



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

[See Rule10(5) of ODA (P&BS) Rules,2020]

No. 53409/BDA, Bhubaneswar,
LPBA-133/2023

Dated. 05.12.2023

Permission under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act'1982 is hereby granted in favour of Sri Prafulla Kumar Senapati, Sri Akshaya Kumar Senapati, Sri Bijaya Kumar Senapati, Sri Ajaya Kumar Senapati, Sri Sabyasachi Senapati (GPA Holder Sri Srikanta Kumar Mohanty, Managing Director of M/s Gajalaxmi Construction Pvt. Ltd.)

for approval of sub-division of lay-out plan (50 nos) over **Plot No.44, 45 & 49, Khata No.377/926, 377/817 & 377/265, Mouza - Kuha, Bhubaneswar in the Development plan area of Bhubaneswar** subject to the following conditions /restrictions:-

(A) GENERAL CONDITIONS:-

1.

- (i) The development shall be undertaken strictly according to approved sub-divisional layout plan and building plans (enclosed).
- (ii) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (iii) The permission is valid for a period of three years with effect from the date of its issue.
- (iv) Permission accorded under the provision of section 16 of ODA Act, 1982 cannot be construed as an evidence to claim right, title and interest on the plot on which the permission has been granted.
- (v) 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.
- (vi) 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.

(B) SUB-DIVISIONAL LAYOUT:-

- 1 (a) (i) The sub-division of land 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 land over which sub-divisional layout is proposed shall be accessible by an approved means of access of **9.14 mtr.** in width.
- (iii) The applicant shall construct the drain till the public disposal point.
- (b) Internal road and area for widening of approach road shall be in the nature of public thoroughfare and shall not be blocked by any boundary wall/gate/ physical obstruction.

- (c) The water supply, electricity, internal roads and drains shall be developed and provided by the applicant at his own cost and transferred to respective Government agencies for further maintenance.
- (d) Plantation along the internal roads is to be made before delivering the sub-plots.
- (e) 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.
- (f) All the Layout roads shall be developed with permeable pavers block along with recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.
- (g) All the sub-plots shall be demarcated strictly as per the approved plan.
- (h) The applicant shall make own arrangement of solid waste management through micro composting plant within the project premises as shown in the layout plan.

2. Land Use Analysis of Sub-divisional layout

- (a) **Total Plot area = Ac.2.44 dec (9874.33 Sqm)**

Sl. No	Land Use	Provided(in Sqm)	Use Percentage
1.	Residential	5825.44	59.00%
2.	Internal Road area (R)	3221.77	32.63%
3.	Civic Amenities (C-1)	332.57	3.37%
4.	Open space (OS-1)	494.55	5.00%
Total		9874.33 Sqm	100 %

- (b) **Land Use of Sub-plots :-**

Sub-plot No.	Revenue Plot No.	North	South	East	West	Area (in Sqm)	Land use
03	49	13.23	13.10	9.15	9.16	120.54	Residential
04	49	13.10	12.97	9.15	9.14	119.18	Residential
05	49	12.97	12.84	9.15	9.15	118.05	Residential
06	49	12.84	12.71	9.15	9.16	116.54	Residential
07	49	12.84	12.71	9.14	9.14	115.55	Residential
08	49	12.57	12.44	9.15	9.15	114.44	Residential
09	49	12.44	21.31	9.31	9.31	115.24	Residential
10	49, 45	12.31	12.81	9.41	9.41	115.18	Residential
11	45	12.18	12.00	11.56	11.70	140.61	Residential
12	45	12.20	12.20	9.87	10.01	121.25	Residential
13	49, 45	12.20	12.20	9.15	9.15	111.60	Residential
14	49	12.20	12.20	9.15	9.15	111.60	Residential
15	49	12.20	12.20	9.15	9.15	111.60	Residential
16	49	12.20	12.20	9.15	9.15	111.60	Residential
17	49	12.20	12.20	9.15	9.15	111.60	Residential
18	49	12.20	12.20	9.15	9.15	111.60	Residential
19	49	12.20	12.20	9.15	9.15	111.60	Residential
20	49	12.20	12.20	9.15	9.15	111.60	Residential
21	49	9.76	12.20	9.15	10.54	110.32	Residential
22	49	12.20	12.20	9.15	9.15	111.60	Residential
23	49	12.20	12.20	9.15	9.15	111.60	Residential
24	49	12.20	12.20	9.15	9.15	111.60	Residential
25	49	12.20	12.20	9.15	9.15	111.60	Residential
26	49	12.20	12.20	9.15	9.15	111.60	Residential
27	49	12.20	12.20	9.15	9.15	111.60	Residential
28	49	12.20	12.20	9.15	9.15	111.60	Residential
29	49	12.20	12.20	9.15	9.15	111.60	Residential
30	49,45	12.20	12.20	9.15	9.15	111.60	Residential

31	45	12.20	12.20	9.73	9.87	119.51	Residential
32	45	12.74	12.74	9.48	9.62	121.72	Residential
33	49,44,45	12.74	12.74	9.15	9.15	116.59	Residential
34	49	12.74	12.74	9.15	9.15	116.59	Residential
35	49	12.74	12.74	9.15	9.15	116.59	Residential
36	45	12.74	12.74	9.15	9.15	116.59	Residential
37	45	12.74	12.74	9.15	9.15	116.59	Residential
38	49	12.74	12.74	9.15	9.15	116.59	Residential
39	49	12.74	12.74	9.15	9.15	116.59	Residential
40	49	12.74	12.74	9.15	9.15	116.59	Residential
41	49	12.74	12.74	9.15	9.15	116.59	Residential
42	49	12.75	12.75	9.15	9.15	116.68	Residential
43	49	12.75	12.75	9.15	9.15	116.68	Residential
44	49	12.75	12.75	9.15	9.15	116.68	Residential
45	49	12.75	12.75	9.15	9.15	116.68	Residential
46	49	12.75	12.75	9.15	9.15	116.68	Residential
47	49	12.75	12.75	9.15	9.15	116.68	Residential
48	49	12.75	12.75	9.15	9.15	116.68	Residential
49	49	12.75	12.75	9.15	9.15	116.68	Residential
50	49,44	12.75	12.75	18.49	18.61	236.65	Residential
51	49	13.72	13.23	13.57	10.56	160.71	Residential
Total Residential area =						5825.44 Sqm.	
Total no. of trees – 75 nos.							

(c) The layout is approved on payment of following fee :-

Sl. No.	Item	Amount (in Rs)	Amount in words
(i)	Development fee	Rs.49,372.00	Rupees forty nine thousand three hundred seventy two only
(ii)	Shelter fee	Rs.13,76,010.00	Rupees thirteen lakh seventy six thousand ten only

(C) OTHER CONDITIONS:-

1. Approval of plans and acceptance of any statement or document pertaining to such plan shall not absolve the owner or registered technical person or architect under whose supervision the buildings are constructed from their responsibilities imposed under ODA (Planning & Building Standards) Rules, 2020 or under any other law for the time being in force.
2. Neither granting of the permit nor the approval of the drawings and specifications, nor inspections made by the Authority during erection of the buildings shall in any way relieve the owner of such buildings from full responsibility for carrying out the work in accordance with the requirements of NBC 2005 and these rules.
3. Approval of plan shall mean granting of permission to construct under these rules in force only and shall not mean among other things.-
 - a. The title over the land or buildings;
 - b. Easement rights;
 - c. Variation in area from recorded area of a plot or a building;
 - d. Structural stability;
 - e. Workmanship and soundness of materials used in the construction of the buildings;

- f. Quality of building services and amenities in the construction of the buildings;
- g. 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
- h. Other requirements or licenses or clearances required to be obtained for the site /premises or activity under various other laws.

4. The owner /applicant shall:-

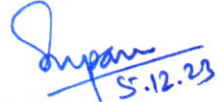
- a. Permit the Authority to enter the layout or premises, for which the permission has been granted at any reasonable time for the purpose of enforcing the rules/regulations;
 - b. Give written notice to the Authority before commencement of work on building site in Form-V, periodic progress report in Form-VII, notice of completion in Form-VI and notice in case of termination of services of Technical persons engaged by him.
 - c. Obtain Occupancy Certificate from the Authority prior to occupation of buildings in full or part.
- 5.** Wherever tests of any material are made to ensure conformity of the requirements of the rules/regulations in force, records of the test data shall be kept available for inspection during the construction of buildings and for such period thereafter as required by the Authority.
- 6.** If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violation of any of the provisions of these rules, 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.

7. Other conditions to be complied by the applicant are as per the following:-

- (i) Adhere to the provisions of ODA (Planning & Building Standards) Rules, 2020, strictly and conditions thereto.
- (ii) The plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).
- (iii) No storm water shall be discharged to the public road/public premises and other adjoining plots.
- (iv) Rain Water harvesting structure and recharging pits of adequate capacity shall be developed through micro-compost unit.
- (v) Drainage shall be discharged up to the public disposal point through own arrangement.
- (vi) The applicant shall provide micro-composting site/plant within the project premises to make own arrangement of solid waste management
- (vii) 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
- (viii) Plantation @ one tree per 80 Sq.m. of the plot area shall be made by the applicant as per ODA (Planning & Building Standards) Rules, 2020.
- (ix) The concerned Architect / Applicant / Developer are fully responsible for any deviations, additions & alternations beyond approved plan/ defective construction etc. shall be liable for action as per the provisions of the Rules.

- (x) After sub-division plan has been approved, the Authority shall not permit construction of building over the individual sub-plots, unless the developer has laid down and make streets along with storm water drains as per the approved plan and constructs the drain till the public disposal point.
- (xi) **The applicant shall obtain the registration from ORERA as per affidavit submitted on dtd.27.10.23. The area under community facilities (332.57 Sqm.) is to be handed over to the RWA for maintenance.**
- (xii) The applicant shall free gift the internal road (3321.77 Sq.m) and open space area (494.11 Sq.m) to the Secretary, Bhubaneswar Development Authority, Bhubaneswar by way of gift deed before selling of sub-plots.
- (xiii) The applicant shall develop external infrastructure as per External Infrastructure Development Plan submitted on dt.27.10.23. In case of contravention of the aforesaid condition of the permission, the layout plan so approved shall be revoked and deemed to be an unauthorized layout.

By order of


5.12.23
PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 53 410 /BDA, Bhubaneswar, Dated..... 05.12.2023

Copy forwarded along with Two copies of the revised approved plan to Srikanta Kumar Mohanty, Managing Director, M/s Gajalaxmi Construction Pvt. Ltd. Plot No.319, Nuagaon, Municipality Road, Bhubaneswar-751002 for information.


5.12.23
PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

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

Copy with a copy of the revised approved plan forwarded to ORERA 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/ CDP Cell, BDA, Bhubaneswar.


PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority



**BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR**

No. 2458 /BDA, Bhubaneswar,
File No-LPBA-133/2023

Dated... 18.01.2024

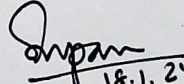
CORRIGENDUM

Permission under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act, 1982 (Orissa Act, 1982) has been accorded in favour of **Sri.Prafulla kumar Senapati, Sri Akshaya kumar Senapati, Sri Bijaya Kumar Senapati, Sri Ajaya kumar Senapati, Sri Sabyasachi Senapati (GPA Holder Sri Srikanta Kumar Mohanty, Managing Director of M/s Gajalaxmi Construction Pvt.Ltd)** for approval of sub-division of layout plan Over Plot No- 44, 45 & 49, khata no-377/926, 377/817 & 377/265, Mouza-Kuha, which previously approved vide Permission letter no-**53409/BDA** on **dt-05/12/2023** in the Development Plan area of Bhubaneswar.

But inadvertently while issuing the Permission letter vide **No. 53409/BDA, dt.05/12/2023**, the no of sub plots was wrongly mentioned as (50nos) instead of (49nos)

Hence, Permission letter issued vide **No. 53409/BDA dt. 05/12/2023**, is hereby corrected/rectified & read the no of sub-plots is 49 nos .

All other terms & conditions remain unchanged.


18.1.24
Authorised Officer,

Bhubaneswar Development Authority