



# Bhubaneswar Municipal Corporation Bhubaneswar

No. ANB 2942/2022, Dt. 28/01/2022  
FORM-II  
[See Rule-10(5) ODA (P & BS)Rules -2020]

## File No – ANB200659

To

**PADMA BHUSAN MISHRA, MAA TARINI REAL ESTATE PVT.LTD,  
PLOT NO-1158 AND 1159, STATION ROAD,  
PATIA, BHUBANESWAR, KHURDA**

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 **PADMA BHUSAN MISHRA** for Construction of **S+4** storey **Residential** Apartment building over Revenue **Plot No-1873, Khata No-2074/1887, Mouza- Sankarpur**, under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters;

**Plot area-607.24Sqmt.**

<u>Covered area approved</u>		<u>Propose</u>	<u>No. of Dwelling Units</u>
Stilt Floor	345.04 Sqm	Parking +Service area	---
First Floor	341.40 Sqm	Residential	04nos (Four)
Second Floor	341.40 Sqm	Residential	04nos (Four)
Third Floor	341.40 Sqm	Residential	04nos (Four)
Fourth Floor	85.66 Sqm	Residential + Society Room	01nos (One)
Total FAR area	1125.17 Sqm		
F.A.R.	1.90	-	
Parking area	329.73 Sqm		
Society Area (at forth floor)	35.27Sqm		
Height	14.60 Mtr		
Total Built up area	1454.90 Sq.m		13(Thirteen Nos.)

**Setbacks approved to be provided**

Front Set back	2.00 Mtr
Rear Set back	2.26 Mtr
Left side	2.00 Mtr
Right side	2.00 Mtr

- 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.



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4. Parking space measuring **329.73 Sqm** 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 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 **9.14 Mt (Nine Point One Four)** in width both side.
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 is constructed from their responsibilities imposed under BDA (Planning & Building Standards) Rules, 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.





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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 Rules ;
- (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 rules-14 on stage wise report with respect to construction of the proposed project.
- (e) Register the said Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016.

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 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.

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

item	Amount (in Rs)	Amount in words
Sanction Fee	72,745.00	(Rupees Seventy two thousand seven hundred forty five) only
CWWC	2,79,641.00	(Rupees Two lakh seventy nine thousand six hundred forty one) only
EIDP	2,79,541.00	(Rupees Two lakh seventy nine thousand five hundred forty one) only

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-9109,dt.22.07.2021 and AAI NOC Letter No-BHUB/EAST/B/073021/566082.



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- 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) 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) Plantation as required under the provision under rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
- v) The Owner/ Applicant/Architect/Structural Engineer/PMO are fully and jointly responsible for any structural failure of building due to any structural/construction defects earthquake/cyclone/any other natural calamity. Authority shall be no way held responsible for the same in what so ever manner.
- vi) The applicant shall submit EIDP Plan and obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC before Occupancy.
- vii) Adhere to the provisions of ODA (Planning & Building Standards) Rules, 2020 strictly and conditions thereto.

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

By order

LINGARAJ Digitally signed  
by LINGARAJ  
PRASAD PRASAD PATNAIK  
PATNAIK Date: 2022.02.14  
16:17:51 +05'30'

**City planner**

**Bhubaneswar Municipal Corporation**

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION