



# Bhubaneswar Municipal Corporation

ICOMC Tower, Unit-IX, Bhubaneswar- 751022

Phone no. 0674-2431253, e-mail: info@bmc.gov.in

Letter No. 49707 /BMC, dtd. 18-10-23



**File No-MBP-BMC-02-156/2018**

## CORRIGENDUM

Permission under sub-section (3) of the section -16 of the Odisha Development Authorities (Odisha Act-1982) has been accorded in favour of **Rabi Narayana Sethi, Kumar Ch. Pradhan, Satyajit Sahoo, Sujata Satpathy, Gokul Ch. Pradhan, Tarak Ch. Rout, Prasanta Ku. Sahu, Chandra Sekhar Pattanaik, Prafulla Ku. Mishra, Sukanta Ku. Samal, Kartikeswar Sahoo, Binay Siddharth, Bikram Keshari Swain, Manas Ranjan Dash, Rajlaxmi Mishra & Prakash Ch. Mishra** Represented by GPA Holder Intellex Strategic Management Pvt. Ltd Managing Director **Mr. Subrat Ranjan Panda** for construction of **S+4 Storied Residential MIG Apartment Building** over **Plot No:- 117, 117/1606, 117/1607, 117/1608, 118/1576, 126/1280/1627, Mouza- Haridaspur** within Bhubaneswar Municipal Corporation area vide letter No. 37372/BMC ,dt. 04.08.2023.

But inadvertently, Khata no is not mentioned in Permission letter & Approval Building Plan.

Hence the Khata No in Permission letter & Approval Building Plan may be read as **371/913, 371/910, 371/911, 371/912, 371/890, 371/929**  
With all other terms & conditions remain unchanged.

*S. Mishra*  
18.10.23

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

Memo No. 49708/BMC, Bhubaneswar, Dated 18-10-23

Copy forwarded along with **two copies** of the approved plan to **Intellex Strategic Management Pvt. Ltd Managing Director Mr. Subrat Ranjan Panda, plot no- 88, 3<sup>rd</sup> Floor, Bapuji Nagar, Bhubaneswar, Dist- Khurda**, for information and necessary action.

*S. Mishra*  
18.10.23

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

Memo No. 49709/BMC, Bhubaneswar, Dated 18-10-23

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

*S. Mishra*  
18.10.23

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



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No. 37372 /BMC ,dt. 04-08-2023

FORM-II

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

**File No MBP-BMC-02-156/2018**

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 **Rabi Narayana Sethi, Kumar Ch. Pradhan, Satyajit Sahoo, Sujata Satpathy, Gokul Ch. Pradhan, Tarak Ch. Rout, Prasanta Ku. Sahu, Chandra Sekhar Pattanaik, Prafulla Ku. Mishra, Sukanta Ku. Samal, Kartikeswar Sahoo, Binay Siddharth, Bikram Keshari Swain, Manas Ranjan Dash, Rajlaxmi Mishra & Prakash Ch. Mishra** Represented by GPA Holder Intellex Strategic Management Pvt. Ltd Managing Director **Mr. Subrat Ranjan Panda** for Proposed **S+4 Storied Residential MIG Apartment Building** over **Plot No:- 117, 117/1606, 117/1607, 117/1608, 118/1576, 126/1280/1627, Mouza- Haridaspur** under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar with the following parameters and conditions;

1. **Parameters;**

Total Plot Area = 3522.04 Sqmt.

No. of Floors	Proposed area	Proposed use area	Dwelling Units
Stilt Floor	1849.32 Sqm	Parking+ Society	Nil
1st Floor	1708.1 Sqm	Residential	14 (Fourteen Nos)
2nd Floor	1708.1 Sqm	Residential	14 (Fourteen Nos)
3rd Floor	1708.1 Sqm	Residential	14 (Fourteen Nos)
4th Floor	1708.1 Sqm	Residential	14 (Fourteen Nos)
<b>Total FAR area</b>	<b>6960.67 Sqm</b>	--	--
<b>Total Built up area</b>	<b>8726.72 Sqm</b>	--	<b>56 (Fifty SixNos.)</b>
<b>Society Room</b>	<b>64.58 Sqm</b>		
<b>Total Parking</b>	<b>1766.05 Sqm</b>		
<b>Building height</b>	<b>14.90 mtr.</b>		
<b>FAR</b>	<b>1.97</b>		



