



# Bhubaneswar Municipal Corporation Bhubaneswar

Letter No. 20376 /BMC dt. 27-04-2023

FORM-II

[SeeRule-10(5)Rule-2020]

**File No-MBP-BMC-02-0402/2022**

Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act'1982 (Odisha Act, 1982) is hereby granted in favor of M/s Trident Properties Private Limited, Sri Ananda Bhutia, Smt. Annapurna Das, Sri Arun Kumar Swain, Sri Ashok Bhutia, Sri Birjesh Samantaray, Sri Solesh Kumar Das & others (Legal heirs of Late Charubala Pattnaik), Sri Dylan Thomas Roy, Smt. Kalpamanjari Behera & others (Legal heirs of Late Goutam Ku. Bhutia), Smt. Kallyani Bhadra, Smt. Kalyani Das, Sri Kamal Kumar Choudhury, Sri Kaustuva Samantaray, Dr. Sarat Ch. Behera & others,(legal heirs of late Renubala Behera). Smt. Lipsa Samantaray, Smt. Lopamudra Mishra, Smt.Gitanjali Sahoo & others (Legal heirs of Late Mahapatra Debendranath Sahoo), Smt. Mamata Kumari Mahapatra, Sri Manas Ranjan Jena, Smt. Nirmala Nayak, Smt. Nirmala Swain, Smt. Nirupama Mahapatra, Sri Panchadatta Senapati & Sri Sachidananda Senapati, Sri Purnendu Mohanty, Sri Rajanikanta Panda & Sri Rasananda Panda, Smt. Sanghamitra Mishra, Sri Sanjib Kumar Mahapatra, Sri Sardar Sahoo, Sri Suwendu Mohanty, Sri Sudatta Devarshi, Smt. Swapna Swain, Smt. Ullash Swain, Smt. Ullash Swain & others (legal heirs of late Sarat Ch. Swain), Sri Ranjan Kumar Mishra, Sri Sridhar Prasad Das & Sri Swadesh Ranjan Mohapatra, Smt. Nivedita Ghosh & Smt. Gayatri Mishra, Sri Pradeep Kumar Sahu & others (legal Heirs of late Lingaraj Sahoo), Sri Subrat Kumar Mishra & Smt. Manjarika Mishra, Smt. Minati Rath, Sri Krupasindhu Das, Smt, Namita Nayak, Smt. Arpita Das, Sri Amiya Kumar Satapathy & Smt. Purnima Ray, **represented through owner and GPA Holder M/s Trident Properties Private Limited. M.D. Mr. Veer Prakash, for Revised 15 (Fifteen) Block of S+4 Residential Apartment & G+1 storied Club House building over Plot No-1809/2483/3693, 1814/2476, 1809/2453, 1809/2483/3713, 1814/2472, 1809/2482, 1815/2620, 1809/2483, 1814/2475, 1809/2481, 1815/2805, 1809/2479, 1814/2471, 1809/2480, 1814/2473, 1815/2806, 1818/3413, 1814/2477/3418, 1813/3414, 1819/1948/3260, 1819/2462, 1818/2461, 1817/2525, 1818/2532, 1809, 1809/2454, 1814/2478, 1817/3860, 1820/2467, 1820/2468, 1819/2463, 1815/2807, 1813, 1814/2477, 1815/2984, 1820/2466, 1819/2464, 1817/2465, 1820/2469, 1809/2452, 1815/2809, 1814/2474, 1809/2460, 1815/2808, 1820/2470, 1808/2355/3852, 1808/2355/3851, 1808/2355/3853, 1811/3669, 1812, 1784(P), 1786, 1787/3670, 1787/2439, 1787/4119, 1787, 1787/4115, 1787/4117, 1787/4118, 1810, 1816/4720 & 1816/4721 Khata Nos - 456/1637, 456/205, 456/185, 456/1669, 456/201, 456/210, 456/374, 456/211, 456/204, 456/560, 456/208, 456/200, 456/209, 456/202, 456/561, 456/1281, 456/1288, 456/1282, 456/1647, 456/1648, 456/284, 456/267, 456/186, 456/207, 456/1834, 456/196, 456/197, 456/193, 456/562, 456/1283, 456/206, 456/1643, 456/195, 456/194, 456/198, 456/184, 456/564, 456/556, 456/190, 456/563, 456/566, 456/1825, 456/1824, 456/1826, 456/1606, 456/858, 456/1823, 475/01, 456/1608, 456/1603, 456/2146, 456/2143, 456/2142, 456/2144, 456/2145, 456/3488, 456/2869 & 456/2870 in Mouza- Paikarapur, under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar** with the following parameters and conditions:



