



Bhubaneswar Municipal Corporation Bhubaneswar

No. 80933 /dt. 11-11-2021

FORM-II

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

File No - MBP/BMC-02-0150/2020

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 Sri Pramod Kumar Swain, Smt. Bismita Mohanty & Smt. Namita Panda represented through GPA Holder Mr. Bandan Mohanty, (M D Archid Builders Pvt Ltd.) for Construction of Proposed B+S+5 & S+5 storied Residential Apartment Building Over Rev Plot No-3028, 3029, 3030 & 3035 Mouza- Sankarpur Khata No. 921 & Plot No-312/1806, 311/2386/3692, 311/2386 & 312 Khata No. 703/2070, 703/3381, 703/2593, 703/231, Mouza-Patrapada, under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions;

1. Plot area-3022.95 sqm

	Block-A (S+5)	Block-B (S+5)	Block-C (B+S+5)	Block-D (B+S+5)	Society	Proposed use	No. of Dwelling Units
Basement Floor			883.7 sqm. (C+D)			Parking	Nil
Stilt Floor	310.6 sqm	308.4 sqm.	924.6 sqm. (C+D)		102.7sqm.	Parking/ Society	NIL
1 st Floor	304.4sqm	301.7sqm	420.3 sqm	438.10 sqm.	84.7 sqm.	Residential	12(Twelve)nos.
2 nd floor	304.4sqm	301.7sqm	420.3 sqm	438.10 sqm.	84.7 sqm.	Residential	12(Twelve) nos.
3 rd floor	304.4sqm	301.7sqm	420.3 sqm	438.10 sqm.		Residential	12(Twelve) nos.
4 th floor	304.4sqm	301.7sqm	420.3 sqm	438.10 sqm.		Residential	12(Twelve) nos.
5 th floor	304.4sqm	301.7sqm	420.3 sqm	438.10 sqm.		Residential	12(Twelve) nos.
F.A.R.	2. 563					-	
Height	14.85 Mtr	14.85 Mtr	14.85 Mtr	14.85 Mtr	9.80 Mtr		
Covered- Parking	2335.7 Sqm					-	60 (Sixty) nos.
Total FAR area	7747.4sqm						
Total Built up area	10083.1 sqm						

2. Setbacks

Front	3.00mts
Rear	3.00mts
Left side	3.00mts
Right side	3.00mts

- The building shall be used exclusively for Residential 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 2335.7 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.



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6. The land over which construction is proposed is accessible by an approved means of access of **9.14 M (Nine point One Four meter)** in width.
7. The land in question must be in lawful ownership and peaceful possession of the applicant.
8. 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.
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 an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - (c) Ensure that the 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) 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.



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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 copy of the building permit; and
- 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	5,04,155.00	(Rupees Five lakh four thousand one hundred fifty five) only.
CWWC fee	Rs. 6,45,781.00/- (1 st installment) out of 19,37,341.00	(Rupees Six lakh forty five thousand seven hundred eighty one) only.
Purchasable FAR	7,87,472.00 (1 st installment) out of 31,49,885.00	(Rupees Seven lakh eighty seven thousand four hundred seventy two) only.
Scrutiny fee	1,16,196.00	(Rupees One lakh sixteen thousand one hundred ninty six) only.
EIDP	4,84,336.00 (1 st instilment) out of Rs.19,37,341.00	(Rupees Four Lakh eighty four thousand three hundred thirty six) only
Shelter fee	9,22,176.00 (1 st instilment) out of Rs.36,88,703.00	(Rupees Nine lakh twenty two thousand one hundred seventy six) only

15. 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 NOC from Fire vide Letter No- RECOMM 1204130022021000252, dt. 22.09.2021, AAI Letter No-BHUB/EAST/B/091521/575317, dt. 24.09.2021, PHED Letter No-11778, dt. 16.09.2021 in respectively.
- Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per BDA (Planning & Building Standards) Rule, 2020.
- The space which is meant for parking shall not be changed to any other use and shall not be partitioned/ closed in any manner.




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- (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 are fully and jointly responsible for any structural failure of building due to structural/construction defects or earthquake/cyclone/any other natural disaster. Authority shall be no way held responsible for the same in what so ever manner.
- (vi) The applicant shall obtain the EIDP approved by the engineering wing and execute it as per the approved design and specification and shall obtain clearance with regard to development of infrastructure from BMC before occupancy.

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


By order


City planner | 11/11/2021.

Bhubaneswar Municipal Corporation

Memo No. 80934 /BMC, Bhubaneswar, Dated 11-11-2021

Copy forwarded along with two copies of the approved plan to Mr. Bandan Mohanty, M.D Archid Builders, Plot No-315, Archid Central, District Center, Chandrasekharapur, Bhubaneswar, for information and necessary action.


City planner | 11/11/2021.

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

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