• **Setbacks:**

<b>Front side</b>	<b>4.68 Mtr</b>
<b>Rear side</b>	<b>3.33 Mtr</b>
<b>Left side</b>	<b>3.10 Mtr</b>
<b>Right side</b>	<b>3.41 Mtr</b>

2. The building shall be used exclusively for **Residential MIG Apartment Building** purposes 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 **1766.05 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 **12.19 M (Twelve Point One Nine 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 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.
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 Rules;
  - 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.
  - 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 Rules 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.



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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 copy of the building permit; and
- 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 Rules, 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;

Item	Amount (in Rs.)	Amount in words
Sanction Fee	Rs. 4,36,336/-	Rupees Four Lakhs Thirty Six Thousand Three Hundred Thirty Six Only.
CWWC Fee	Rs. 5,81,455/- 1st installment Out of Rs.17,44,363/-	Rupees Five Lakhs Eighty One Thousand Four Hundred Fifty Five Only.
EIDP Fee	Rs. 4,36,091/- 1st installment Out of Rs. 17,44,363/-	Rupees Four Lakhs Thirty Six Thousands Ninety One Only.
Shelter Fee	Rs. 8,46,124/- 1st installment Rs. 33,84,495, /-	Rupees Eight Lakhs Forty Six Thousand One Hundred Twenty Four Only.
Regularization Fee for Unauthorized Sub Plot	Rs. 8,10,000 /-	Rupees Eight Lakhs Ten Thousand Only.

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

- 1<sup>st</sup> installment before issue of permission letter (**already deposited**)
- 2<sup>nd</sup> & 3<sup>rd</sup> installment of CWWC will be deposited on or before 2<sup>nd</sup> & 3<sup>rd</sup> 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/ Shelter Fees as detailed bellow:-

- 1<sup>st</sup> installment before issue of permission letter (**already deposited**)

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- ii) 2<sup>nd</sup> installment at the time of submission of 3<sup>rd</sup> party verification report at plinth level.
- iii) 3<sup>rd</sup> installment at the time of submission of 3<sup>rd</sup> party verification report at after casting of ground floor roof.
- iv) 4<sup>th</sup> instalment 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- 14148/ dt. 09.11.2020 respectively.
- 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) No storm water shall be discharged to the public road/ public premises and adjoining plot.
- iv) No waste/ untreated water shall be disposed off outside the premises or into the public drain in any manner.
- v) The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- 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 to.
- 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.



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- 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) Since the approval is considered under MIG apartment, the developer / applicant shall ensure sale of MIG units to the targeted beneficiary (MIG) only.
- xiii) 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. 37373 /BMC, Bhubaneswar, Dated 04-08-2023.

Copy forwarded along with **two copies** of the approved plan to **Intellex Strategic Management Pvt. Ltd Managing Director Mr. Subrat Ranjan Panda, plot no-88, 3<sup>rd</sup> Floor, Bapuji Nagar, 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 (North)/ 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**

To,  
The Chairperson RERA,  
Odisha.

SUB: Clarification against the Query raised (Dated:21.05.2024) on the name of the land owner Late Gokul Chandra Pradhan mentioned on the building plan Approval/letter & Site Plan Approval.

Dear Sir,

With reference to the above query, we would like to clarify that the building plan approval has been submitted to BMC in the year 2018 through the file No: [MBP-BMC-02-156/2018]. When Mr. Gokul Chandra Pradhan was alive but we received the approval in the year 2023. The approval was issued in accordance with the ROR (Record of Rights).

Requesting to consider this case and necessary order may pass for registration.

Thanks & regards

Intellex Strategic Management Pvt. Ltd.  
  
Managing Director

For Intellex Strategic Management Pvt Ltd.