



Bhubaneswar Municipal Corporation, Bhubaneswar

No. 30430 /BMC ,dt. 27-06-2023

FORM-II

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

File No MBP-BMC-02-184/2022

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. Pradip Jena alias Pradip Kumar Jena, Sri. Pratap Chandra Jena, Parbati Jena, Priyanka Jena, Smt. Sanjukta Raul, Smt. Manjubala Jena alias Dalei, Smt. Indira Priyadarshini Jena, Sri. Priyadarshi Jena, Smt. Basudha Misra, Smt. Jahnaba Misra, Subhalaxmi Panda, Smt. Suchitra Parida, Sri. Nihar Kanta Chopdar & M/s Versatile Constructions (P) Ltd., Managing Director- Anup Kumar Mohapatra, represented through its GPA Holder M/s. Shuvam Construction (P) Ltd. Director- Sri. Jayesh Patel** for Proposed **2B+G+17 Multi -Storied Residential Apartment Building & G+1 Storied Community Building** over plot no:- 354, 357/2726, 356/3436, 356, 361/5506, 361/5242, 361/2286, 361/2298, 361/2297, KHATA NO- 348, 474/915, 474/3707, 474/5028, 474/4568, 489/246, 474/489, 474/488, Mouza- Patia under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions;

1. Parameters;

Total Plot Area - Ac 1.762 Dec. = 7130.50 Sqm.

Area to be gifted for road to BMC- Ac 0.214 Dec. = 866.02 Sqm.

Net Plot Area - Ac 1.548 Dec. = 6264.48 Sqm.

I. Basement Area :

Particulars	Built-Up Area	FAR Area	Parking Area	Proposed use	No. of Dwelling Units
Lower Basement	3155.13 Sqm	176.09 Sqm.	2979.04 Sqm.	Parking + Service area	Nil
Upper Basement	3155.13 Sqm	176.09 Sqm.	2979.04 Sqm.	Parking + Service area	Nil
SUB-TOTAL	6310.26 Sqm	352.18 Sqm.	5958.08 Sqm.	-	-

II. Type-I (G+17) :

Particulars	Built-Up Area	FAR Area	Proposed use	No. of Dwelling Units
Ground Floor	573.50 Sqm	539.35 sqm.	Service Area	Nil
Typical Floor- (1 st to 5 th)	785.46 Sqmx 5 = 3927.30 Sqm	751.31 Sqmx 5 = 3756.55 Sqm	Residential	4 nos x 5 = 20 nos
Typical Floor- (6 th to 17 th)	785.46 Sqm x 12 = 9425.52 Sqm	712.99 Sqm x 12 = 8555.88 Sqm	Residential	4 nos x 12 = 48 nos
SUB-TOTAL	13926.32 Sqm.	12851.78 sqm	-	68 nos (Sixty Eight)
Height	55.81 Mtr			



III. Type-II (G+17) :

Particulars	Built-Up Area	FAR Area	Proposed use	No. of Dwelling Units
Ground Floor	359.37 Sqm	326.35 sqm.	Service Area+ Society Area	Nil
Typical Floor- (1 st to 5 th)	361.03 Sqm x 5= 1805.15 Sqm	328.01Sqm x 5 = 1640.05 Sqm	Residential	2 nos x 5 = 10 nos
Typical Floor- (6 th to 17 th)	361.03 Sqm x 12= 4332.36 Sqm	309.60 Sqm x 12 = 3715.20 Sqm	Residential	2 nos x 12 = 24 nos
SUB-TOTAL	6496.88 Sqm.	5681.60 Sqm	-	34 nos (Thirty Four)
Height	55.81 mtr			

IV. G+1 Storied Community Building:

Particulars	Built-Up Area	FAR Area	Proposed use	No. of Dwelling Units
Ground Floor	198.64 Sqm	198.64 Sqm	Recreation Activity	Nil
1 st Floor	147.13 Sqm	147.13 Sqm	Recreation Activity	Nil
SUB-TOTAL	345.77 Sqm	345.77 Sqm	-	Nil
Height	7.30 mtr			

• Total Area (Basement + Type-I + Type-II +Community Building) :

Particulars	Built-Up Area	FAR Area	Proposed use	No.of Dwelling Units
SUB-TOTAL (Basement)	6310.26 sqm	352.18 sqm.	5958.08 Sqm. (Parking)	-
SUB-TOTAL (Type-I+ Type-II +Community)	20768.97 Sqm.	18879.15 sqm.	Residential	102 nos (One Hundred Two)
Total	27079.23 Sqm.	19231.33 sqm.	-	102 nos (One Hundred Two)
FAR	3.07			
Society Area	115.15 Sqmt.			

• Parking:

Covered Parking (Upper Basement + Lower Basement)	5958.08 Sqm
Open Parking	178.39 Sqm
Total Parking	6136.47 Sqm.



• **Setbacks (Building) :**

Front Set back	9.91 Mtr.
Rear Set back	9.27 Mtr
Left side	9.32 Mtr
Right side	9.52 Mtr

2. The building shall be used exclusively for **Residential Apartment Building** purpose and the use shall not be changed to any other use without prior approval of this Authority.
3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
4. Parking space measuring **6136.47 Sqm.** as shown in the approved plan shall be left for parking of vehicles and no part of it shall be used for any other purpose and shall not be partitioned/closed in any manner.
5. The land over which construction is proposed is accessible by an approved means of access of **30.48 mtr (Three Zero Point Four Eight mtr)** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. 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.
8.
 - 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 constructed from their responsibilities imposed under ODA (Planning & Building Standards) Rules-2020, or under any other law for the time being in force.
 - ii) Approval of plan would mean granting of permission to construct under these Rules 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 Rules.
9. **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. Ensure that the PMO (project manager 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.
 - d. Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
 - e. Register the said Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016
10. 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.
11. 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.
12. If the Authority finds at any stage that the construction is not being carried in accordance to the sanctioned plan or is in violation 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.