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## 1. Parameters:

Plot area- 42095.4sqm.

Particulars	Approved BUA	Revised BUA	Deviation area	Proposed use	No. of Dwelling Unit
<b>(I) Block-A (S+4) (revised)</b>					
Stilt Floor area	644.34 Sqm	644.9 Sqm.		Parking + Service	
Typical floor 1 <sup>st</sup> to 4 <sup>th</sup> floor	2285.32 Sqm (571.33 x4)	2432.32 Sqm (608.08 x4)		Residential	4 nos x 4 = 16 nos (Sixteen)
<b>Total F.A.R area</b>	<b>2303.51 Sqm</b>	<b>2453.44 Sqm</b>			
<b>Total Built Up area</b>	<b>2929.66 Sqm</b>	<b>3077.22 Sqm</b>	<b>147.56 Sqm</b>		
<b>(II) Block-B1 &amp; B2 (S+4) (Proposed Typical Block)</b>					
Stilt Floor area	Nil	1289.8 Sqm.		Parking + Service	
Typical floor 1 <sup>st</sup> to 4 <sup>th</sup> floor	Nil	4864.64 Sqm (608.08 x4x2)		Residential	4 nos x 4 x 2 = 32 nos (Thirty Two)
<b>Total F.A.R area</b>	<b>Nil</b>	<b>4906.88 Sqm</b>			
<b>Total Built Up area</b>	<b>Nil</b>	<b>6154.44 Sqm</b>			
<b>(III) Block-C &amp; D(S+4) (Revised Typical Block)</b>					
Stilt Floor area	785.51 Sqm	1571.02 Sqm.		Parking + Service	
Typical floor 1 <sup>st</sup> to 4 <sup>th</sup> floor	6209.84 Sqm (776.23 x4x2)	6209.84 Sqm (776.23 x4x2)		Residential	6 nos x 4 x 2 = 48 nos (Forty Eight)
<b>Total F.A.R area</b>	<b>6246.22 Sqm</b>	<b>6246.22 Sqm</b>			
<b>Total Built Up area</b>	<b>6995.35 Sqm</b>	<b>7780.86 Sqm</b>	<b>785.51 Sqm</b>		
<b>(IV) Block-E,F,G &amp; L(S+4) (Approved Typical Block)</b>					
Stilt Floor area	6615.92 Sqm	6615.92 Sqm	NIL	Parking + Service	
Typical floor 1 <sup>st</sup> to 4 <sup>th</sup> floor	23183.52 Sqm (1448.97 x4x4)	23183.52 Sqm (1448.97 x4x4)		Residential	16 nos x 4 x 4 = 256 Nos (Two Hundred Fifty Six)
<b>Total F.A.R area</b>	<b>23345.92 Sqm</b>	<b>23345.92 Sqm</b>			
<b>Total Built Up area</b>	<b>29799.44 Sqm</b>	<b>29799.44 Sqm</b>			





