

19 MAR 2024

भारतीय नैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES



INDIA NON JUDICIAL

Jagyneshwar Acharya
Notary, Govt. Of India
Office: Patra, Dist-Khurda
Regd No. 7791/2008

ଓଡ଼ିଶା ओडिशा ODISHA

12AA 898318

AFFIDAVIT

We Sri. Biranchi Narayan Mishra, aged about 51 years, S/o-Sri Satyabadi Mishra and Sri Sarbeswar Sahoo, aged about 61 years, S/o-Late Maheswar Sahu, Designated Partners of Sri Bhulaxmi Infratech LLP having its registered office at Plot No-361/2315, AIIMS Nagar, Lane-7, Patrapada, Bhubaneswar, Khurda-751019 do hereby solemnly affirm and state as under:-

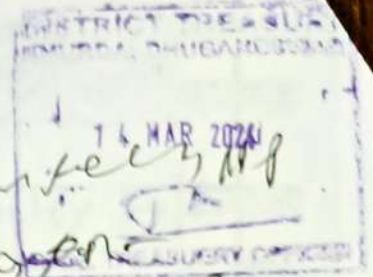
1. That, we are the Promoter/Authorized signatory in respect of the S+4 Apartment Project namely "SAI BIJAYALAXMI" located at Bhagabanpur.
2. That the Project is being developed / proposed to be developed on Plot No- 16, Khata No-668/478, Mouza-Bhagabanpur, Tahsil-Bhubaneswar, Dist. Khurda.
3. That, the approval letter is issued in favor of Sri Sarbeswar Sahu and Sri Biranchi Narayan Mishra instead of Sri Bhulaxmi Infratech LLP due to old software version of BMC at the time of issuance of Approval Letter vide Approval No-BP/BMC/006982, dated-24/01/2024 (as inquired before BMC about the same), which further can't be rectified or corrected as it was an online application for approval. But in approved map it was mentioned clearly that Sakuntala Sahu represented through its General Power of Attorney Holder Sri Bhulaxmi Infratech LLP represented by its designated partners Sri Biranchi Narayan Mishra and Sri Sarbeswar Sahu.



For SRI BHULAXMI INFRA TECH LLP
Biranchi Narayan Mishra
Designated Partner

4969
18/3/24

of the



Shri Bhulaxmi, a former
Deputy of the
Bhuvanagar Mission
Pratya

Amali Nangra

B.K. Rout
Stamp Vendor
SR Office, BBSR

For SHRI BHULAXMI ENTERPRISES

Designated Partner

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009

4. That, we are requesting you to consider the application for issuance of registration certificate.
5. That, this affidavit is required to be produced before the concerned authority for necessary action.

That the facts stated above true to the best of our knowledge and belief.

For SRI BHULAXMI INFRA TECH LLP
[Signature]
Designated Partner
Deponent

Identified by Me

For SRI BHULAXMI INFRA TECH LLP
[Signature]
Designated Partner
Deponent

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009

IDENTIFIED BY ME
9/11/22
ADVOCATE, BBSR





Bhubaneswar Municipal Corporation

Form-II (Order for Grant of Permission)

Letter No. BP/BMC/006982, Bhubaneswar, Dated: 24/01/2024

Sujog-OBPS APPLICATION NO. BP-BMC-2023-03-15-014501

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 **SARBESWAR SAHU,BIRANCHI NARAYAN MISHRA**

For New Construction of **[S+4] Residential, Apartment Building** over Plot No. 16 pertaining to Khata No. 668/478 in Mouza-Bhagabanpur in the Development Plan area of Bhubaneswar with the following parameters and conditions;

Parameters:

- Total plot area: 0.130 Acre (526.08 SQM)
- Net plot area: 526.0798 SQM
- Abutting road width: 9.14 Mtr

Block-No.1 (S+4)	Covered area approved (Sqm.)	Proposed use	No. of Dwelling Units
Stilt Floor	319.6381	Apartment Building	0
First Floor	317.0747	Apartment Building	3
Second Floor	317.0747	Apartment Building	3
Third Floor	317.0747	Apartment Building	3
Fourth Floor	317.0747	Apartment Building	3
Total BUA Area	1587.9369		12

