



## Berhampur Municipal Corporation

Form-II (Order for Grant of Permission)

Letter No. BP/BAM/024833, Berhampur, Dated: 12/01/2026  
Sujog-OBPS APPLICATION NO. BP-BAM-2023-12-31-037536

Drawing Reference ID. 2026D0210922

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982(Orissa Act,1982) is hereby granted in favour of Land Owner

| Plot Number  | Plot Area | Khata No   | Kisam     | Village           | Land Owner Name  | GPA Holder Name           |
|--|-----------|--|-----------|-------------------|--|---------------------------|
| 567/2479,56<br>4,582,565,57<br>3,577,570,54<br>6,578,547,57<br>9,580,566,57<br>1,583,559/19<br>62<br>(P),563,545,<br>562,569,575,<br>584 | 14859.57  | 133/1138,13<br>3/11,133/21,<br>15,133/22,13<br>3/115,133/11<br>6,133/12,133<br>/20,133/776,<br>133/1353,13<br>3/52 | Gharabari | Uttareswar-<br>71 | Sisira kumar<br>choudhury &<br>Neelakantha<br>Choudhury,<br>Sisira kumar<br>choudhury,<br>Chanchala<br>Choudhury,<br>namita<br>sahu,Rabind<br>ra Kumar<br>Sahu | Dhiraj Kumar<br>Choudhury |

For New Construction of **[B+S+12, B+S+12, B+S+12, B+S+12, B+S+12, B+G+3] Residential, Apartment Building** over in Mouza- Uttareswar-71 in the Development Plan area of **Berhampur** with the following parameters and conditions;

### Parameters:

- Total Plot Area: 3.693 Acre ( 14941.48 Sqm. )
- Road widening affected area: 81.71 Sqm.
- Net Plot Area: 14859.77 Sqm.

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**- Abutting Road Width: 18.89 Mtr.**

| <b>Block-No.1 (B+S+12)</b> | <b>Covered area approved (Sqm.)</b> | <b>Proposed use</b>   | <b>No. of Dwelling Units</b> |
|----------------------------|-------------------------------------|-----------------------|------------------------------|
| Basement level First       | 604.88                              | Medium Income Housing | 0                            |
| Stilt Floor                | 572.38                              | Apartment Building    | 0                            |
| First Floor                | 515.40                              | Apartment Building    | 4                            |
| Second Floor               | 515.40                              | Apartment Building    | 4                            |
| Third Floor                | 515.40                              | Apartment Building    | 4                            |
| Fourth Floor               | 515.40                              | Apartment Building    | 4                            |
| Fifth Floor                | 515.40                              | Apartment Building    | 4                            |
| Sixth Floor                | 515.40                              | Apartment Building    | 4                            |
| Seventh Floor              | 515.40                              | Apartment Building    | 4                            |
| Eighth Floor               | 515.40                              | Apartment Building    | 4                            |
| Ninth Floor                | 515.40                              | Apartment Building    | 4                            |
| Tenth Floor                | 515.40                              | Apartment Building    | 4                            |
| Eleventh Floor             | 515.40                              | Apartment Building    | 4                            |
| Twelfth Floor              | 515.40                              | Apartment Building    | 4                            |
| Total BUA Area             | 7362.06                             |                       | 48                           |
| <b>Block-No.2 (B+S+12)</b> | <b>Covered area approved (Sqm.)</b> | <b>Proposed use</b>   | <b>No. of Dwelling Units</b> |
| Basement level First       | 1870.69                             | Apartment Building    | 0                            |
| Stilt Floor                | 1800.75                             | Apartment Building    | 0                            |
| First Floor                | 1539.76                             | Apartment Building    | 16                           |
| Second Floor               | 1539.76                             | Apartment Building    | 16                           |
| Third Floor                | 1539.76                             | Apartment Building    | 16                           |
| Fourth Floor               | 1539.76                             | Apartment Building    | 16                           |
| Fifth Floor                | 1539.76                             | Apartment Building    | 16                           |
| Sixth Floor                | 1539.76                             | Apartment Building    | 16                           |
| Seventh Floor              | 1539.76                             | Apartment Building    | 16                           |
| Eighth Floor               | 1539.76                             | Apartment Building    | 16                           |
| Ninth Floor                | 1539.76                             | Apartment Building    | 16                           |
| Tenth Floor                | 1539.76                             | Apartment Building    | 16                           |
| Eleventh Floor             | 1539.76                             | Apartment Building    | 16                           |
| Twelfth Floor              | 1539.76                             | Apartment Building    | 16                           |
| Total BUA Area             | 22148.56                            |                       | 192                          |

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| <b>Block-No.3 (B+S+12)</b> | <b>Covered area approved (Sqm.)</b> | <b>Proposed use</b> | <b>No. of Dwelling Units</b> |
|----------------------------|-------------------------------------|---------------------|------------------------------|
| Basement level First       | 1023.93                             | Apartment Building  | 0                            |
| Stilt Floor                | 983.58                              | Apartment Building  | 0                            |
| First Floor                | 867.74                              | Apartment Building  | 8                            |
| Second Floor               | 867.74                              | Apartment Building  | 8                            |
| Third Floor                | 867.74                              | Apartment Building  | 8                            |
| Fourth Floor               | 867.74                              | Apartment Building  | 8                            |
| Fifth Floor                | 867.74                              | Apartment Building  | 8                            |
| Sixth Floor                | 867.74                              | Apartment Building  | 8                            |
| Seventh Floor              | 867.74                              | Apartment Building  | 8                            |
| Eighth Floor               | 867.74                              | Apartment Building  | 8                            |
| Ninth Floor                | 867.74                              | Apartment Building  | 8                            |
| Tenth Floor                | 867.74                              | Apartment Building  | 8                            |
| Eleventh Floor             | 867.74                              | Apartment Building  | 8                            |
| Twelfth Floor              | 867.74                              | Apartment Building  | 8                            |
| Total BUA Area             | 12420.39                            |                     | 96                           |
| <b>Block-No.4 (B+S+12)</b> | <b>Covered area approved (Sqm.)</b> | <b>Proposed use</b> | <b>No. of Dwelling Units</b> |
| Basement level First       | 758.20                              | Apartment Building  | 0                            |
| Stilt Floor                | 725.59                              | Apartment Building  | 0                            |
| First Floor                | 656.15                              | Apartment Building  | 6                            |
| Second Floor               | 656.15                              | Apartment Building  | 6                            |
| Third Floor                | 656.15                              | Apartment Building  | 6                            |
| Fourth Floor               | 656.15                              | Apartment Building  | 6                            |
| Fifth Floor                | 656.15                              | Apartment Building  | 6                            |
| Sixth Floor                | 656.15                              | Apartment Building  | 6                            |
| Seventh Floor              | 656.15                              | Apartment Building  | 6                            |
| Eighth Floor               | 656.15                              | Apartment Building  | 6                            |
| Ninth Floor                | 656.15                              | Apartment Building  | 6                            |
| Tenth Floor                | 656.15                              | Apartment Building  | 6                            |
| Eleventh Floor             | 656.15                              | Apartment Building  | 6                            |
| Twelfth Floor              | 656.15                              | Apartment Building  | 6                            |
| Total BUA Area             | 9357.59                             |                     | 72                           |
| <b>Block-No.5 (B+S+12)</b> | <b>Covered area approved (Sqm.)</b> | <b>Proposed use</b> | <b>No. of Dwelling Units</b> |
| Basement level First       | 910.88                              | Apartment Building  | 0                            |

