



# Bhubaneswar Municipal Corporation Bhubaneswar

Letter No. 5976 /BMC dt. 07-02-2023

FORM-II

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

**File No – MBP-BMC-02-0087/2021**

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 **Sri. Akshya Kumar Bakshi** represented through **GPA Holder Sri. Pradipta Kumar Biswasroy (M.D) Sri. Jagannath Promoters & Builders Pvt. Ltd** for Proposed **S+5 storied (MIG) Residential Apartment** building over **Plot No- 378/2514 & 378/2515, Khata No- 474/723, Mouza- Patia**, under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions:

1. Parameters:

**Plot area- 809.37 sqm.**

Particulars	Built-Up Area	FAR Area	Proposed use	No. of Dwelling Units
Stilt Floor	<u>507.89</u> 536.11 Sqm.	<u>44.64</u> 39.05 Sqm	Parking +Service Area	Nil
1st Floor	442.13 Sqm.	440.13 Sqm.	Residential	03 nos. (Three)
2nd Floor	442.13 Sqm.	440.13 Sqm.	Residential	03 nos. (Three)
3rd Floor	442.13 Sqm.	440.13 Sqm.	Residential	03 nos. (Three)
4th Floor	442.13 Sqm.	440.13 Sqm.	Residential	03 nos. (Three)
5th Floor	160.46 Sqm.	158.46 Sqm.	Residential	01 nos. (One)
Mumty area	27.20 Sqm.			
Sub-Total	2492.29 Sqm.	1958.03 Sqm.	--	13 nos. (Thirteen)
FAR	2.42	--	--	--
Height	14.95 mtr.	--	--	--
Parking Area	491.46 Sqm.	--	--	--
Society Room	14.36 Sqm.			

### Setbacks


Front Set back	<b>3.00 Mtr.</b>
Rear Set back	<b>3.00 Mtr.</b>
Left side	<b>3.00 Mtr.</b>
Right side	<b>3.00 Mtr.</b>

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.



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3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
  4. Parking space measuring **491.46 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.
  5. The land over which construction is proposed is accessible by an approved means of access of **9.14 mtr (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 Nil sft/sq.mtr wide strip of land to the Nil Corporation/Municipality for further widening of the road to the standard width.
  8. The permission granted under these rules 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.
  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 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.
    - (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;
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- (c) Ensure that the PMO (Project Management 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.
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; This permission is accorded on deposit /submission of the following;

Item	Amount(in Rs)	Amount in words
Sanction fee	1,24,615.00	Rupees One lakh twenty four thousands six hundred fifteen only.
CWWC fee	4,88,520.00	Rupees Four lakh eighty eight thousand five hundred twenty only.
Purchasable FAR fee	10,70,234.00	Rupees Ten lakh seventy thousand two hundred thirty four only.
EIDP fee	4,88,520.00	Rupees Four lakh eighty eight thousand five hundred twenty only.
Land Compounding fee	12,65,000.00	Rupees Twelve lakhs sixty five thousand 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 from PHED vide Letter No- 9204, dt. 05.05.2022 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.



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- v) 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.
- 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.
- viii) Since the approval is considered under MIG Apartment, the Developer shall ensure sale of MIG flats to the targeted beneficiary only.
- ix) The nos. of dwelling units so approved shall not be changed in any manner.

By order

  
City planner  
Bhubaneswar Municipal Corporation

Memo No. 5977 /BMC, Bhubaneswar, Dated 07-02-2023

Copy forwarded along with **two copies** of the approved plan to **GPA Holder Sri. Pradipta Kumar Biswasroy, M.D, Sri. Sri. Jagannath Promoters & Builders Pvt. Ltd** , Plot no-370/3184, Sisu Vihar, Patia, Bhubaneswar, Dist- Khurda, for information and necessary action.

  
City planner  
Bhubaneswar Municipal Corporation

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Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation for information.

  
City planner  
Bhubaneswar Municipal Corporation

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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