



# Brahmapur Development Authority

Courtpeta: Brahmapur: 760004

{See rule 10(2)}

Order for Grant of Permission

No. 344/BeDA Brahmapur, Dated 14-2-2019

**BPBA-674/2018**

Permission under sub-section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour of **Sri Jagan Mohan Achary** for

- (a) Sub-division and development of land
- (b) Change of the use of land or building
- (c) Construction of a **S+3 storied residential** building
- (d) Reconstruction of building
- (e) Alteration of
- (f) Alteration or additions in the existing building having holding No. --- (Specify) in respect of plot No. **98/2657**, Khata No. **240/1695**, village/Mouza. **Khodasinghi** of Brahmapur Municipal Corporation/N.A.C./Gram Panchayat within the Development Plan Area of Brahmapur subject to following conditions/restrictions.
  - (a) The land/building shall be used exclusively for **residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
  - (b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
  - (c) Parking space measuring **323.50** sq.mtr as shown in the approved plan shall be exclusively used for parking and no part of it will be used for any other purpose.
  - (d) The land over which construction is proposed is accessible by an approved means of access of **9.14** mtr width.
  - (e) The land in question must be in lawful ownership and peaceful possession of the applicant.
  - (f) The applicant shall free gift.....sq.mtr. of located in the Brahmapur Municipal Corporation/N.A.C./Gram Panchayat for the widening of the road/construction of new roads and other public amenities prior to completion of the development as indicated in the plan.
  - (g) The permission is valid for period of **3 (three)** years with effect from the date of issue.
  - (h) Permission accorded under the provision of section 16 of ODA Act, cannot be construed as an evidence to claim right title interest on the plot on which the permission has been granted.

P.T.O

- (i) If any dispute arises with respect to right, title interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.
- (j) Any construction and development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority.
- (k) He has to adhere the direction of BMC as regards construction of road, drain & disposal of solid waste.
- (l) The developer has to submit NOC from BeM C for drainage, sewerage & solid waste at the time of issue of occupancy certificate.
- (m) The developer has to submit NOC from C.G.W.A. regarding availability of water at the time of issue of occupancy certificate.
- (n) The Bank Guarantee submitted worth of Rs.1,29,400/- towards security deposit shall only valid for a period of 3(three) years or till granting the occupation certificate whichever is earlier. For further extension if required, the Bank Guarantee shall be submitted before 06.02.2022 .
- (o) Permission granted on payment of **Rs.3,42,500/-** towards Bench Mark Value, **Rs. 2,43,653/-** towards Labour Cess, **Rs.1,29,400/-** towards Security fee and **Rs.19,410/-** towards Sanction fee with the following norms.

Plot area:	-	554.62	sqm
Stilt Floor	-	323.50	sqm (Parking)
Coverage:	i) 1 <sup>st</sup> Floor	-	323.50 sqm (Residential)
	ii) 2 <sup>nd</sup> floor	-	323.50 sqm (Residential)
	iii) 3 <sup>rd</sup> floor	-	323.50 sqm (Residential)
Setbacks:	Front side	-	2.07 M
	Rear side	-	2.00 M
	Left side	-	2.64 M
	Right side	-	2.45 M

By order

*[Signature]*  
14/2/2019  
Authorised Officer,  
Brahmapur Development Authority

Memo No. 345/BeDA., Brahmapur, Dated 14-2-2019  
Copy along with(3)(three) copies of the approved plans to Sri Jagan Mohan Achary, S/o: Sri Nilakantha Achary, At: Saradhabali, Ambapua, Brahmapur, Dist: Ganjam with reference to his application dtd. 11.12.2018.

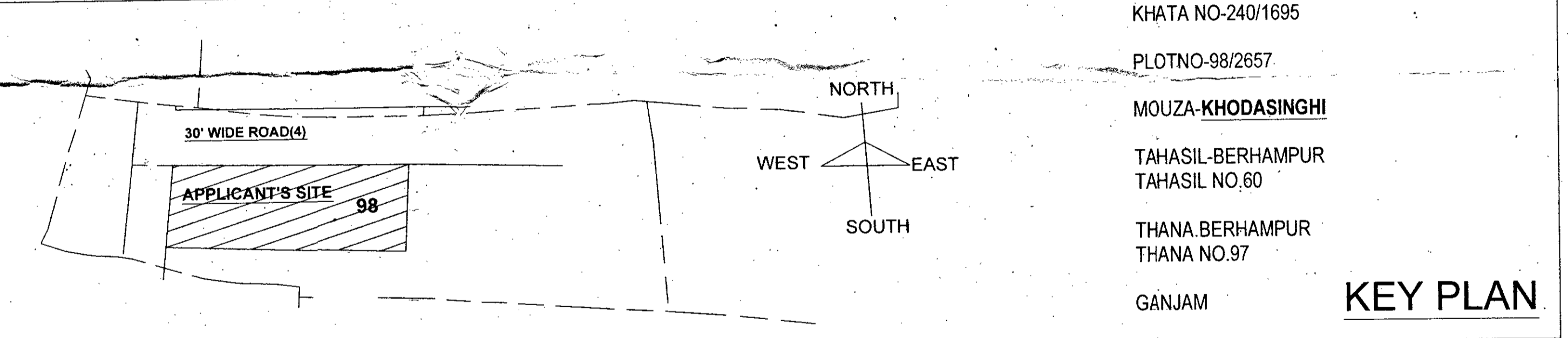
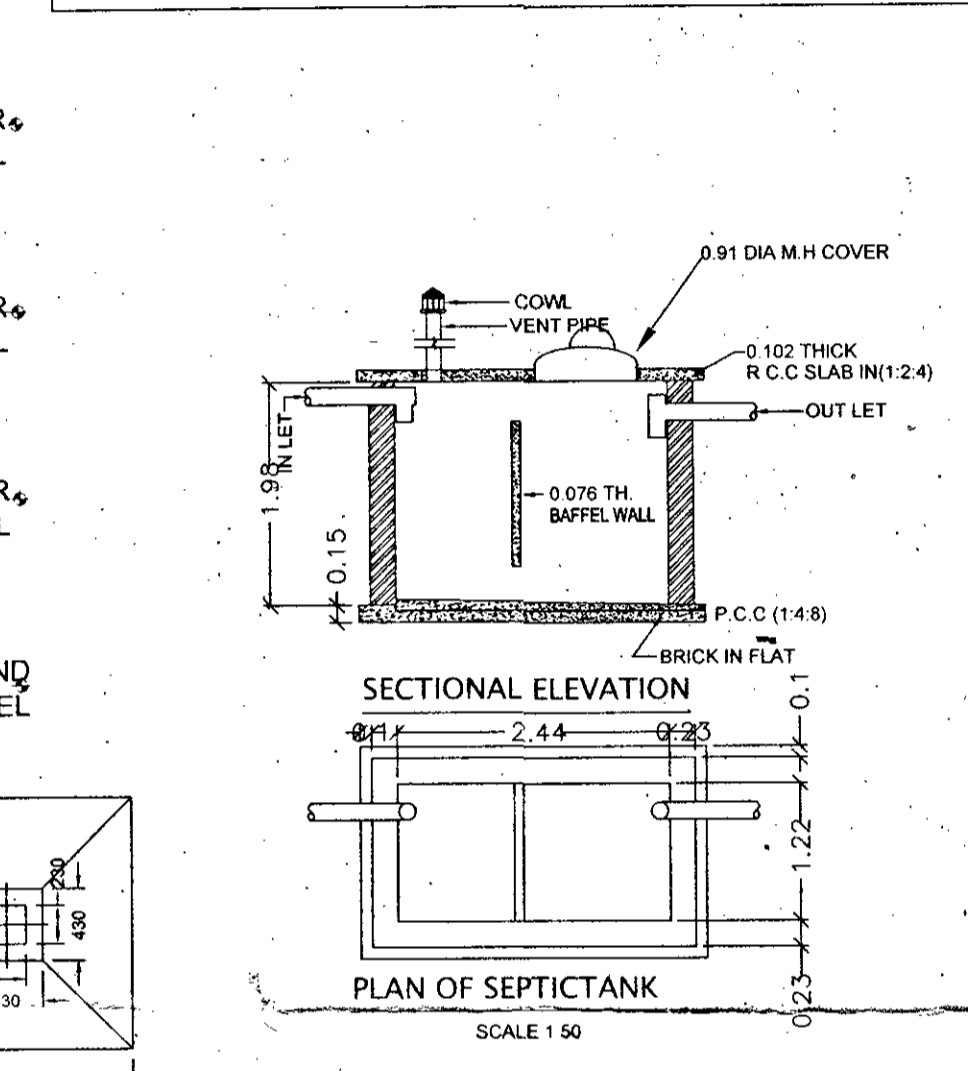