Total no. of Dwelling Units -12

Bye Laws Provisions	Required	Proposed
No.of staircases	B1-1	B1-1
No.of Lifts	B1-1	B1-1
E-vehicle charging station	0	0
Visitor parking(in Sqm.)	0	0.00
Plantation(no of tree per 80Sqm.)	6	6

Grand Total FAR Area - **1289.95 Sqm.**

Signature valid
Name: Sujog K. Nayak
Date: 24-Jan-2024 12:41:27
Location: Odisha

Grand Total BUA - 1587.94 Sqm.		
F.A.R	3.0 (Max. Permissible) 2.0 (Base FAR)	ACHIEVED- 2.452(0.45 Purchasable FAR)
Height (mtr.)	B1-11.55	
Parking	Basement-0.00+ Stilt- 298.14 + Ground (Open Parking)-0.00 Total =298.14 Sqm.	

- Set backs approved to be provided

Block No.	Item	Provided (in Mtr)
1	Front Set back	2.01
	Rear Set back	2.00
	Left side	2.00
	Right side	2.00

1. The building shall be used exclusively for **Apartment Building** 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 **298.14 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.
4. The land over which construction is proposed is accessible by an approved means of access of **9.14 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.

Signature valid
Digitally Signed
Name: Sourav Chandra
Date: 24-Jan-2023 2:41:27
Location: Odisha

(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.**

Signature valid
Digitally signed by
Name: Sourav Chhabra
DN: cn=Sourav Chhabra, o=ODA, c=IN
Location: Odisha

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
A. (i) Fee for building operation	16232.0	Paid
A. (ii) Development Fees	2631.0	Paid
B. Sanction fees	79397.0	Paid
C. Construction worker welfare Cess (CWWC)	317409.0	Paid
D. Charges for Purchasable FAR Area	470071.0	Paid
E. EIDP Fees	317406.0	Paid
TOTAL FEES PAID	1203146.00	

Signature valid

Digitally Signed
Name: Sourav Mishra
Date: 24-Jan-2024 12:41:27
Location: Odisha

18. 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.
- 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.
- iii. Plantation as required under the provision under regulation 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
- iv. 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 in no way be held responsible for the same in whatever manner.
- v. Register the said Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016.
- vi. 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.
- vii. At least 10% of parking in housing project/apartment building shall be earmarked for visitors and shall be open to all visitors and in all other cases as per norms under sub-rule (12) of Rule 37 of ODA (P&BS) Rules, 2020.
- viii. Rainwater harvesting structures shall be provided within the premises for collection and use of rooftop rainwater.
- ix. Groundwater recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area.
- x. All the passages around the building shall be developed with permeable paver blocks for percolation of rain water to the ground.
- xi. House owner's society office and assembly area at the rate of one square meter floor space per flat shall be provided and the minimum area shall not be less than 12 square meters.
- xii. STP and other utilities, if provided within minimum setback area shall not be allowed above ground level and shall only be constructed below ground level; and the same shall be appropriately covered for movement of vehicle/people above it.
- xiii. The Authority shall in no way be held responsible for any structural failure and damage due to earthquake/cyclone/ any other natural disaster.
- xiv. All the stipulated conditions of NOC given by any public agency required for approval shall be adhered to strictly.
- xv. The applicant shall get the EIDP approved before start of Construction towards development of External infrastructure, execute it and obtain clearance from Engineering Wing of BMC before Occupancy.
- xvi. The owner shall take all precautionary measures to avoid noise and dust pollution and shall not create any inconvenience to the neighboring plot owner.
- xvii. The applicant during the course of construction and till issue of occupancy certificate shall keep pasted in a conspicuous place a copy of the building permit and copy of approved drawing and shall place a display board on site with details and declaration as given at Annexure-I.
- xviii. The number of dwelling units so approved shall not be changed in any manner.

NOCs/ Clearances submitted:

Signature Valid
Digitally Signed
Name: Sourav Choudhary
Date: 24-Jan-2024 12:41:27
Location: Odisha

Fire, NMA and AAI

Name	Status
NOC from Airport Authority of India	NA
NOC from Fire Department	NA
NOC from National Monument Authority	NA

Other NOCs

Date: 24/01/2024

BY ORDER OF Sourav Mohapatra
Authorized Officer
Bhubaneswar Municipal Corporation

Signature valid

Digitally Signed
Name: Sourav Mohapatra
Date: 24-Jan-2024 12:41:27
Location: Odisha