



Bhubaneswar Municipal Corporation Bhubaneswar

Letter No. ANB/4873/2022dt.06.10.2022

FORM-II

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

File No – ANB211170

To,

ASHIANA REALTY LLP, represented by Prafulla Kumar Mohanty 3H, Plaza-M6, District Centre, Jasola, New Delhi- 110025

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 M/s JBS Infrastructures Pvt. Ltd. and Rahul Mishra represented by its GPA holder ASHIANA REALTY LLP , through its Authorised signatory Sri Prafulla Kumar Mohanty, for proposed 5 Blocks of S+5 storied Residential Apartment building & G+3 storied Community Building over Plot No-300/6796,300/6395, Khata No-725/5699 & 725/5698 Mouza- Kalarahanga, under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions;

1.Parameters;

Plot area-11938.20 sqm.

<u>Covered area approved</u>		<u>Proposed use</u>	<u>No. of Dwelling Units</u>
Tower-1(S+5 storied Building)	FAR AREA		
Stilt Floor	104.72 Sqm	Parking +Service area	Nil
First floor	1092.35 Sqm	Residential	08 nos (Eight)
Second floor	1092.65 Sqm	Residential	08 nos (Eight)
Third floor	1092.65 Sqm	Residential	08 nos (Eight)
Forth Floor	1092.35 Sqm	Residential	08 nos (Eight)
Fifth Floor	1092.35 Sqm	Residential	08 nos (Eight)
Total FAR area-T1	5567.375 Sqm	Residential	40 nos(Forty)
Tower 2 (S+5 storied Building)			
Stilt Floor	84.49 Sqm		
First floor	805.11 Sqm	Residential	06nos (Six)
Second floor	805.11 Sqm	Residential	06nos (Six)
Third floor	805.11 Sqm	Residential	06nos (Six)
Forth Floor	802.81 Sqm	Residential	06nos (Six)
Fifth Floor	802.81 Sqm	Residential	06nos (Six)
Total FAR area-T2	4105.44 Sqm	Residential	30nos(Thirty)

For ASHIANA REALTY LLP

Prafulla Kumar Mohanty

Authorized Signatory

Tower -3(S+5 storied Building)			
Stilt Floor	171.44 Sqm		
First floor	1087.00 Sqm	Residential	08 nos (Eight)
Second floor	1087.00 Sqm	Residential	08 nos (Eight)
Third floor	1087.00 Sqm	Residential	08 nos (Eight)
Forth Floor	1084.53 Sqm	Residential	08 nos (Eight)
Fifth Floor	1084.53 Sqm	Residential	08 nos (Eight)
Total FAR area-T3	5601.50 Sqm	Residential	40 nos(Forty)
Tower -4(S+5 storied Building)			
Stilt Floor	89.16 Sqm	Residential	
First floor	1081.19 Sqm	Residential	08 nos (Eight)
Second floor	1081.19 Sqm	Residential	08nos (Eight)
Third floor	1081.19 Sqm	Residential	08nos (Eight)
Forth Floor	1078.72 Sqm	Residential	08nos (Eight)
Fifth Floor	1078.72 Sqm	Residential	08nos (Eight)
Total FAR area-T4	5490.17Sqm	Residential	40nos(Forty)
Tower-5 (S+5 storied Building)			
Stilt Floor	89.22sqm		
First floor	805.51 Sqm	Residential	06nos (Six)
Second floor	805.51 Sqm	Residential	06nos (Six)
Third floor	805.51 Sqm	Residential	06nos (Six)
Forth Floor	803.18 Sqm	Residential	06nos (Six)
Fifth Floor	803.18 Sqm	Residential	06nos (Six)
Total FAR area-T5	4112.11Sqm	Residential	30nos(Thirty)
Community Building(G+3 Storied Building)			
Ground Floor	263.45 Sqm	Community	
First floor	260.25 Sqm	Community	
Second floor	260.25 Sqm	Community	
Third floor	224.20 Sqm	Community	
Total FAR area - Community Building	1008.15 Sqm		
Grand Total FAR area	25,884.74Sqm		
FAR	2.168		
Covered Parking area	7365.67 Sqm		
Open Parking area	503.03 Sqm		
Total Parking area	7868.70 Sqm		
Total Built up area	33513.20 Sqm		Total 180 nos (One hundred eighty)