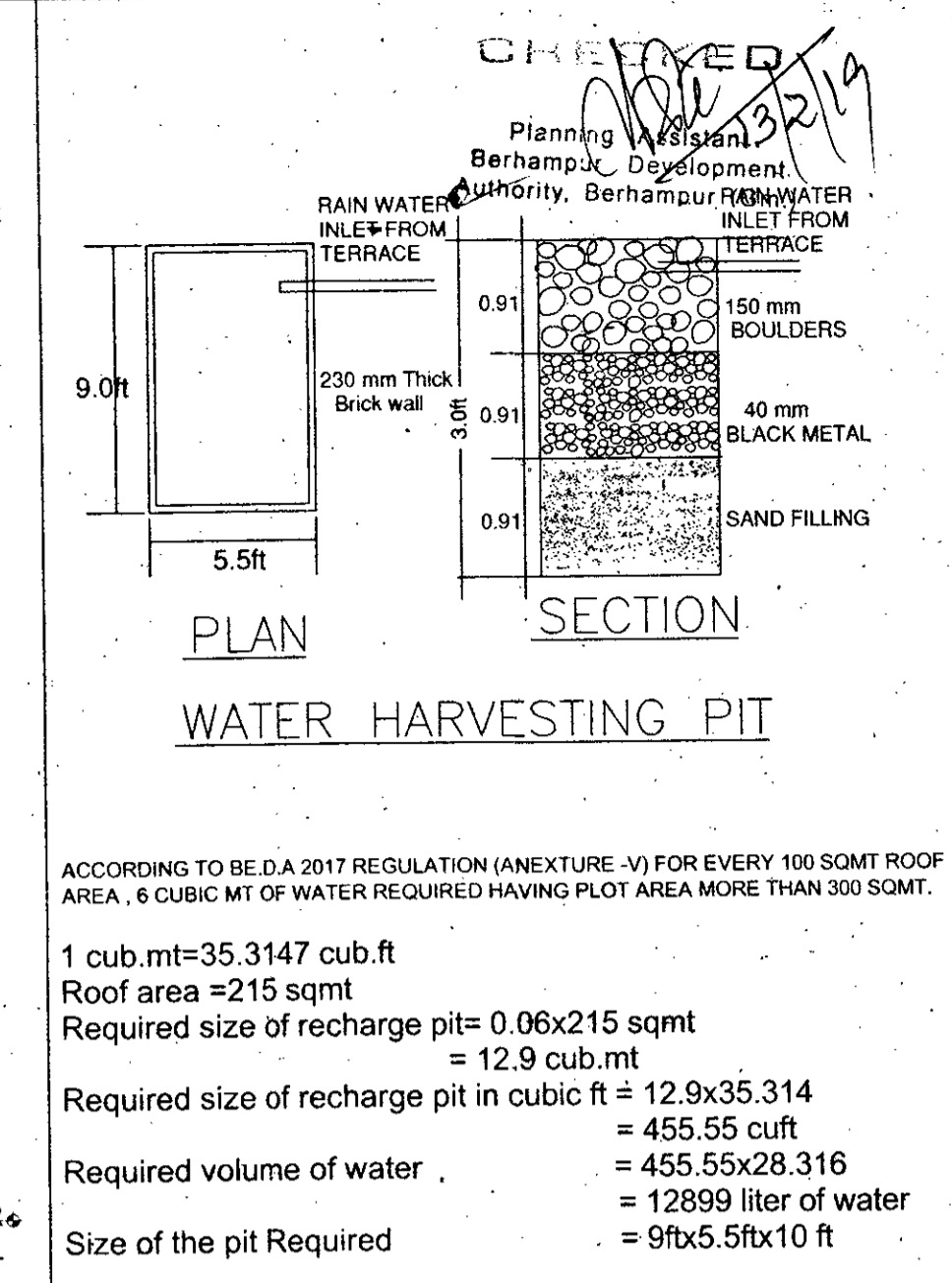
