

CLARIFICATION FOR BUILDING PLAN APPROVAL AREA

To

The chairperson

ORERA, Bhubaneswar

Sub:- (clarification regarding the mismatch of the area for building plan approval)

Sir

I am here to clarify that as per approval plan area of project "Swarna Bhumi", the total area of which is Acr. 1.515 out of that Acr. 0.649 area has been gifted to BDA for road, open space & civic amenities and the same area has been mutuated by BDA by it's name in khata No. - 469/3056 and 469/3055.

The ROR and remaining area has been uploaded of which total area is Acr. 0.866

Total Project Area	-	Acr. 1.515
Road, Open space & Civic amenities area	-	Acr. 0.649
		<hr/>
Total Subplot Area	-	Acr. 0.866

It is submitted for your kind information

Yours Faithfully

SKYIES INFRAHOME (OPC) PVT. LTD.


Managing Director



SKYIES INFRA HOME (OPC) PVT. LTD.

Plot No. : 89, Ground Floor, Kharavela Nagar, Unit-3, Bhubaneswar-7510001
 Mob.: 9090224321, Web: www.skyiesinfra.com, E-mail: info@skyiesinfra.com

Ref No:.....

Date:.....

SCHEDULE OF LAND

KHATA NO.	PLOT NO.	KISAM	TOTAL AREA	PRO AREA	RIMARK'S	TOTAL SUB-PLOT AREA
469/261	2053	Gharabari	Ac. 0.330	Ac. 0.091	Road	Ac. 0.239
469/63	2054	Gharabari	Ac. 0.060	—	—	Ac. 0.060
469/63	2055	Gharabari	Ac. 0.100	Ac. 0.018.34	Road	Ac. 0.081.66
469/63	2056	Gharabari	Ac. 0.270	Ac. 0.094	Road	Ac. 0.176
469/63	2057	Gharabari	Ac. 0.755	Ac. 0.241	Road	Ac. 0.308.72
				Ac. 0.115.28	Civic Amenities	
				Ac. 0.090	Open Space	
TOTAL			Ac 1.515	Ac. 0.649.62	—	Ac. 0.865.38



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

No. 759 /BDA, Bhubaneswar,

Dated...09-01-2020

LPBA-2327/18

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 **(i) Rajani Prava Pradhan (ii) Pradyumna Kumar Pradhan (iii) Puspita Harichandan**

for approval of sub-division of land (**lay-out plan**) with house in respect of **Plot No. 2057,2056,2055,2054(p) &2053 Khata No.469/63,469/261 under Mouza-Panchagaon** Thana No..**XXX** in the Development plan area of **Bhubaneswar** subject to following conditions /restrictions:-

- 1.(a) (i) The sub-division of land with house 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 **12.00 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) The layout plan with house (Duplex) is approved on payment of following,

item	Amount (in Rs)	Amount in words
Scrutiny fee	68,350/-	(Sixty eight thousand Three hundred fifty) only.
Sanction fee	1,76,328/-	(One lakh Seventy six thousand Three hundred twenty eight) only.
Shelter fee	3,25,822/-	(Three lakhs Twenty five thousand Eight hundred twenty two) only

CWWC	6,64,298/-	(Six lakhs Sixty four thousand Two hundred Ninety eight) only
EIDP fee	65,500/-	(Sixty five thousand Five hundred) only.

- (b) **The road and Open space, civic amenities area shown in the gift deed shall be developed by the applicant at their own cost which was executed between GPA Holder and BDA for public thorough fare.**
- (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 in the Open Spaces and along the internal roads is to be made before delivering the sub-plots.
- (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) **The applicant shall register this project before ORERA as per affidavit submitted.**

3. Land Use Analysis of Plots

- Residential - 3487.06 Sq. mtr (56.88%)
- Road area - 1798.83 Sq. mtr (29.34 %)
- Civic amenities - 466.71 Sq. mtr (7.61 %)
- Open space -378.33 Sq.mtr (6.17 %)

Grand Total- 6130.93 Sq.mtr 100%

4. Building Parameters


- (i) Sub-plot No.**01** , Plot area=136.35 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32 mtr,Rear-1.00 mtr,Left-0.77 & Right-0.78
FAR-1.07
- (ii) Sub-plot No.**02**, Plot area=136.61 Sqm
GF-84.43 Sqm & FF-61.64 Sqm
Set-back=Front-2.32 mtr, Rear-1.27 mtr, Left- 0.77 mtr & Right-0.78 mtr
FAR-1.06
- (iii) Sub-plot No.**03** , Plot area=140.02 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32 mtr,Rear-1.84 mtr,Left-0.77 & Right-0.78
FAR-1.04

- (iv) Sub-plot No.**04**, Plot area=139.94 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32 mtr,Rear-1.88 mtr,Left-0.77 & Right-78
FAR-1.04
- (v) Sub-plot No.**05** , Plot area=139.78 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32mtr,Rear-1.86 mtr,Left-0.77 & Right-0.78
FAR-1.04
- (vi) Sub-plot No.**06** , Plot area=142.94 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32mtr,Rear-1.86 mtr,Left-0.77 & Right-0.78
FAR-1.02
- (vii) Sub-plot No.**07** , Plot area=156.02 Sqm.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.32 mtr,Rear-1.86 mtr,Left-0.77 & Right-0.78
FAR-0.93
- (viii) Sub-plot No.**08** , Plot area=112.05 Sqm.
GF-78.55 Sqm . FF-74.48 Sqm
Set-Back= Front-1.93 mtr,Rear-1.00 mtr,Left-0.38 & Right-Nil
FAR-1.04
- (ix) Sub-plot No.**09 to 20** , Plot area=139.35 Sqm each
GF-84.43 Sqm . FF-61.64 Sqm (each)
Set-Back= Front-2.91 mtr,Rear-1.22 mtr,Left-0.78 & Right-0.77
FAR-1.04 each
- (x) Sub-plot No.**21** , Plot area=122.14 Sqm.
GF-78.55 Sqm . FF-74.48 Sqm
Set-Back= Front-1.93 mtr,Rear-1.00 mtr,Left-0.60 & Right-0.55
FAR-1.25
- (xi) Sub-plot No.**22** , Plot area=108.15 Sqm.
GF-78.55 Sqm . FF-74.48 Sqm
Set-Back= Front-1.99 mtr,Rear-1.00 mtr,Left-0.39 & Right-Nil
FAR-1.41
- (xii) Sub-plot No.**23 & 24**, Plot area=139.43 Sqm each.
GF-84.43 Sqm . FF-61.64 Sqm
Set-Back= Front-2.91mtr,Rear-1.22 mtr,Left-0.77 & Right-0.77
FAR-1.04
- Total sub-plot No.27 out of which 24 No (Housing).


PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 760 /BDA, Bhubaneswar, Dated.. 09.01.2020

Copy forwarded alongwith Two copies of the approved plans to Sri Animesh Swain, MD-Skyies Infra Home Pvt Ltd, Plot NO. HIG-1/14, BDA Colony, Kapilaprasad, Lingaraj Station, 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