



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

No. 759 /BDA, Bhubaneswar,

Dated...09-01-2020

LPBA-2327/18

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 **(i) Rajani Prava Pradhan (ii) Pradyumna Kumar Pradhan (iii) Puspita Harichandan**

for approval of sub-division of land (**lay-out plan**) with house in respect of **Plot No. 2057,2056,2055,2054(p) &2053 Khata No.469/63,469/261 under Mouza-Panchagaon** Thana No..**XXX** in the Development plan area of **Bhubaneswar** subject to following conditions /restrictions:-

- 1.(a) (i) The sub-division of land with house shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
 - (ii) The development shall be undertaken strictly according to plan (enclosed).
 - (iii)The land over which sub-division layout is proposed accessible by an approved means of access of **12.00 mtr**, in width.
 - (iv)The land in question must be in lawful ownership and peaceful possession of the applicant.
 - (v) The permission is valid for a period of three years with effect from the date of its issue.
 - b) Permission accorded under the provision of section 16 of ODA Act, can not be construed as an evidence in respect of right, title, interest of plot over which the plan is approved.
 - c) Any dispute arising out of land record or in respect of right, title, interest after this approval, the plan shall be treated automatically cancelled during the period of dispute.
2. (a) The layout plan with house (Duplex) is approved on payment of following,

item	Amount (in Rs)	Amount in words
Scrutiny fee	68,350/-	(Sixty eight thousand Three hundred fifty) only.
Sanction fee	1,76,328/-	(One lakh Seventy six thousand Three hundred twenty eight) only.
Shelter fee	3,25,822/-	(Three lakhs Twenty five thousand Eight hundred twenty two) only

CWWC	6,64,298/-	(Six lakhs Sixty four thousand Two hundred Ninety eight) only
EIDP fee	65,500/-	(Sixty five thousand Five hundred) only.

- (b) **The road and Open space, civic amenities area shown in the gift deed shall be developed by the applicant at their own cost which was executed between GPA Holder and BDA for public thorough fare.**
- (c) The land required for development of public thoroughfare for providing access to the adjacent land locked plots as per norms of these regulations shall be made available to the concerned Local Body or any other Government Agencies by way of deed of Gift.
- (d) Water supply, Electricity are to be provided in the layout area by the applicant at their own cost and transferred to respective Govt. agencies for further maintenance.
- (e) Plantation in the Open Spaces and along the internal roads is to be made before delivering the sub-plots.
- (f) All road side drains are to be developed maintaining proper slope so as to convey storm water to the public drain with intimation to BDA for verification.
- (g) All the sub-plots are to be demarcated strictly as per the approved plan.
- (h) **The applicant shall register this project before ORERA as per affidavit submitted.**

3. Land Use Analysis of Plots

- Residential - 3487.06 Sq. mtr (56.88%)
- Road area - 1798.83 Sq. mtr (29.34 %)
- Civic amenities - 466.71 Sq. mtr (7.61 %)
- Open space -378.33 Sq.mtr (6.17 %)

Grand Total- 6130.93 Sq.mtr 100%

4. Building Parameters


- (i) Sub-plot No.**01** , Plot area=136.35 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32 mtr,Rear-1.00 mtr,Left-0.77 & Right-0.78
FAR-1.07
- (ii) Sub-plot No.**02**, Plot area=136.61 Sqm
GF-84.43 Sqm & FF-61.64 Sqm
Set-back=Front-2.32 mtr, Rear-1.27 mtr, Left- 0.77 mtr & Right-0.78 mtr
FAR-1.06
- (iii) Sub-plot No.**03** , Plot area=140.02 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32 mtr,Rear-1.84 mtr,Left-0.77 & Right-0.78
FAR-1.04