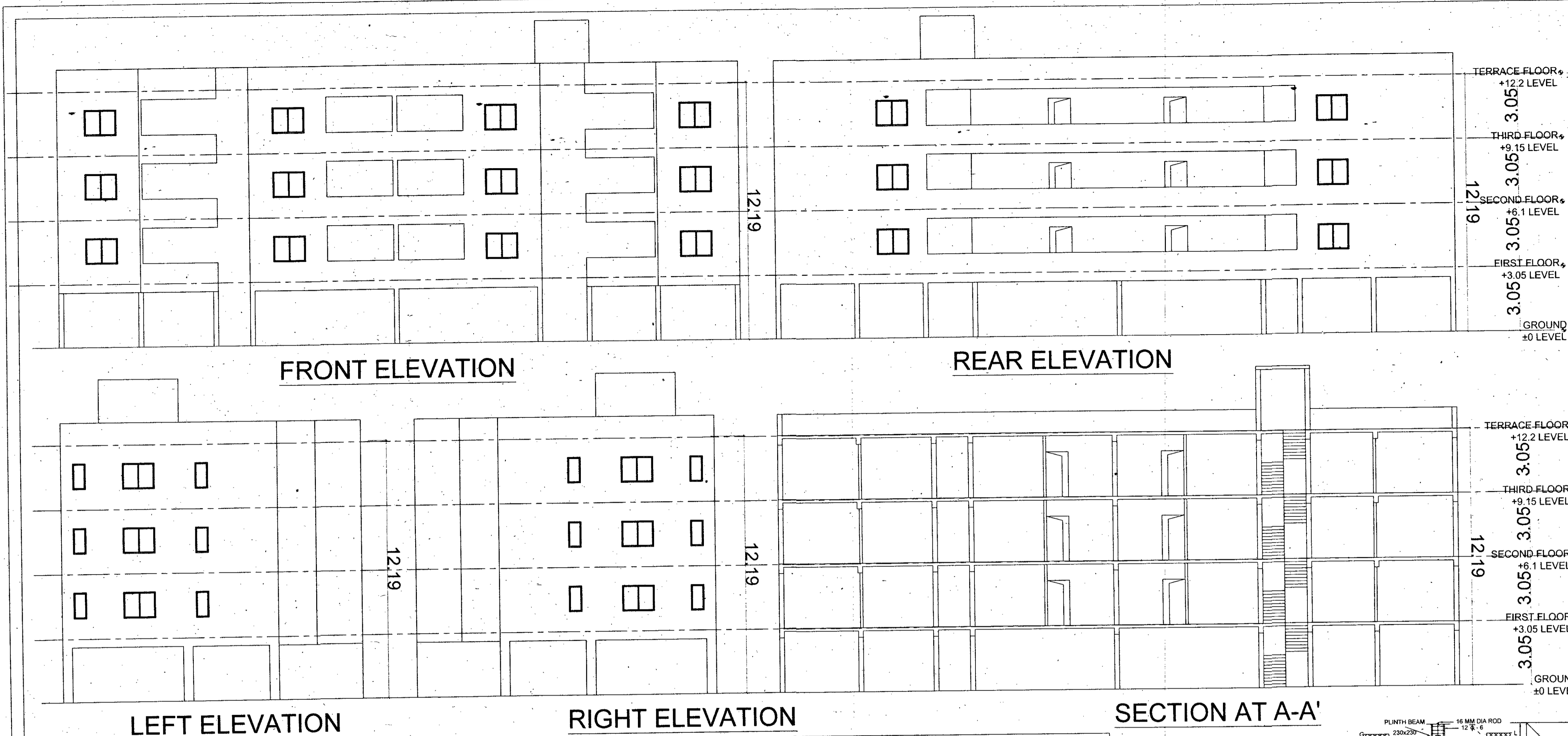
*[Signature]*  
14/2/2019  
Authorised Officer

