



FORM-II

[See Regulation-9]

BHUBANESWAR DEVELOPMENT AUTHORITY,  
BHUBANESWAR

No. 20252 /BDA, Bhubaneswar

Dated 26.11.2020 /

LPBA-469/19

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 **Sri Prafulla Samantaray, Prahalad Samantaray & Pitabash Samantaray Represented by G.P.A Holder Subasani Builders, through its M.D Sri Rasbihari Pradhan**

for approval of twelve nos of sub-division of land in respect of Plot No. **308**, Khata No. **890/322** in Village-**Sundarpur**, Thana No..... in the Development Plan area of **Bhubaneswar** subject to following Conditions/restrictions:-

- 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 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 **9.14 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.
- © 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.
- (d) The registration certificate from ORERA to be submitted after the project is registered.
- (e) After the sub-division plan has been approved, the Authority shall not permit construction of a building over carved out sub-plots unless the individual's owners have laid down and make street or streets along with storm water drains as per the approved plan.

- (f) The land earmarked as road & Open space area as show in the approved plan to be handed over to Resident Welfare Association.
- (g) The land reserved for internal roads & open space area shall be made available to concerned Local Body (BDA) by way of gift deed after development of aforesaid internal infrastructure.
- (h) **Land Use Analysis of Plots**

❖ Residential use	=1491.786 Sqmt.	60.38%
❖ Internal Road use	=704.531 Sqmt.	28.52%
❖ Open Space use	=274.196 Sqmt.	11.10%
❖ <b>Grand Total</b>	<b>=2470.513 Sqmt.</b>	<b>100%</b>

PLANNING MEMBER/AUTHORISED OFFICER.  
Bhubaneswar Development Authority

Memo No. 20253 /BDA., Bhubaneswar, Dtd. 26.11.2020

Copy forwarded along with (2) two copies of the approved plans to **Sri Rasbihari Pradhan**, C/O Janardan Hota, Plot No.N-5/60, IRC Village,Ps- Nayapalli, Bhubaneswar.

PLANNING MEMBER/AUTHORISED OFFICER.  
Bhubaneswar Development Authority

Memo No. 20254 BDA., Bhubaneswar Dtd. 26.11.2020

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. 20255 BDA., Bhubaneswar Dtd. 26.11.2020

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

PLANNING MEMBER/AUTHORISED OFFICER  
Bhubaneswar Development Authority