- (iv) Sub-plot No.**04**, Plot area=139.94 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32 mtr,Rear-1.88 mtr,Left-0.77 & Right-78
FAR-1.04
- (v) Sub-plot No.**05** , Plot area=139.78 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32mtr,Rear-1.86 mtr,Left-0.77 & Right-0.78
FAR-1.04
- (vi) Sub-plot No.**06** , Plot area=142.94 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32mtr,Rear-1.86 mtr,Left-0.77 & Right-0.78
FAR-1.02
- (vii) Sub-plot No.**07** , Plot area=156.02 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32 mtr,Rear-1.86 mtr,Left-0.77 & Right-0.78
FAR-0.93
- (viii) Sub-plot No.**08** , Plot area=112.05 Sqm.
GF-78.55 Sqm . FF-74.48 Sqm
Set-Back= Front-1.93 mtr,Rear-1.00 mtr,Left-0.38 & Right-Nil
FAR-1.04
- (ix) Sub-plot No.**09 to 20** , Plot area=139.35 Sqm each
GF-84.43 Sqm . FF-61.64 Sqm (each)
Set-Back= Front-2.91 mtr,Rear-1.22 mtr,Left-0.78 & Right-0.77
FAR-1.04 each
- (x) Sub-plot No.**21** , Plot area=122.14 Sqm.
GF-78.55 Sqm . FF-74.48 Sqm
Set-Back= Front-1.93 mtr,Rear-1.00 mtr,Left-0.60 & Right-0.55
FAR-1.25
- (xi) Sub-plot No.**22** , Plot area=108.15 Sqm.
GF-78.55 Sqm . FF-74.48 Sqm
Set-Back= Front-1.99 mtr,Rear-1.00 mtr,Left-0.39 & Right-Nil
FAR-1.41
- (xii) Sub-plot No.**23 & 24**, Plot area=139.43 Sqm each.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.91mtr,Rear-1.22 mtr,Left-0.77 & Right-0.77
FAR-1.04
- Total sub-plot No.27 out of which 24 No (Housing).


PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 760 /BDA, Bhubaneswar, Dated.. 09.01.2020

Copy forwarded alongwith Two copies of the approved plans to Sri Animesh Swain, MD-Skyies Infra Home Pvt Ltd, Plot NO. HIG-1/14, BDA Colony, Kapilaprasad, Lingaraj Station, Bhubaneswar for information.


PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. _____/BDA, Bhubaneswar, Dated.....

Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation, Executive Officer, Khurda Municipality/ Executive Officer, Jatani Municipality for information.

PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. _____/BDA, Bhubaneswar, Dated.....

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

PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

NOTARISED

16. APR 2021



ଓଡ଼ିଶା ଆଠିଆ ODISHA AFFIDAVIT

JANMEJAYA RAUTRAY
 NOTARY, BHUBANESWAR
 REGD. NO. 86/2013
 GOVT. OF ODISHA
 PH: 9337127279
 062599

I Sri Animesh Swain, aged about 34years, S/o Sri Rajkishore Swain resident of HIG-1/14 BDA COLONY, Kapilaprasad, Bhubaneswar, Odisha-751002, do hereby solemnly affirm and state as under.

That I am the director of M/s SKYIES INFRAHOME(OPC) PVT. LTD, a company incorporated under the provision of the companies act 1956 having its Registered Office at HIG-1/14 BDA COLONY, Kapilaprasad, Bhubaneswar, Odisha-751002 and Correspondence office at Plot No-89, Kharavelnagar, Bhubaneswar, Odisha-751001

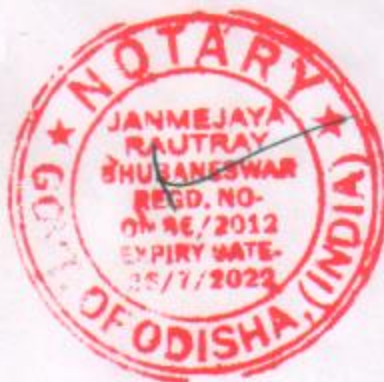
That I have taken GPA for full plot of 2054 that is over Area Acr. 0.060dec and building drawing plan and layout plan has been approved by BDA on the full plot of plot no. 2054(area Acr.0.060dec)but bymistakely in the BDA approval letter it is mentioned as a part plot of plot-2054. But the layout plan & building drawing approval plan is approved on the full plot.on project SWARNA BHUMI.

Identified by me

Advocate, Bhubaneswar

SKYIES INFRAHOME (OPC) PVT. LTD

A Swain
 Managing Director



Deponent
 JANMEJAYA RAUTRAY
 NOTARY, BHUBANESWAR
 REGD. NO. 86/2013
 GOVT. OF ODISHA
 PH: 9337127279