



Bhubaneswar Municipal Corporation

Form-II (Order for Grant of Permission)

Letter No. BP/BMC/001318, Bhubaneswar, Dated: 02/12/2022

Sujog-OBPS APPLICATION NO. BP-BMC-2022-06-21-004973

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982(Orissa Act,1982) is hereby granted in favour of **SANTOSH KUMAR PATTANAİK**

for New Construction of **[B+S+5] Residential, Medium Income Housing** over Plot No. **100,SUB PLOT NO-3** pertaining to Khata No. **703/567** in Mouza-Patrapada in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

Parameters:

- Total plot area: 0.348 Acre (1408.05 SQM)
- Net plot area: 1408.0530 SQM
- Abutting road width: 12.19 Mtr

Block-No.1 (B+S+5)	Covered area approved (Sqm.)	Proposed use	No. of Dwelling Units
Basement level First	911.9605	Medium Income Housing	0
Stilt Floor	911.9605	Medium Income Housing	0
First Floor	850.5499	Medium Income Housing	7
Second Floor	850.5499	Medium Income Housing	7
Third Floor	850.5499	Medium Income Housing	7
Fourth Floor	850.5499	Medium Income Housing	7
Fifth Floor	850.5499	Medium Income Housing	7
Total Far Area	6076.6705		35

Total no. of Dwelling Units -35		
Bye Laws Provisions	Required	Proposed
No.of staircases	B1-2	B1-2
No.of Lifts	B1-2	B1-2
E-vehicle charging station	0	0
Visitor parking(in Sgm.)	0	213.10
Plantation(no of tree per 80Sgm.)	17	44
Grand Total FAR Area - 4398.75 Sgm.		
Grand Total BUA - 6076.68 Sgm.		
F.A.R	4.0 (Max. Permissible) 2.0 (Base FAR)	ACHIEVED- 3.124 (1.12 Purchasable FAR)
Height (mtr.)	B1-14.9	
Parking	Basement-852.94+ Stilt- 786.01 + Ground (Open Parking)-0.00 Total =1638.95 Sgm.	

- Set backs approved to be provided

Block No.	Item	Provided (in Mtr)
1	Front Set back	3.58
	Rear Set back	3.00
	Left side	3.00
	Right side	3.00

- NOCs/ Clearances submitted:

NA

1. The building shall be used exclusively for **Medium Income Housing** purpose and the use shall not be changed to any other use without prior approval of this Authority.
2. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
3. Total Parking space measuring **1638.95 Sgm.** 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.
4. The land over which construction is proposed is accessible by an approved means of access of **12.19 Mtr.** in width.
5. The land in question must be in lawful ownership and peaceful possession of the applicant.

6. The applicant shall free gift **0 Sqm.** wide strip of land to Bhubaneswar Municipal Corporation for further widening of the road to the standard width as per **CDP-2010, BDA.**
7. The permission granted under these regulations shall remain valid upto **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.
 - (A) 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 ODA (Planning & Building Standards) Rules 2020, or under any other law for the time being in force.
 - (B) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things-
 1. The title over the land or building
 2. Easement rights
 3. Variation in area from recorded area of a plot or a building
 4. Structural stability
 5. Workmanship and soundness of materials used in the construction of the buildings
 6. Quality of building services and amenities in the construction of the building,
 7. 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
 8. 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 2005 and these regulations.
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 regulations;

- B. Obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work;
- C. Give written notice to the Authority before commencement of work on building site in Form-V, periodic progress report in Form-VIII, notice of completion in Form-VI and notice in case of termination of services of Technical persons engaged by him.
- D. Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
12. **The applicant shall abide by the provisions of Rule no.15 of ODA (P&BS) Rules, 2020 with regard to third party verification at plinth level, ground level & roof level. Any deviation to the above shall attract penalty as per the provision of the same.**
- 13.
- A. In case the full plot or part thereof on which permission is accorded is agricultural kism, the same may be converted to non-agricultural kism under section- 8 of OLR Act before commencement of construction.
- B. The owner/applicant shall get the structural plan and design vetted by the institutions identified by the Authority for buildings more than 30 mtr height before commencement of construction.
14. 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.
15. 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.
16. 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. **The applicant during the course of construction and till issue of occupancy certificate shall place a display board on his site with details and declaration.**
17. **This permission is accorded on deposit /submission of the following:**

Details of Fees and Charges	Amount in Rupees	Payment Status
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A. (i) Fee for building operation	46059.0	Paid
A. (ii) Development Fees	7500.0	Paid
B. Sanction fees	303834.0	Paid
C. Construction worker welfare Cess (CWWC)		
1st installment	297776.0	Paid
2nd installment	297776.0	To be paid before one year of issue of permission letter
3rd installment	297776.0	To be paid before two years of issue of permission letter
4th installment	297776.0	To be paid before three years of issue of permission letter
Total payable Construction worker welfare Cess (CWWC)	1191104.0	
D. Charges for Purchasable FAR Area		
1st installment	548002.0	Paid
2nd installment	548002.0	To be paid At the time of Plinth level
3rd installment	548002.0	To be paid At the time of Ground Floor Roof Casting
4th installment	548002.0	To be paid At the time of application of occupancy certificate
Total payable Charges for Purchasable FAR Area	2192008.0	
E. EIDP Fees		
1st installment	286193.0	Paid
2nd installment	286193.0	To be paid at the time of Plinth level
3rd installment	286193.0	To be paid at the time of Ground Floor Roof Casting
4th installment	286193.0	To be paid at the time of application of occupancy certificate
Total payable EIDP Fees	1144772.0	
F. Other Fee	895373.0	Paid
Other Fee Detail: Balance purchasable FAR + Balance EIDP		
TOTAL FEES PAID	2384737.0	
REMAINING FEES PAYABLE	3395913.0	

18. Other conditions to be complied by the applicant are as per the following;

- 1.The owner/applicant/Technical person shall strictly adhere to the term and condition imposed in the NOC / Clearances given by the Fire prevention officer/ National airport Authority / SEIAA ,Ministry of forest & Environment/ PHED etc wherever applicable.
2. 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.
- 3.Plantation as required under the provision under regulation 30 of ODA (Planning & Building Standards) Rules, 2020.shall be strictly adhered.
- 4.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.
- 5.The applicant shall submit EIDP Plan and obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from Engineering wing BMC before Occupancy.
- 6.The number of dwelling unit so approved shall not be increased in any manner and the floor shall not be deviated.

