



Bhubaneswar Municipal Corporation Bhubaneswar

No. 58620 /dt. 16-12-2022

FORM-II

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

File No – ANB-190170/2019.

Revised 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 **Pabani Bastia, Jitendra Kumar Mishra, Krushna Chandra Sahoo, Pravat Kumar Bal, Ramanuj Sarangi, Purnachandra Maharana, Dillip Kumar Chakrabarty & Maheswar Mahala, Suchitra Sahoo, Bijaya Kumar Mahala, Hrudananda Bera, Rajshree Lenka G.P.A Holder Sri Rajesh Kumar Nayak, M.D. M/s Laxmi Infra Venture Pvt. Ltd. for Proposed 2(Two) Blocks of (S+5) Floor(MIG) Residential Apartment Building "LAXMI ASHIYANA" over Rev- Plot No-1861/2140, 1861/2141, 1861/2146, 1861/2145, 1861/2144, 1861/2143, 1861/2142, 1861/2147 of Khata No. 609/132, 609/133, 609/138, 609/137, 609/136, 609/135, 609/134, 609/139, Mouza- Naharkanta AND Plot No.846/1592, 846/1589, 846/1588, 846/1590, 846/1591, 846/1587, 846 of Khata No.616/253, 616/250 616/2626, 616/251, 616/249, 616/252, 616/2682, Mouza- Andilo under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar Development Authority with the following parameters and conditions;**

1. Parameters;

Plot area-3559.39sqm.

Category	Proposed Area	Proposed Area	Proposed. Use	No. of Dwelling Units	
	Block – A	Block-B		Block – A	Block-B
Stilt Floor Area	1422.41Sqm	690.24Sqm	Parking+ Service		
First floor	1163.59Sqm	595.63Sqm	Residential	11Nos(Eleven)	05Nos(Five)
Second floor	1163.59Sqm	595.63Sqm	Residential	11Nos(Eleven)	05Nos(Five)
Third floor	1163.59Sqm	595.63Sqm	Residential	11Nos(Eleven)	05Nos(Five)
Fourth floor	1163.59Sqm	595.63Sqm	Residential	11Nos(Eleven)	05Nos(Five)
Fifth Floor	1163.59Sqm	595.63Sqm	Residential	11Nos(Eleven)	05Nos(Five)
FAR Area	5854.04Sqm	3000.84Sqm			
Built up area	7240.36Sqm	3668.39Sqm			
Covered Parking area	1386.32Sqm	667.55Sqm			
Society Room					
Ground floor	53.76Sqm				
First floor	53.76Sqm				
Second floor	53.76Sqm				
Total Built up area Society Room	161.28Sqm				
Stilt Parking Area	2053.87 Sqm (A+B)				
Open Parking Area	436.92 Sqm				
Total Parking Area	2490.79 Sqm				
Total FAR Area	9016.16Sqm (A+B+ Society Room)				



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F.A.R.	2.53			
Height(Excluding Stilt)	14.90Mtr			
Total Built up area	11070.03Sqm (A+B+ Society Room)		55Nos(fifty-five)	25Nos(Twenty-five)

Setbacks approved to be provided

Setbacks	Approved
Front	3.06Mtr.
Rear	3.00Mtr.
Left side	4.25Mtr.
Right side	3.00Mtr.

- 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 **2490.79Sqm** 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.
- 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.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift xxx sft/sq.mtr wide strip of land to the xxxx Corporation/Municipality for further widening of the road to the standard width.
- 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.
 - 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) Regulations, or under any other law for the time being in force.
 - Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things;
 - The title over the land or building;
 - Easement rights;
 - Variation in area from recorded area of a plot or a building;
 - Structural stability
 - Workmanship and soundness of materials used in the construction of the buildings
 - quality of building services and amenities in the construction of the building,
 - 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
 - Other requirements or licenses or clearances required to be obtained for the site /premises or activity under various other laws.
 - 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.
 - 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;

- 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.
 - Obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work.
 - Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - Engage the PMO and strictly adhere to Rule-14 on stage wise report with respect to construction of the proposed project.
 - Register the said apartment project over scheduled property under the Real Estate (Regulation & Development) Act-2016.
- 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.
 - 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.
 - 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.

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

item	Amount (in Rs)	Amount in words
Building Operation fee	1,10,950.00	(Rupees One lakhs ten thousand nine hundred fifty) only.
Sanction Fee	2,21,905.00	(Rupees Two lakhs twenty one thousand nine hundred five) only.
CWWC	8,95,622.00	(Rupees Eight lakhs ninety-five thousand six hundred twenty-two) only
EIDP Fee	8,95,622.00	(Rupees Eight lakhs ninety-five thousand six hundred twenty-two) only.
Purchasable FAR	9,63,780.00	(Rupees Nine lakhs sixty-three thousand seven hundred eighty) only.
Shelter Fees	19,48,160.00	(Rupees Nineteen lakhs Fourth-eight thousand one hundred sixty) only.
Compounding Fee	62,465.00	(Rupees Sixty two thousand four hundred sixty-five) only.

N.B - The applicant deposited sanction fee of Rs. 3,31,597.00, CWWC Rs. 12,74,242.00, EIDP fee Rs. 12,74,242.00, Purchasable FAR Rs. 9,33,418.00, Shelter fee Rs. 26,38,333.00 & Compounding fee (Part Plot) Rs. 1,91,475.00 Vide earlier approval letter No.9505/ 27.01.2022.

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/Clearances given by PHED vide letter no. 8982, dated.02.08.2022



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& NOC from CGWA, vide Letter No. CGWA/NOC/INF/ORIG/2022/14434 dated 30.01.2022.

- ii) Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Regulation of ODA (Planning & Building Standards) Rules, 2020.
- iii) At least 10% of the parking space in the apartment building shall be exclusively earmarked for visitors with signage as per Rule 37(12) of ODA (Planning & Building Standards) Rules, 2020
- iv) Plantation as required 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 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.
- vi) 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.
- vii) The number of dwelling units so approved shall not be changed in any manner.

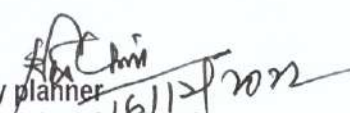
By order


Planning Member
BDA


City planner
BMC

Memo No. 58621 /BMC, Bhubaneswar, Dated 16-12-22

Copy forwarded along with **two copies** of the approved plan to **Sri Rajesh Kumar Nayak, Managing Director of M/s Laxmi Infra Venture (P) Ltd., Plot No.315, Saheednagar, 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

Memo No. _____/BMC, Bhubaneswar, Dated _____

Copy with a copy of the approved plan forwarded to the Planning Member, BDA for information.


City planner
Bhubaneswar Municipal Corporation