FOR ASHIANA REALTY LLP

Brajendra Kumar Mishra

Authorized Signatory

Setbacks

Setbacks	Approved
Front	6.25 Mtr
Rear	3.00 Mtr
Left side	6.30 Mtr
Right side	6.25 Mtr

2. 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.
 3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
 4. Parking space measuring **7868.70 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.
 5. The land over which construction is proposed is accessible by an approved means of access of **10.00 mt. (Ten mtr)** in width.
 6. The land in question must be in lawful ownership and peaceful possession of the applicant.
 7. 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.
 8. The permission granted under these rules 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.

For ASHIANA REALTY LLP
Prof. J. K. Singh
Authorized Signatory

- (b) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (c) Obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work;
- (d) 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) Rule-2020.
- (e) 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.
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) A copy of the building permit; and
- (b) 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	16,75,660.00	(Rupees Sixteen Lakh Seventy Five thousand Six hundred Sixty) only.
CWWC fee	21,89,668/- 1 st installment (Out of 65,69,004/-)	Rupees Twenty One lakh Eighty Nine thousand Six hundred Sixty Eight) only.
EIDP fee	16,42,251/- 1 st installment (Out of 65,69,004/-)	Rupees Sixteen lakh Forty Two thousand Two hundred Fifty One) only.
Purchasable FAR	17,74,369/- 1 st installment (Out of 70,79,474/-)	(Rupees Seventeen lakh Seventy four thousand Three hundred Sixty Nine) only.
Shelter fee	31,15,618/- 1 st installment (Out of 1,24,62,469/-)	(Rupees Thirty One lakh Fifteen thousand Six hundred Eighteen) only.

15. The applicant /Developers shall deposit the subsequent installments of CWCC as detailed below:-
- (i) 1st installment before issue of permission letter (already deposited)
- (ii) 2nd & 3rd installment of CWCC will be deposited on or before 2nd & 3rd year ending date of approval in respectively. As per order No10141/HUD,dt.28.04.2016.
16. The applicant /Developers shall deposit the subsequent installments of their EIDP Fees detailed below:-
- (i) 1st installment before issue of permission letter (already deposited)

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- (ii) 2nd installment at the time of submission of 3rd party verification report at plinth level.
- (iii) 3rd installment at the time of submission of 3rd party verification report at after casting of ground floor roof.
- (iv) 4th installment at the time of submission of application for Occupancy certificate.

17. The applicant /Developers shall deposit the subsequent installments of their purchasable FAR as detailed below:-

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

18. The applicant /Developers shall deposit the subsequent installments of Shelter Fees as detailed below:-

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

19. 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- 10399, dt. 02.06.2022, NOC from CGWA vide Letter No. CGWA/NOC/INF/ORIG/2022/15502 dated 13.05.2022, Fire recommendation vide Letter No-RECOMM1204130052022000580/dated 29.04.2022, & Environment clearance EC Identification No- EC22B0380543485/dt.17.08.2022.
- 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 Rule 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 be no way be held responsible for the same in what so ever manner.
- v) 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 infrastructure from Engineering wing BMC before occupancy.
- vi) The nos. of residential dwelling units so approved shall not be changed in any manner.

For ASHIANA REALTY LLP

Prof. Dr. Ramesh Kumar
Authorized Signatory

By order
 LINGARAJ PRASAD PATNAIK
 City Planner
 Digitally signed by LINGARAJ PRASAD PATNAIK
 Date: 2022.10.11 13:05:55 +05'30'

Bhubaneswar Municipal Corporation