



MASON ESTATE (INDIA) PVT. LTD.

Compliance No.2 and 3 (Dated : 24/12/2020)

Date : 13/1/2021

To,
The Chairperson,
ORERA,
Bhubaneswar,
Odisha.

Subject: Regarding compliance no 2 and 3 raised on 24/12/2020 for application no.ORERA0620529972 to upload the gift deed related to road use portion of land.

Sir,

With due respect, As per the notification by Bhubaneswar Development Authority, We have already submitted our request to local body for road gift in our project "Mason Paradise Phase -1" and have requested them for execution of the road gift deed and the same will be executed as soon as possible. We have also attached an affidavit for the same with this letter for your kind reference.

Yours Faithfully,

For Mason Estate India PVT LTD

MASON ESTATE (INDIA) PVT. LTD.


DIRECTOR

13 MAY 2020

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

₹.10

Rs.10



INDIA NON JUDICIAL

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51AA 139238

AFFIDAVIT FOR UNDERTAKING

I, **Sri Satyajit Biswal** aged about **27** Year, S/o **Prafulla Chandra Biswal**, Plot No- 309/1801/4482, Sub Plot -20, Niladri Vihar, ChandraSekhar Pur, Bhubaneswar, Dist.Khordha, pin-751021, do hereby solemnly affirm and state as under:-

1. That I am the Director of **M/s. Mason Estate India Pvt.Ltd.** of the project **MASON PARADISE PHASE-1** having its office at Plot No-458, Madhusudhan Nagar, Nayapally, 751012, Bhubaneswar, Khordha.
2. The Project plan was approved by Bhubaneswar Development Authority, Bhubaneswar vide letter no.LPBA-406/19, dated **31.12.2019** in favour of (i)Mason Estate India Pvt. Ltd., MD Prafulla Chandra Biswal (ii) Benudhar Rout over Plot No. 1395/2066,1395,1395/1838,1394/1716 & 1396 under mouza-Injana,Tahasil -Bhubaneswar, Dist- Khordha, Bhubaneswar.
3. As per BDA order letter on 25/10/2019, The permission for the gift deed for the road areas has already been applied to Gram Panchayat, Kalarahnga, Bhubaneswar. The matter is under process. It will take some time to obtain the permission. Soon after execution of gift deed, I will submit the copy.
4. I undertake that, I shall execute the gift deed of the road areas as mentioned in the approved letter before issuance of the possession letter to the customers in the project "**MASON PARADISE PHASE-1**".

This affidavit is required to produce before ORERA Authorities for issue of registration certificate.

DEPONENT

VERIFICATION

The contents of my above Affidavit cum undertaking are true and correct to the best of my knowledge and nothing material has been concealed by me there from.

Verified by me on this the 13th day of May 2020, at Bhubaneswar.

Enclosures

IDENTIFIED BY Copy of BDA order dated 25/10/2019.

2. Copy of application to the Grampanchayat for road layout deed.

Jagjyeshwar Acharya
Notary, Govt. Of India
Odisha, BBSR Dist-Khordha
Regd. No.-775/12009
Mob:-9861006174

ADVOCATE, BBSR

Satyajit Biswal
DIRECTOR
MASON ESTATE (INDIA) PVT. LTD.



BHUBANESWAR DEVELOPMENT AUTHORITY
Akash Shova Building, Sachivalaya Marg, Kharavela Nagar, Unit-III
Bhubaneswar

No. /BDA
Planning-71/19

Dated:

OFFICE ORDER

Sub: Free-gifting of land covered under roads, open spaces and public utilities in the sub-divisional layouts to the local body; and peripheral development under External Infrastructure Development Plan.

1. The provision for free-gifting of land reserved for roads, open spaces and public utilities in the sub-divisional layouts, in favour of local body has been prescribed under sub-regulation (3), (4) and (5) of regulation 82 of BDA (Planning & Building Standards) Regulations, 2018.

Therefore, in sub-division layout plan approval cases, the areas covered under roads, open spaces and public utilities shall be free-gifted to the concerned local body, i.e. Municipal Corporation or Municipality or NAC or Gram Panchayat, as the case may be.

The developer shall develop the roads and storm water drains within the layout area, prior to free-gifting of the same to concerned local body (ULB/RLB).

2. Further, in non-BMC area, the External Infrastructure Development Plan approved by C.E.-cum-E.M., BDA is required to be executed by the developer before issue of occupancy certificate.

In case of sub-divisional layouts, the external infrastructure shall be developed within the timeline as suggested in the EIDP approved by C.E.-cum-E.M., BDA.

3. In case of sub-divisional layouts, housing projects, apartments and commercial projects in non-municipal area, the developer shall deposit 1% of the project cost with the Rural Local Body (RLB), i.e. Gram Panchayat, as per the Gazette Notification No. 990 dated 20.06.2018 of Panchayati Raj and Drinking Water Department towards External Infrastructure Development Fee.

In case of Municipality and Notified Area Council (NAC) area, the developer shall deposit 1% of the project cost as External Infrastructure Development Fee in the concerned Urban Local Body (ULB).

The developer shall obtain the money receipt from the Panchayat Executive Officer (in case of Gram Panchayats) or Executive Officers (in case of

Municipality and NAC), as the case maybe, and furnish the same to Bhubaneswar Development Authority before issue of permission letter.

The concerned local body shall ensure that the External Infrastructure Development Fee received by them shall be utilised for development of off-site infrastructure as well as basic services and their maintenance.

4. The Project cost for building shall be derived as per the Bench Mark Value of built-up area of buildings (floor wise) fixed by the State P.W.D and the project cost for sub-divisional layouts shall be as per Bench Mark Value of the Land area.
5. The individual residences, Affordable housing projects and projects for housing for poor shall be exempted from depositing the aforesaid External Infrastructure Development Fee.

This order shall come into force with immediate effect.

By Order of Vice-Chairman, BDA

Sd/-

Planning Member, BDA

Memo No...../ BDA, Bhubaneswar

Dated:.....

Copy forwarded to P.S. to Principal Secretary, Panchayati Raj & Drinking Water Department, Government of Odisha for kind information of Principal Secretary, PR&DW Dept.

Sd/-

Planning Member, BDA

Memo No...../ BDA, Bhubaneswar

Dated:.....

Copy forwarded to P.S. to Principal Secretary, Housing & Urban Development Department, Government of Odisha for kind information of Principal Secretary, H&UD Dept.

Sd/-

Planning Member, BDA

Memo No...../ BDA, Bhubaneswar

Dated:.....

Copy forwarded to Steno to Commissioner, BMC for kind information of Commissioner, BMC.

Sd/-

Planning Member, BDA

Memo No...../ BDA, Bhubaneswar

Dated:.....

Copy forwarded to Executive Officer, Khordha Municipality / Executive Officer, Jatani Municipality / Executive Officer, Pipili NAC, for information and necessary action. The Executive Officer of the ULBs are requested to deposit the External Infrastructure Development Fee in a separate account head.

Sd/-

Planning Member, BDA

Memo No. 25439 / BDA, Bhubaneswar

Dated: 25.10.2019

Copy forwarded to Secretary, BDA / C.E.-cum-E.M., BDA / Special LAO-cum-Land Officer-II, BDA / Senior Municipal Planner, BMC / All Planning officers, BDA / Notice Board / BDA website (IT Manager) for information and necessary action.


Planning Member, BDA

Memo No...../ BDA, Bhubaneswar

Dated:.....

Copy forwarded to Sr. Steno to Vice-Chairman, BDA for kind information of VC, BDA.

Sd/-

Planning Member, BDA