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<b>(V) Block-H, K &amp; M (S+4) (Approved Typical Block)</b>					
Stilt Floor area	4696.17 Sqm.	4696.17 Sqm.	NIL	Parking + Service	
Typical floor 1 <sup>st</sup> to 4 <sup>th</sup> floor	17422.08 Sqm (1451.84 x 4x3)	17422.08 Sqm (1451.84 x 4 x 4)		Residential	<b>12nos x 4 x 3 = 144 nos (One Hundred Forty Four)</b>
<b>Total F.A.R area</b>	<b>17543.88 Sqm.</b>	<b>17543.88 Sqm.</b>			
<b>Total Built Up area</b>	<b>22118.25 Sqm</b>	<b>22118.25 Sqm</b>			
<b>(VI) Block-I (S+4) (Approved)</b>					
Stilt Floor area	1362.3 Sqm.	1362.3 Sqm.	NIL	Parking + Service	
Typical floor 1 <sup>st</sup> to 4 <sup>th</sup> floor	4952.44 Sqm (1238.11 x 4)	4952.44 Sqm (1238.11 x 4)		Residential	<b>10nos x 4 = 40 nos (Forty)</b>
<b>Total F.A.R area</b>	<b>4993.7 Sqm</b>	<b>4993.7 Sqm.</b>			
<b>Total Built Up area</b>	<b>6314.74 Sqm</b>	<b>6314.74 Sqm</b>			
<b>(VII) Block-J (S+4) (Proposed Block)</b>					
Stilt Floor area	Nil	927.75 Sqm.		Parking + Service	
Typical floor 1 <sup>st</sup> to 4 <sup>th</sup> floor	Nil	3443.24 Sqm (860.81 x 4)		Residential	<b>6nos x 4 = 24 nos (Twenty Four)</b>
<b>Total FAR area</b>	<b>Nil</b>	<b>3464.27 Sqm</b>			
<b>Total Built Up area</b>	<b>Nil</b>	<b>4370.99 Sqm</b>			
<b>(VIII) Block-N (S+4) (Approved)</b>					
Stilt Floor area	762.89 Sqm.	762.89 Sqm.	NIL	Parking + Service	
Typical floor 1 <sup>st</sup> to 4 <sup>th</sup> floor	2763.08 Sqm (690.77 x 4)	2763.08 Sqm (690.77 x 4)		Residential	<b>5nos x 4=20 nos (Twenty)</b>
<b>Total F.A.R area</b>	<b>2783.71 Sqm</b>	<b>2783.71 Sqm</b>			
<b>Total Built Up area</b>	<b>3525.97 Sqm</b>	<b>3525.97 Sqm</b>			
<b>(IX) Club House (G+1)</b>					
<b>Ground Floor</b>	1015.88 Sqm	600.00 Sqm	NIL	Society	
<b>First Floor</b>	543.37 Sqm	486.74 Sqm		Club House	
<b>Total F.A.R area</b>	<b>1559.25 Sqm</b>	<b>1086.74 Sqm</b>			
<b>Total Built Up area</b>	<b>1559.25 Sqm</b>	<b>1086.74 Sqm</b>			



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<b>Total (I+II+III+IV+V+VI+VII+VIII+IX)</b>			
	<b>Approved</b>	<b>Revised</b>	<b>Deviation Area (Block- A,C &amp; D)</b>
<b>Total Built Up Area</b>	<b>73242.66Sqm</b>	<b>84228.65 Sqm.</b>	<b>933.07 Sqm</b>
<b>Total F.A.R Area</b>	<b>58776.19Sqm.</b>	<b>66824.76 Sqm.</b>	
<b>F.A.R</b>	<b>1.622</b>	<b>1.587</b>	
<b>Dwelling unit</b>	<b>580 nos (Five Hundred Eighty)</b>		

• **Height:**

A	<b>Block – A, B1, B2, &amp; C to N (15 BLOCKS)</b>	14.98 mtr
B	<b>Club House (G+1)</b>	7.80 mtr

• **Parking:**

Open Parking	2219.84 Sq. Mtr
Stilt Parking	18749.3 Sq. Mtr
<b>Total Parking</b>	<b>20969.14 Mtr</b>

• **Setbacks (Building) :**

Front Set back	6.00Mtr.
Rear Set back	6.00Mtr
Left side	6.00Mtr
Right side	6.00Mtr

- The building shall be used exclusively for **Residential Apartment Building** purpose and the uses 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 **20969.14 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.
- The land over which construction is proposed is accessible by an approved means of access of **12.10 mtr (Twelve Point One Zero meter)** in width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift Nil sft/sq.mtr wide strip of land to the Nil Corporation/Municipality for further widening of the road to the standard width.
- 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.
- (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) Rules, or under any other law for the time being in force.





