



# Bhubaneswar Municipal Corporation Bhubaneswar

No. ANB/3449/2022/dt.09.04.2022

FORM-II

[See Regulation-9 (4)]

To,

Jitendra Kumar Patnaik, FLAT NO-25, Block -6, Metro City Apartment, BHUBANESWAR-751012,

**File No ANB-210243.**

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 **Mr. Jitendra Kumar Pattnaik Represented through its working Partner Sri Amaresh Parida**, GPA holder **GK GLOBAL CONTECH** for construction of **B+G+4 (MIG)** storied **Residential** Apartment building over **Plot No-4678**, **Mouza-Nayapalli** under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters;

**Plot area-821.81 Sqm.**

<b><u>Covered area approved</u></b>		<b><u>Proposed use</u></b>	<b><u>No.of DwellingUnits</u></b>
Basement Floor	450.10 Sqm	Parking + Service area	Nil
Ground Floor	387.00sqm		04(Four)
First floor	387.00sqm	Residential	04(Four)
Second floor	387.00sqm	Residential	04(Four)
Third floor	387.00sqm	Residential	04(Four)
Fourth Floor	316.50 Sqm	Residential	03 (Three)
F.A.R.	2.29	-	
Total FAR Area	1883.83Sqm		
Height	17.93Mtr		
Parking	430.77Sqm	-	-
Total Built up area	2314.60 Sqm		19(Nineteen)

**Setbacks**

Front Set back	3.02 Mtr.
Rear Set back	3.00 Mtr.
Left side	3.00 Mtr.
Right side	3.00 Mtr.

- 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 **430.77 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 and shall not be partitioned/closed in any manner.



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5. The land over which construction is proposed is accessible by an approved means of access of **9.14 M (Nine point One Four)** 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 is constructed from their responsibilities imposed under ODA (Planning & Building Standards) Rules, 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.
9. In case of any dispute arising out of and 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 2016 and these Rules.
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) 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.
12. 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.
13. 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.



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14. 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.

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

item	Amount (in Rs)	Amount in words
Sanction fee	1,15,730.00	(Rupees One Lakh Fifteen Thousand Seven Hundred Thirty) only.
CWWC	4,44,722.00	(Rupees Four Lakh Forty Four Thousand Seven Hundred Twenty Two) only.
Balance Scrutiny	2,903.00	Rupees Two Thousand Nine Hundred Three ) only.
EIDP fee	4,44,722.00	(Rupees Four Lakh Forty Four Thousand Seven Hundred Twenty Two) only.
Purchasable FAR Fee	5,56,507.00 1 <sup>st</sup> installment (Out of 22,26,026.00)	(Rupees Five Lakh Fifty Six Thousand Five Hundred Seven) only.

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

- 1<sup>st</sup> installment before issue of permission letter (already deposited)
- 2<sup>nd</sup> installment at the time of submission of 3<sup>rd</sup> party verification report at plinth level.
- 3<sup>rd</sup> installment at the time of submission of 3<sup>rd</sup> party verification report at after casting of the ground floor roof.

4<sup>th</sup> installment at the time of submission of application for Occupancy certificate

17. **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 from PHED vide Letter No- 14412 dt. 17.11.2021 & AAI NOC Vide Letter No-BHUB/EAST/B/072321/564459, dt. 12/08/2021.
- The applicant shall obtain NOC from the Central Ground Water Board towards extraction of ground water before start of construction.
- 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.
- Plantation as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020.shall be strictly adhered.
- 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.



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- vi) The concerned Architect / Applicant / Developer are fully responsible for any deviations additions & alternations beyond approved plan/ defective construction etc. shall be liable for action as per the provisions of the Regulation.
- vii) The applicant shall obtain EIDP towards development of Infrastructure & clearance from Engineering Wing of BMC before obtaining Occupancy Certificate.
- The nos. of residential dwelling units so approved shall not be changed in any manner.

By order

City planner  
Bhubaneswar Municipal Corporation

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION