



FORM-II

55

BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR

No. 5085 /BDA, Bhubaneswar,

Dated. 25-02-2020

LPBA-416/19

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 Ashis Kumar Rath (ii) M/s Synergy Properties & Developers Partner-Satyanarayan Upadhyaya

for sub-division of land (lay-out plan) in respect of Plot No.420/1838 & 420/2857Khata No. 474/128 & 474/1615 Mouza- Patia Thana No..XXXXX under Bhubanewar Municipal Corporation in the Development plan area of Bhubaneswar subject to following conditions /restrictions:-

- 1.(a) (i) The sub-division of land shall be used for residential purpose and other uses in approved plan shall not be changed to any other use without prior approval of this Authority.
 - (ii) The development shall be undertaken strictly according to plan.
 - (iii) The land over which sub-division layout is proposed is accessible by an approved means of access of 6.09 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) After the sub-division plan has been approved, the Authority shall not permit construction of a building on any of the plot unless the owners have laid down and make street or streets along with storm water drains as per the approved plan.
 - b) The land reserved for roads of 630.88 Sq.mtr, open space area of 232.60 Sqm shall be free gifted in favour of BDA/ Local body before making application for approval of building plan over sub-plots.
 - 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 along the internal roads is to be made before delivering the sub-plots.

M/s. Synergy Properties & Developers

Partner

- 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) All the passages shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.
- i) Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.
- j) A condition in the approval of building plan over sub-divided plots shall be inserted to the effect that the plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).
- k) The applicant shall develop drain up to the nearest disposal point as shown in the drainage plan at his own cost.
- l) The lay-out plan is approved on deposit of Rs.2,20,147/- (Rupees Two lakhs Twenty thousand One hundred forty seven) only security deposit.
- m) **Land Use Analysis of Plots**
- | | |
|--------------------|------------------------------|
| • Residential | - 1337.99 Sq. mtr (60.78 %) |
| • Road area | - 630.98 Sq. mtr (28.69%) |
| • Open space | -232.80 Sq.mtr (10.58 %) |
| Grand Total | - 2201.47 Sq.mtr 100% |
4. The layout plan is approved on deposit of Rs.11940/- (Rupees Eleven thousand Nine hundred forty) only towards development fee.

PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 5086 /BDA, Bhubaneswar, Dated 25-1-2020

Copy forwarded along with Two copies of the approved plans to S.K. Kumar Rath & others, Plot No.307, Sahidnagar, 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