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

Item	Amount (in Rs)	Amount in words
Scrutiny Fee	Rs.3,09,412/-	Rupees Three Lakhs Nine Thousand Four Hundred Twelve only.
Sanction Fee	Rs. 13,53,962/-	Rupees Thirteen Lakhs Fifty Three Thousand Nine Hundred Sixty Two only.
CWWC Fee	Rs. 18, 04,267/- 1 st installment (Out of 54,12,799/-)	Rupees Eighteen Lakhs Four Thousand Two Hundred Sixty Seven only.
EIDP Fee	Rs.13,53,200/- 1 st installment (Out of 54,12,799/-)	Rupees Thirteen Lakhs Fifty Three Thousand Two Hundred only.
Purchasable FAR Fee	Rs.1,30,94,755/- 1 st installment (Out of 5,23,79,022/-)	Rupees One Crore Thirty Lakhs Ninety Four Thousand Seven Hundred Fifty Five only.
Shelter fee	Rs. 21,94,647/- 1 st installment (Out of 87,78,587/-)	Rupees Twenty One Lakhs Ninety Four Thousand Six Hundred Forty Seven only.
Regularization of Unauthorized Sub Plot	Rs. 32,38,383/-	Rupees Thirty Two Lakhs Thirty Eight Thousand Three Hundred Eighty Three only.

14. The applicant /Developers shall deposit the subsequent installments of CWCC as detailed bellow:-

- 1st installment before issue of permission letter (**already deposited**)
- 2nd & 3rd installment of CWWC will be deposited on or before 2nd& 3rd year ending date of approval in respectively. As per order No10141/HUD,dt.28.04.2016.

15. The applicant /Developers shall deposit the subsequent installments of EIDP/purchasable FAR/Shelter Fees as detailed bellow:-

- 1st installment before issue of permission letter (**already deposited**)
- 2nd installment at the time of submission of 3rd party verification report at plinth level.
- 3rd installment at the time of submission of 3rd party verification report at after casting of ground floor roof.
- 4th instilment at the time of submission of application for Occupancy certificate.



16. 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- 12613 dt. 02.08.2022, & NOC from CGWA vide letter No-CGWA/NOC/INF/ORIG/2022/16203/ dt.01.09.2022, FIRE SAFETY RECOMMENDATION vide letter No-RECOMM1204130012022000740, dt.08.08.2022, NOC from Airport Authority of India vide letter No-BHUB/EAST/B/071122/682838 dt.17.08.2022 , Structural Vetting Certificate from INDIAN INSTITUTE of TECHNOLOGY, GUWAHATI on dt.23.01.2023, SEIAA NOC vide EC Identification No.EC22A038OR194184 on dt.21.07.2022, respectively.
- ii) **The applicant shall free-gift road area of Ac.0.214 Dec. (866.02 Sqm.) of the project toward road in BMC before occupancy.**
- iii) Roof top rain water shall be conveyed and discharged to the rain water Harvesting structure in the premises as per Rule-47 of ODA (Planning & Building Standards) Rules-2020.
- iv) The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- v) Provision of Public Washroom to be made as per Rule-50 of ODA (P & BS) Rules, 2020.
- vi) Provisions of green building norms are to be strictly followed as per Rule-51 of ODA (Planning & Building Standards) Rules, 2020.
- vii) Plantation as required under Rule 30 of ODA (Planning & Building Standards) Rules, 2020.shall be strictly adhered.
- viii) At least 10% of the parking shall be earmarked for visitors and 30% of the parking space shall have facility for Electrical Vehicle Charging points.
- ix) The Owner/ Applicant/Architect/Structural Engineer/PMO 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.
- x) The applicant shall get the EIDP approved before start of construction by the Engineering wing and execute it as per the approved design and specification and obtain clearance with regard to development of infrastructure from BMC before occupancy.



Bhubaneswar Municipal Corporation, Bhubaneswar

- xi) All the passage around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- xii) The area of the plot affected by HT Line in the front as shown in the site plan shall be kept un-built and open to sky.
- xiii) The nos. of dwelling units so approved shall not be changed in any manner.

By order

**City Planner/ Authorised Officer
Bhubaneswar Municipal Corporation**

Memo No. 30431 /BMC, Bhubaneswar, Dated 27-06-2023 .

Copy forwarded along with **two copies** of the approved plan to **Mr. Jayesh Patel**
Director M/s Shuvam Construction Pvt. Ltd, Plot no-564, Vivekananda Marg,
Bhubaneswar-02, Dist- Khurda, for information and necessary action.

**City Planner/ Authorised Officer
Bhubaneswar Municipal Corporation**

Memo No. _____ /BMC, Bhubaneswar, Dated _____

Copy forwarded to the Zonal Deputy Commissioner (North)/ City Engineer,
Bhubaneswar Municipal Corporation for information.

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**City Planner/ Authorised Officer
Bhubaneswar Municipal Corporation**

Memo No. _____ /BMC, Bhubaneswar, Dated _____

Copy forwarded to the Secretary, ORERA, Block-A1, 3rd Floor, Toshali Bhawan,
Satya Nagar, Bhubaneswar-751007 for information.

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**City Planner/ Authorised Officer
Bhubaneswar Municipal Corporation**