



Bhubaneswar Municipal Corporation

Form-II (Order for Grant of Permission)

Letter No. BP/BMC/010651, Bhubaneswar, Dated: 28/06/2024

Sujog-OBPS APPLICATION NO. BP-BMC-2023-08-05-020291

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 Land Owner

Plot Number	Plot Area	Khata No	Kisam	Village	Land Owner Name	GPA Holder Name
1594,1591/1 2075,1591,1 593,1600/10 610,1592	3277.92	2848,4711/8 04,1374,471 1/223,1327	GHARABARI	Gadkana	DIGAMBAR BEHERA,SA NJU BEHERA,MA DAN MOHAN BEHERA,BI PIN BEHERA,RA SMIREKHA BEHERA,NI BEDITA SAHOO@ BEHERA,MA NASI PATRA,BHA BANI SANKAR PANDA,DIB AKAR BEHERA,TR ILOCHAN DASH,JAGA T KUMAR KAR	DHARMA INFRA PROJECTS PVT .LTD,MANA GING DIRECTOR SRI JAGAT KUMAR KAR

For New Construction of [B+S+5] Residential, Medium Income Housing over in Mouza-

Gadkana in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

Parameters:

- Total plot area: 0.810 Acre (3278.00 SQM)
- Net plot area: 3278.00 SQM
- Abutting road width: 9.14 Mtr

Block-No.1 (B+S+5)	Covered area approved (Sqm.)	Proposed use	No. of Dwelling Units
Basement level First	2008.41	Medium Income Housing	0
Stilt Floor	2008.41	Medium Income Housing	0
First Floor	1854.00	Medium Income Housing	17
Second Floor	1854.00	Medium Income Housing	17
Third Floor	1854.00	Medium Income Housing	17
Fourth Floor	1854.00	Medium Income Housing	17
Fifth Floor	1854.00	Medium Income Housing	16
Total BUA Area	13286.82		84

Total no. of Dwelling Units -84

Bye Laws Provisions	Required	Proposed
No.of staircases	B1-4	B1-4
No.of Lifts	B1-3	B1-4
E-vehicle charging station	0	0
Visitor parking(in Sqm.)	0	0.00
Plantation(no of tree per 80Sqm.)	40	41

Grand Total FAR Area - 9448.09 Sqm.

Grand Total BUA - 13286.81 Sqm.

F.A.R	3.0 (Max. Permissible) 2.0 (Base FAR)	ACHIEVED- 2.88 (0.88 Purchasable FAR)
Height (mtr.)	B1-14.95	
Parking	Basement-1898.97+ Stilt- 1898.97 + Ground (Open Parking)-0.00 Total =3797.94 Sqm.	

- Set backs approved to be provided

Block No.	Item	Provided (in Mtr)
1	Front Set back	3.06
	Rear Set back	3.05
	Left side	3.05
	Right side	3.05

- **In case there is any discrepancy found with numbers/figures provided in CAD drawing and Plan PDF, then the numbers/figures provided in the CAD drawing will prevail and will be considered valid.**
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 **3797.94 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.
 - (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
A. (i) Fee for building operation	133119.0	Paid
A. (ii) Development Fees	16389.0	Paid
B. Sanction fees	664341.0	Paid
C. Construction worker welfare Cess (CWWC)		
1st installment	902928.0	Paid
2nd installment	902928.0	To be paid before one year of issue of permission letter
3rd installment	902928.0	To be paid before two years of issue of permission letter
Total payable Construction worker welfare Cess (CWWC)	2708784.0	
D. Shelter Fees for mandatory 10% EWS Housing (carpet area) @ 25% of construction cost of EWS housing		
1st installment	1140139.0	Paid

2nd installment	1140139.0	To be paid before one year of issue of permission letter
3rd installment	1140139.0	To be paid before two years of issue of permission letter
4th installment	1140139.0	To be paid before three years of issue of permission letter
Total payable Shelter Fees for mandatory 10% EWS Housing (carpet area) @ 25% of construction cost of EWS housing		4560556.0
E. Charges for Purchasable FAR Area		
1st installment	1823733.0	Paid
2nd installment	1823733.0	To be paid At the time of Plinth level
3rd installment	1823733.0	To be paid At the time of Ground Floor Roof Casting
4th installment	1823733.0	To be paid At the time of application of occupancy certificate
Total payable Charges for Purchasable FAR Area		7294932.0
F. EIDP Fees		
1st installment	677202.0	Paid
2nd installment	677202.0	To be paid at the time of Plinth level
3rd installment	677202.0	To be paid at the time of Ground Floor Roof Casting
4th installment	677202.0	To be paid at the time of application of occupancy certificate
Total payable EIDP Fees		2708808.0
G. Other Fee 1	2658.0	Paid
H. Other Fee 2	79800.0	Paid
TOTAL FEES PAID		5440309.0
REMAINING FEES PAYABLE		12729078.0

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 vide Letter No- 13106, date 28.11.2023, NOC from CGWB vide letter No: CGWA/NOC/INF/ORIG/2023/19587 dated 22.11.2023 & Fire Recommendation Vide Letter No-RECOMMI204130012024001919 dated.14.03.2024

- ii)Roof top rainwater shall be conveyed and discharged to the rainwater harvesting structure in the premises as per Rule-47 of ODA (Planning & Building Standards) Rules, 2020.
- iii)The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner. Violation/misuse of parking spaces may lead to revocation of permission/ Occupancy Certificate.
- iv)At least 10% of the parking shall be ear marked for visitors and such facilities shall be open to all visitors.
- v)Provisions of green building norms are to be strictly followed as per Rule-51 of ODA (Planning & Building Standards) Rules, 2020.
- vi)Plantation @ one tree per 80 Sq.mt of the plot area shall be provided as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020.shall be strictly adhered.
- vii)All the passage around the building shall be developed with permeable pavers block for absorption of rainwater and seepage into the ground.
- viii)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 whatsoever manner.
- ix)Register the said Apartment project over scheduled property under the Real Estate (Regulation & Development)-Act-2016.
- x)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.
- xi)The applicant shall allot/sell the dwelling units to MIG Category buyer/allot only as per affidavit submitted by the applicant.
- xii)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.
- xiii)The nos. of dwelling units so approved shall not be changed in any manner.

NOCs/ Clearances submitted:

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: 28/06/2024

BY ORDER OF Sourav Mohapatra
Authorized Officer
Bhubaneswar Municipal Corporation