



Bhubaneswar Municipal Corporation Bhubaneswar

No. 36477 /dt. 29.7.2022 7

FORM-II

[See Regulation]

File No - MBP/BMC-02-0053/2021.

To,

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. Ramakanta Mishra, Smt. Ajanta Mishra, Smt. Anjana Guru Represented by GPA Holder Sri. Bijaya Kumar Patra Director Omm Bastu Buildcon Pvt. Ltd,** for proposed **S+5 Residential Apartment** building over Revenue Plot No- **272/1035,265/1042,272/1037,266/1036,266,271,272,273&274, Khata No-230/280,230/268,253 & 256, Mouza- Banguary,** under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters;

Plot area-3723.076sqm

<u>Proposed Floor</u>	<u>Proposed area (Block- A&B)</u>		<u>No. of Dwelling Units</u>
Stilt Floor	2448.61Sqm	Parking + Service	Nil
First floor	1224.173Sqm	Residential	12nos (Twelve)
Second floor	1224.173Sqm	Residential	12nos (Twelve)
Third floor	1224.173Sqm	Residential	12nos (Twelve)
Fourth floor	1224.173Sqm	Residential	12nos (Twelve)
Fifth floor	1224.173Sqm	Residential	11nos (Eleven)
Total Built up area	11700.745 Sqm		
Total FAR area	9344.108 Sqm		
Society Room	89.88 Sqm		
Height	14.95Mtr		
Parking	2356.637 Sqm		
F.A.R.	2.509		84nos (eighty four)

Setbacks

Setbacks	Approved
Front	3.09Mtr
Rear	3.05Mtr
Left side	3.05 Mtr
Right side	3.003 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.
- Parking space measuring **2356.637sqm** 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.



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5. The land over which construction is proposed is accessible by an approved means of access of **12.19mt (Twelve point one nine)** 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 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.



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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 an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - c. Ensure that the PMO (project manager organization) engaged by him shall take up site & field verification and submit stage wise report ads required under Rule 14 of ODA (P & BS) Rule-2020.
 - d. Obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work.
 - 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;

item	Amount (in Rs)	Amount in words
Sanction fee	5,85,038.00	(Rupees Five lakh eighty five thousand thirty eight) only.
Compounding Unauthorised fee	5,97,380.00	(Rupees Five lakh ninety seven thousand three hundred eighty) only.
CWWC fee	7,64,498.00 1 st installment (Out of 22,93,492.00)	(Rupees seven lakh sixty four thousand four hundred ninety eight) only.
EIDP fee	5,73,373.00 1 st installment (Out of 22,93,492)	(Rupees Five lakh seventy three thousand three hundred seventy three) only.
Purchasable FAR Fee	3,55,512.00 1 st installment (Out of 14,22,046.00)	(Rupees three Lakh fifty five Thousand five Hundred twelve) only.
Shelter fee	12,34,878.00 1 st installment (Out of 49,39,513.00)	(Rupees twelve thirty four Thousand eight Hundred seventy eight) only.



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15. The applicant shall deposit the subsequent installments of their purchasable FAR, EIDP & Shelter fee 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 the ground floor roof.
- (iv) 4th installment at the time of submission of application for Occupancy certificate

16. The applicant /developer shall deposit the 2nd & ,3rd installment of CWWC on or before 2nd & 3rd year ending of date of approval respectively.

17. **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-6901, dt-24.09.2021 & CGWA vide Letter No-CGWA/NOC/INF/ORIG/2022/15623 dt.27.05.2022 & NOC from water Resource Deptt. Vide Letter No-1773, dt13.04.2022.
- 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.
- 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 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 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 obtain the EIDP approved by the engineering wing and execute it as per approved design and specification and shall obtain clearance with regard to development of external infrastructure from Engineering wing BMC before occupancy.

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

By order


City planner
Bhubaneswar Municipal Corporation



Bhubaneswar Municipal Corporation Bhubaneswar

No. _____/dt. _____

Memo No. 36478 /BMC, Bhubaneswar, Dated 29.7.2022,

Copy forwarded along with **two copies** of the approved plan **Sri. Bijaya Kumar Patra Director Omm Bastu Buildcon Pvt. Ltd, Plot No-N5/170, IRC Village, Nayapalli, Bhubaneswar**, for information and necessary action.