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- (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 layoff 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.

### **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 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 the developer shall take up site & field verification and submit stage wise report of the proposed Blocks only 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

- 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.



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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 copy of the building permit.
- 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 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.

14. 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.4,46,475.00/-	Rupees Four Lakh Forty Six Thousand Four Hundred Seventy Five only.
Balance Scrutiny fee	Rs.35,463.00/-	Rupees Thirty Five Thousand Four Hundred Sixty Three only.
Compounding fee for unauthorized Construction	Rs.2,79,921.00/-	Rupees Two lakh Seventy Nine Thousand Nine hundred twenty One only.
Sanction fee	Rs.5,26,272.00/-	Rupees Five lakh Twenty six Thousand Two Hundred Seventy Two only.
CWWC fee	83,68,127/- 1 <sup>st</sup> installment (Out of 1,67,36,253/-)	Rupees Eighty Three Lakh Sixty Eight Thousand One Hundred Twenty Seven only.
EIDP fee	77,29,357/- 1 <sup>st</sup> installment (Out of 1,54,58,714/-)	Rupees Seventy Seven Lakh Twenty Nine Thousand Three Hundred Fifty Seven only.

**Note- Previously 13 Blocks of S+4 storied Residential apartment including one Block of EWS & one G+1 storied Club House was approved vide letter No-3446/BDA, Bhubaneswar dt.06.02.2020 on deposit of the following fee- Scrutiny fee Rs.8,33,656/- & Sanction fee Rs.41,66,575/-.**

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

- 1<sup>st</sup> installment before issue of permission letter (**already deposited**)
- 2<sup>nd</sup> installment of CWCC will be deposited by end of 1<sup>st</sup> year from date of approval.

16. The applicant /Developers shall deposit the subsequent installments of EIDP 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 application for Occupancy certificate.





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**17. 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- 14460 Dt. 20.06.2014 & NOC from CGWA vide letter No-CGWA/NOC/INF/ORIG/2022/17420, Dt. 28.12.2022, Vetting from Chief Engineer-cum-Engineer Member, BDA vide letter No-681EMBDA, Bhubaneswar, Dt. 25.09.2019, SEIAA NOC vide letter No- 6361/SEIAA, Dt.30.11.2018, ORERA Regd No. RP/19/2021/00496, Dt. 28.06.2021, respectively.
- 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) Provisions of green building norms are to be strictly followed as per Rule-51 of ODA (Planning & Building Standards) Rules, 2020.
- iv) Plantation as required under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
- v) At least 10% of the parking shall be earmarked for visitors and 30% of the parking space of the proposed buildings only shall have facility for Electrical Vehicle Charging points.
- vi) 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.
- vii) The EIDP approved by BDA towards development of External infrastructure, shall be executed and obtain clearance from Engineering Wing of BMC before Occupancy.
- viii) **The owner/ Developer shall complete the EWS project over BDA allotted land / own land before issue of Occupancy for Phase-III residential project (15 Block of S+4 Apartment & G+1 Club House).**
- ix) **The owner/ Developer shall construct minimum 6799.03 Sqm. BUA of EWS units for consider before issue of Occupancy for Phase-III.**
- x) The nos. of dwelling units so approved shall not be changed in any manner.

By order

*[Signature]*  
City planner

Bhubaneswar Municipal Corporation

Memo No. 20377 /BMC, Bhubaneswar, Dated 27-04-2023.

Copy forwarded along with **two copies** of the approved plan to **M/s Trident Properties Private Limited. M.D. Mr. Veer Prakash, Plot No-149, Symphony Mall, 3<sup>rd</sup> Floor, Rudrapur, Bhubaneswar, Dist- Khurda**, for information and necessary action.

*[Signature]*  
City planner

Bhubaneswar Municipal Corporation



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

Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation for information.

/  
**City planner**

**Bhubaneswar Municipal Corporation**

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

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar (in case of lease plot)/Director of Town Planning , Odisha, Bhubaneswar.

/  
**City planner**

**Bhubaneswar Municipal Corporation**