



# Bhubaneswar Municipal Corporation

ICOMC Tower, Unit-IX, Bhubaneswar- 751022

Phone no. 0674-2431253, e-mail: [info@bmc.gov.in](mailto:info@bmc.gov.in)



No. 55543 /BMC ,dt. 21-11-2023

FORM-II

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

**File No -MBP-BMC-02-119/2020**

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 Umesh Pattanaik** for Proposed **S+4 storied Residential** building over **Rev Plot No-5/847, Rev Khata No-9/110, G.A Plot No-596, Mouza-Bharatpur** under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters:

**Plot area-348.39 Sqm.**

<b>Covered area approved</b>		<b>Proposed. Use</b>	<b>No. of Dwelling Units</b>
Stilt Floor	211.20 Sqm	Service + Parking	
First floor	206.77 Sqm	Residential	2 nos(Two)
Second floor	206.77 Sqm	Residential	2 nos(Two)
Third floor	206.77 Sqm	Residential	2 nos(Two)
Fourth Floor	206.77 Sqm	Residential	2 nos(Two)
Height (excluding stilt)	11.8 Mtr		
<b>Total FAR Area</b>	<b>848.60 Sqm</b>		
<b>Total Built up area</b>	<b>1038.28 Sqm</b>		8 nos(Eight)
<b>FAR</b>	<b>2.43</b>		
<b>Total Parking area</b>	<b>189.68 Sqm</b>		

**Setbacks**

<b>Front Set back</b>	<b>2.00 Mtr.</b>
<b>Rear Set back</b>	<b>2.00 Mtr.</b>
<b>Left side</b>	<b>2.00 Mtr.</b>
<b>Right side</b>	<b>2.00 Mtr.</b>

- The building shall be used exclusively for **Residential Building** 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 **189.68 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.
- The land over which construction is proposed is accessible by an approved means of access of **60.97 M (Sixty Point Nine Seven mtr)** in width.



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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-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 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.
  - (d) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.



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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. 10,633/-	(Rupees Ten Thousand Six Hundred Thirty Three) only.
Sanction fee	Rs. 15,575/-	(Rupees Fifteen Thousand Five Hundred Seventy Five) only.
CWWC fee	Rs. 2,07,540/-	(Rupees Two Lakhs Seven Thousand Five Hundred Forty) only.
EIDP fee	Rs. 2,07,540/-	(Rupees Two Lakhs Seven Thousand Five Hundred Forty) only.
Purchasable FAR	Rs. 3,09,506/-	(Rupees Three Lakhs Nine Thousand Five Hundred Six ) only.

**14. 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- 6099, dt.03.06.2023.
- ii) 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.
- iii) Rooftop Solar Energy Installation as required under Rule-48 of ODA (Planning & Building Standards) Rules-2020 shall be strictly adhered.
- iv) Provisions of green building norms are to be strictly followed as per Rule-51 of ODA (Planning & Building Standards) Rules, 2020.
- v) Plantation as required under the provision under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.



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- vi) 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.
- vii) The owner shall take all precautionary measure to avoid noise and dust pollution and shall not create any inconvenience to the neighboring plot owners.
- 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 what so ever manner.
- ix) 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.

The nos. of dwelling units so approved shall not be changed in any manner.

By order

  
I/C City Planner/Authorised Officer  
Bhubaneswar Municipal Corporation

Memo No. 55 544 /BMC, Bhubaneswar, Dated 21-11-2023

Copy forwarded along with **two copies** of the approved plan to **Sri Umesh Pattanaik, Bhubaneswar, Dist- Khurda**, for information and necessary action.

  
I/C City Planner/Authorised Officer  
Bhubaneswar Municipal Corporation

Memo No. \_\_\_\_\_/BMC, Bhubaneswar, Dated \_\_\_\_\_

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

  
I/C 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.

  
I/C City Planner/Authorised Officer  
Bhubaneswar Municipal Corporation