



Dhenkanal Municipality

Form-II (Order for Grant of Permission)

Letter No. BP/DKN/007944, Dhenkanal, Dated: 29/02/2024

Sujog-OBPS APPLICATION NO. BP-DKN-2023-09-20-025728

Permission/Licence under sub section(3) of section 31/ sub section (1) of section 33 of Odisha Town Planning & Improvement Trust Act 1956 is hereby granted in favour of Land Owner

Plot Number	Plot Area	Khata No	Kisam	Village	Land Owner Name	GPA Holder Name
5611/22518, 5610	1517.57	3470/5279	GHARABARI		Manoj kumar Agarwalla, Sitesh Agarwalla	NA

For New Construction of **[S+5] Residential, Medium Income Housing** over in Mouza- Dhenkanal Town in the Development Plan area of **Dhenkanal** with the following parameters and conditions;

Parameters:

- Total plot area: 0.375 Acre (1517.60 SQM)
- Net plot area: 1517.5950 SQM
- Abutting road width: 12.00 Mtr

Block-No.1 (S+5)	Covered area approved (Sqm.)	Proposed use	No. of Dwelling Units
Stilt Floor	798.2782	Medium Income Housing	0
First Floor	744.9589	Medium Income Housing	8
Second Floor	744.9589	Medium Income Housing	8
Third Floor	744.9589	Medium Income Housing	8
Fourth Floor	744.9589	Medium Income Housing	8

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Fifth Floor	744.9589	Medium Income Housing	8
Total BUA Area	4523.0727		40
Total no. of Dwelling Units -40			
Bye Laws Provisions	Required	Proposed	
No.of staircases	B1-2	B1-2	
No.of Lifts	B1-NA	B1-2	
E-vehicle charging station	0	0	
Visitor parking(in Sqm.)	0	0.00	
Plantation(no of tree per 80Sqm.)	18	18	
Grand Total FAR Area - 3813.66 Sqm.			
Grand Total BUA - 4523.08 Sqm.			
F.A.R	4.0 (Max. Permissible) 2.0 (Base FAR)	ACHIEVED- 2.513(0.51 Purchasable FAR)	
Height (mtr.)	B1-14.25		
Parking	Basement-0.00+ Stilt- 708.77 + Ground (Open Parking)-256.04 Total =964.81 Sqm.		

- Set backs approved to be provided

Block No.	Item	Provided (in Mtr)
1	Front Set back	8.68
	Rear Set back	3.05
	Left side	3.00
	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.

- 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.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Total Parking space measuring **964.81 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 **12.00 Mtr.** in width.

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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 Dhenkanal Municipality for further widening of the road to the standard width if less than 20 ft or provision as per master plan.
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 OTP&IT (Planning & Building Standards) Rules 2021, 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:**

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- 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.84 of OTP&IT Rules 2021 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:**

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Details of Fees and Charges	Amount in Rupees	Payment Status
A. (i) Fee for building operation	22741.0	Paid
A. (ii) Development Fees	3796.0	Paid
B. Sanction fees	113077.0	Paid
C. Construction worker welfare Cess (CWWC)	904106.0	Paid
D. Charges for Purchasable FAR Area		
1st installment	191086.0	Paid
2nd installment	191086.0	To be paid At the time of Plinth level
3rd installment	191086.0	To be paid At the time of Ground Floor Roof Casting
4th installment	191086.0	To be paid At the time of application of occupancy certificate
Total payable Charges for Purchasable FAR Area	764344.0	
E. EIDP Fees		
1st installment	225943.0	Paid
2nd installment	225943.0	To be paid at the time of Plinth level
3rd installment	225943.0	To be paid at the time of Ground Floor Roof Casting
4th installment	225943.0	To be paid at the time of application of occupancy certificate
Total payable EIDP Fees	903772.0	
TOTAL FEES PAID	1460749.0	
REMAINING FEES PAYABLE	1251087.0	

18. Other conditions to be complied by the applicant are as per the following;

NOCs/ Clearances submitted:

Fire, NMA and AAI

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NOC from Airport Authority of India	NA
NOC from Fire Department	NA
NOC from National Monument Authority	NA

Other NOCs

The Permit letter is being granted provisionally on the condition that the following list of No Objection Certificates (NOCs) are to be submitted mandatorily before the commencement of any construction work and that the applicant will commit to fulfilling all the prerequisites for the construction project.

2. NOC from Urban Local Bodies under H&UD
3. NOC from Public Health Engineering Organization
4. NOC from Electricity Distribution Company
5. NOC under Police under Home Department
6. NOC from Central Ground Water Authority

Date: 29/02/2024

BY ORDER OF SARBANI MISRA
Authorized Officer
Dhenkanal

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