Memo No. .... /BeDA., Brahmapur, Dated  
Copy with a copy of the approved plan forwarded to the Municipal Commissioner, Brahmapur Municipal Corporation for information.

Authorised Officer

Memo No. .... /BeDA., Brahmapur, Dated  
Copy to the Enforcement Section, BeDA, Brahmapur

Authorised Officer



**PROJECT :**  
 SUBMISSION OF DRAWING  
 PLAN SHOWING  
 THE PROPOSED  
**APARTMENT(S+3)BUILDING**  
 KHATA NO-240/1695  
 PLOTNO-98/2657  
 MOUZA-KHODASINGHI  
 TAHASIL-BERHAMPUR  
 GANJAM

ALL DIMENSIONS ARE IN METER AND TO BE READ ONLY AND NOT TO BE MEASURED.

OFFICIAL USE:

By Order of the V.C.  
**COMPOUNDED**  
 -7 payment of Rs. 42,150/-  
 12.08.2018  
 Town & Regional Planning Member  
 Berhampur

GPBA-674/2018  
 Permission granted under sub section (3) of Sec. 16 of the Orissa Development Authorities Act, 1982 ( Odisha Act. 14 of 1982) subject to the conditions stated in the letter No. 344, Dtd. 11.08.2018 for S+3 Storey Residential Building and valid till 30.09.2019

Town & Regional Planning Member  
 Berhampur Development Authority  
 OFFICIAL SIGNATURE

**SRI JAGAN MOHAN ACHARY**  
 Jagan Mohan Achary

PROPOSED GROUND  
 COVERAGE 60%  
 PERMISSIBLE F.A.R.=1.75  
 (970.5 SQMT)

AREA STATEMENT  
 TOTAL SITE AREA= 554.62sqmt  
 ( AC 0.137 DEC )

STILT FLOOR (PARKING)	323.5 sqmt
1ST FLOOR (RESIDENTIAL)	323.5 sqmt
2RD FLOOR (RESIDENTIAL)	323.5 sqmt
3RD FLOOR (RESIDENTIAL)	323.5 sqmt
<b>TOTAL</b>	<b>970.5 sqmt</b>

**ARCHITECT :**

Ar. Chandra Sekhar Dash  
 Member of C.O.A  
 Gpvt. of India CA/2018/74433

Regd. Architect  
 C.O.A, Berhampur  
 Regd. No./B.D.A

SCHEDULE OF OPENINGS			
ID	SIZE	NO.	AREA
D1	0.10x0.20 MT	NO	0.20x1.5 MT
D2	0.80x0.80 MT	NO	0.64x1.5 MT
D3	0.80x0.80 MT	NO	0.64x1.5 MT
D4	0.80x0.80 MT	NO	0.64x1.5 MT
D5	0.80x0.80 MT	NO	0.64x1.5 MT

**BRIEF SPECIFICATION :**  
 1) R.C.C FRAME STRUCTURE WITH LIGHT UP TO HARD STRATA  
 2) 150MM THICK BRICK WALL PLASTERED AND PAINTED BOTH SIDES  
 3) COUNTRY WOOD DOORS AND WINDOWS  
 4) STANDARD SANITARYWARE AND FIXTURES

**BUILDING/BLOCK NAME :**  
**APARTMENT**

**DRAWING NAME/TITLE :**  
**APPROVAL DRAWING**

DESIGN BY	DEALT BY	APPROVED BY
HEAD-NORTH	C.P.DASH	C.S.DASH

SCALE: 1:100  
 FIRST DATE OF ISSUE: 05/09/2018  
 DRAWING NO.: AR/AP/001