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|                |          |                    |    |
|----------------|----------|--------------------|----|
| Stilt Floor    | 874.71   | Apartment Building | 0  |
| First Floor    | 773.59   | Apartment Building | 7  |
| Second Floor   | 773.59   | Apartment Building | 7  |
| Third Floor    | 773.59   | Apartment Building | 7  |
| Fourth Floor   | 773.59   | Apartment Building | 7  |
| Fifth Floor    | 773.59   | Apartment Building | 7  |
| Sixth Floor    | 773.59   | Apartment Building | 7  |
| Seventh Floor  | 773.59   | Apartment Building | 7  |
| Eighth Floor   | 773.59   | Apartment Building | 7  |
| Ninth Floor    | 773.59   | Apartment Building | 7  |
| Tenth Floor    | 773.59   | Apartment Building | 7  |
| Eleventh Floor | 773.59   | Apartment Building | 7  |
| Twelfth Floor  | 773.59   | Apartment Building | 7  |
| Total BUA Area | 11068.67 |                    | 84 |

| Block-No.6 (B+G+3)   | Covered area approved (Sqm.) | Proposed use | No. of Dwelling Units |
|----------------------|------------------------------|--------------|-----------------------|
| Basement level First | 555.12                       | Club         | 0                     |
| Ground floor         | 290.70                       | Club         | 0                     |
| First Floor          | 525.11                       | Club         | 0                     |
| Second Floor         | 489.21                       | Club         | 0                     |
| Third Floor          | 379.32                       | Club         | 0                     |
| Total BUA Area       | 2239.46                      |              | 3                     |

**Total no. of Dwelling Units -495**

| Bye Laws Provisions                  | Required                            | Proposed                           |
|--------------------------------------|-------------------------------------|------------------------------------|
| No. of Staircases                    | B1-2, B2-3, B3-2, B4-2, B5-2, B6-2  | B1-2, B2-3, B3-2, B4-2, B5-2, B6-2 |
| No. of Lifts                         | B1-2, B2-8, B3-4, B4-3, B5-4, B6-NA | B1-3, B2-9, B3-6, B4-4, B5-5       |
| E-vehicle Charging Station           | 0                                   | 0                                  |
| Visitor Parking (in Sqm.)            | 0                                   | 1774.55                            |
| Plantation (No. of tree per 80 Sqm.) | 185                                 | 187                                |

**Grand Total FAR Area - 55173.68 Sqm.**

**Grand Total B.U.A - 64638.10 Sqm.**

|               |  |  |
|---------------|--|--|
| F.A.R         | 5.0 (Max. Permissible)<br>2.0 (Base FAR )  | <b>ACHIEVED- 3.71(1.71</b><br>Purchasable FAR) |
| Height (Mtr.) | <b>B1-36.72, B2-36.72, B3-36.72, B4-36.72, B5-36.72, B6-13.9</b>                               |  |
| Parking       | Basement-11249.77+ Stilt- 4213.55 + Ground (Open Parking )-1528.58 <b>Total =16991.90 Sqm.</b> |  |

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Name: Madhura Kalita  
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**- Set backs approved to be provided**

| <b>Block No.</b> | <b>Item</b>    | <b>Provided (in Mtr)</b> |
|------------------|----------------|--------------------------|
| 1                | Front Set back | 6.72                     |
|                  | Rear Set back  | 29.16                    |
|                  | Left side      | 6.49                     |
|                  | Right side     | 7.54                     |
| 2                | Front Set back | 7.41                     |
|                  | Rear Set back  | 6.39                     |
|                  | Left side      | 8.07                     |
|                  | Right side     | 7.16                     |
| 3                | Front Set back | 74.93                    |
|                  | Rear Set back  | 51.68                    |
|                  | Left side      | 7.43                     |
|                  | Right side     | 10.38                    |
| 4                | Front Set back | 42.59                    |
|                  | Rear Set back  | 44.85                    |
|                  | Left side      | 6.23                     |
|                  | Right side     | 8.6                      |
| 5                | Front Set back | 69.67                    |
|                  | Rear Set back  | 13.33                    |
|                  | Left side      | 7.54                     |
|                  | Right side     | 10.36                    |
| 6                | Front Set back | 9.79                     |
|                  | Rear Set back  | 7.52                     |
|                  | Left side      | 7.53                     |
|                  | Right side     | 24.78                    |

• **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.**

1. The building shall be used exclusively for **Apartment Building** purpose and the use shall not be changed to any other use without prior approval of this Authority.
2. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
3. Total Parking space measuring **16991.90 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.
4. The land over which construction is proposed is accessible by an approved means of access of **18.89 Mtr.** in width.