City planner
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



Bhubaneswar Municipal Corporation Bhubaneswar

No. 782 /dt. 06-01-2023

File No-MBP-BMC-02-0053/2021

CORRIGENDUM

Permission under sub-section (3) of the section -16 of the Odisha Development Authorities (Odisha Act-1982) has been accorded in favour of **Sri. Ramakanta Mishra, Smt. Ajanta Mishra, Smt. Anjana Guru Represented by GPA Holder Sri. Bijaya Kumar Patra Director Omm Bastu Buildcon Pvt. Ltd**, for construction of a S+5 storied Residential building over plot No-272/1035, 265/1042, 272/1037, 266/1036, 266, 271, 272, 273 & 274, Khata No. 230/280, 230/268, 253 & 256, village – Banguary within Bhubaneswar Municipal Corporation area vide letter No. 36477/BMC ,dt. 29/07/2022.

But inadvertently while issuing the Permission letter Khata No is wrongly mentioned as 230/280,230/268,253 & 256 instead of 330/280, 330/268, 253, 156 & 330/267.

Hence the Khata no in Permission letter is hereby corrected/ rectified & be read as 330/280, 330/268, 253, 156 & 330/267 with all other terms & conditions remain unchanged.


City Planner 5/1/2023
Bhubaneswar Municipal Corporation

Memo No. 783 dt. 06-01-2023

Copy forwarded to **Sri. Bijaya Kumar Patra Director Omm Bastu Buildcon Pvt. Ltd, Plot No- N5/170, IRC Village, Nayapalli, BBSR, Dist-Khurda.**


City Planner 5/1/2023
Bhubaneswar Municipal Corporation


Memo No. 784 dt. 06-01-2023

Copy forwarded to PA.to Commissioner,BMC for kind information of Commissioner.


City Planner 5/1/2023
Bhubaneswar Municipal Corporation

Memo No. 785 dt. 06-01-2023

Copy forwarded to the Land Officer (Dc. Land) BMC Bhubaneswar for kind information.


City Planner 5/1/2023
Bhubaneswar Municipal Corporation



Bhubaneswar Municipal Corporation Bhubaneswar

No. 6787 /dt. 10-02-2023

File No: MBP-BMC-02-0053/2021

CORRIGENDUM

In continuation of this office Corrigendum letter no: 782 dated 06/01/2023, the detail area statement of Block A & B was not separately mentioned in the Permission letter no. 36477/BMC dated: 29/07/2022. Hence SI No.1 of the said Permission letter is rectified, replaced and may be read as follows:

1. Parameters:

Plot area 3723.076 sqm

Proposed Floor	Proposed Area (Block A)	Proposed Area (Block B)	Use	No. of Dwelling Units(Block A + Block B)
Stilt Floor	2448.61 Sqm		Parkig + Service	Nil
First Floor	626.25 Sqm	1224.17 Sqm	Residential	5 + 12 = 17 nos.
Second Floor	626.25 Sqm	1224.17 Sqm	Residential	5 + 12 = 17 nos.
Third Floor	626.25 Sqm	1224.17 Sqm	Residential	5 + 12 = 17 nos.
Fourth Floor	626.25 Sqm	1224.17 Sqm	Residential	5 + 12 = 17 nos.
Fifth Floor	626.25 Sqm	1224.17 Sqm	Residential	5 + 11 = 16 nos.
Total Built Up Area	11700.745 Sqm			
Total FAR area	9344.108 Sqm			
Society Room	89.88 Sqm			
Height	14.95 Mtr			
Parking	2356.637 Sqm			
F.A.R	2.509			84 nos.(Eighty four)



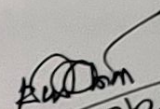
Bhubaneswar Municipal Corporation Bhubaneswar

No. _____/dt. _____

Setbacks

Front Set back	3.09 Mtr
Rear Set back	3.05 Mtr
Left side	3.05 Mtr
Right side	3.03Mtr


All other conditions remain unchanged.


City Planner 10/2/2023

Bhubaneswar Municipal Corporation

Memo No. 6788 dt. 10-02-2023

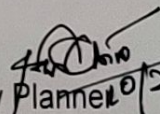
Copy forwarded to **Sri. Bijaya Kumar Patra Director Omm Bastu Buildcon Pvt. Ltd, Plot No- N5/170, IRC Village, Nayapalli, BBSR, Dist-Khurda.**


City Planner 10/2/2023

Bhubaneswar Municipal Corporation

Memo No. 6789 dt. 10-02-2023

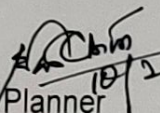
Copy forwarded to PA.to Commissioner,BMC for kind information of Commissioner.


City Planner 10/2/2023

Bhubaneswar Municipal Corporation

Memo No. 6790 dt. 10-02-2023

Copy forwarded to the Land Officer (Dc. Land) BMC Bhubaneswar for kind information.


City Planner 10/2/2023

Bhubaneswar Municipal Corporation