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
 - All the passage around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
 - 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.



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ix) The applicant shall get the EIDP approved before start of construction 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. 20637 /BMC, Bhubaneswar, Dated 28-04-2023.

Copy forwarded along with **two copies** of the approved plan to **Z Engineers Construction Pvt. Ltd Director Mr. Tapan Kumar Mohanty, Plot no-M4/34, Acharya Vihar, Bhubaneswar, Dist- Khurda, Pin-751013** for information and necessary action.


City Planner

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Memo No. _____/BMC, Bhubaneswar, Dated _____

Copy with a copy of the approved plan forwarded to the Zonal Deputy Commissioner (North)/City Engineer, Bhubaneswar Municipal Corporation for information & necessary action.


City Planner

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Memo No. _____/BMC, Bhubaneswar, Dated _____

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


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