Signature valid

Digitally Signed  
Name: Madhu Kishore  
Date: 27/06/2023 10:57:06 AM  
Location: Odisha



5. The land in question must be in **lawful ownership** and peaceful possession of the applicant.

6. The applicant shall free gift **81.71 Sqm.** wide strip of land to Berhampur Municipal Corporation for further widening of the road to the standard width as per **CDP-2010, BDA.**
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 ODA (Planning & Building Standards) Rules 2020, 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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Digitally Signed  
Name: Madhuni Kalita  
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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.15 of ODA (P&BS) Rules, 2020 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:**

Signature valid

Digitally Signed  
Name: Madhuni Kalita  
Date: 12-Jan-2025 08:28:35  
Location: Odisha



| Details of Fees and Charges  | Amount in Rupees  | Payment Status   |
|--|-------------------|--|
| A. (i) Fee for building operation  | 637047.0          | Paid   |
| A. (ii) Development Fees   | 74298.0           | Paid   |
| B. Sanction fees   | 3187116.0         | Paid   |
| <b>C. Construction worker welfare Cess (CWWC)</b>  |                   |  |
| 1st installment  | 4480724.0         | Paid   |
| 2nd installment  | 4480724.0         | To be paid before one year of issue of permission letter       |
| 3rd installment  | 4480724.0         | To be paid before two years of issue of permission letter      |
| Total payable Construction worker welfare Cess (CWWC)  | 13442172.0        |  |
| <b>D. Shelter Fees for mandatory 10% EWS Housing (carpet area) @ 25% of construction cost of EWS housing</b>     |                   |  |
| 1st installment  | 6732411.0         | Paid   |
| 2nd installment  | 6732411.0         | To be paid before one year of issue of permission letter       |
| 3rd installment  | 6732411.0         | To be paid before two years of issue of permission letter      |
| 4th installment  | 6732411.0         | To be paid before three years of issue of permission letter    |
| Total payable Shelter Fees for mandatory 10% EWS Housing (carpet area) @ 25% of construction cost of EWS housing | 26929644.0        |  |
| <b>E. Charges for Purchasable FAR Area</b>   |                   |  |
| 1st installment  | 20816659          | Paid   |
| 2nd installment  | 20816659          | To be paid At the time of Plinth level                         |
| 3rd installment  | 20816659          | To be paid At the time of Ground Floor Roof Casting            |
| 4th installment  | 20816659          | To be paid At the time of application of occupancy certificate |
| Total payable Charges for Purchasable FAR Area   | 83266636          |  |
| <b>F. EIDP Fees</b>  |                   |  |
| 1st installment  | 2017100.0         | Paid   |
| 2nd installment  | 2017100.0         | To be paid at the time of Plinth level                         |
| 3rd installment  | 2017100.0         | To be paid at the time of Ground Floor Roof Casting            |
| 4th installment  | 2017100.0         | To be paid at the time of application of occupancy certificate |
| Total payable EIDP Fees  | 8068400.0         |  |
| <b>TOTAL FEES PAID</b>   | <b>37945355.0</b> |  |
| <b>REMAINING FEES PAYABLE</b>  | <b>97659958.0</b> |  |

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

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 Name: Madhukar  
 Date: 12-Jan-2024 08:28:35  
 Location: Odisha

**NOCs/ Clearances submitted:**

**Fire, NMA and AAI**

| <b>Name</b>                          | <b>Status</b> |
|--------------------------------------|---------------|
| NOC from Airport Authority of India  | NA            |
| NOC from Fire Department             | Received      |
| 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.

Date: 12/01/2026

BY ORDER OF Madhuri Kalah  
Authorized Officer  
Berhampur Municipal Corporation

Signature valid

Digitally Signed  
Name: Madhuri Kalah  
Date: 12-Jan-2026 08:28:35  
Location: Odisha