



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

[See Regulation-10 (1)]

No. 3439 /BDA, Bhubaneswar,

Dated. 07.02.2018

BPBA-PL-375/17

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) **Ramakrushna Sahoo** (ii) **Bijaya Kumar Sahoo** (iii) **Ajaya Kumar Sahoo** (iv) **Upendra Nath Sahoo**

for sub-division lay-out plan in respect of Plot No.79 Khata No. 359 Mouza-Chandrasekharpur Thana No..XXXXX under Bhubaneswar 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 **7.62 & 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) The road, drains shall be developed by the applicant the applicant at their own cost and free gift the Road land measuring **858.66 sq.mtr** , Civic amenities of **105.10 Sq.mtr** to BDA/BMC before making application under Section-16 of ODA Act 1982 for approval of building plan over sub-divided plots.
 - b) Civic amenities space shall be relinquished to the Authority/Local Body and hand over the areas for maintenance to the residents' welfare association or the developer on payment of necessary nominal fees as prescribed by the Authority from time to time. If the site is not utilized for which it is leased out within a prescribed period, it will be resumed back to the Authority.

- c) 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.
- 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 sub-plots are to be demarcated strictly as per the approved plan.

3. **Land Use Analysis of Plots**

- Residential - 1117.49 Sq. mtr (53.69 %)
- Road area - 858.66 Sq. mtr (41.26 %)
- Civic Amenities - 105.10 Sq.mtr (5.05 %)
- Grand Total - 2081.25 Sq.mtr 100%**

4. The layout plan is approved on payment of following,

- (a) Rs.2,08,125/- (Rupees Two lakhs Eight thousand one hundred twenty five) only towards Security deposit in shape of B.G. bearing No.122GTC2172850001 dt.12.10.2017 of HDFC Bank, BBSR.

1/2/18
 ✓ PLANNING MEMBER/ AUTHORISED OFFICER
 Bhubaneswar Development Authority

Memo No. 3440

/BDA, Bhubaneswar, Dated... *07.02.2018*

Copy forwarded along with Two copies of the approved plans to Sri Ramakrushna Sahoo, C/o-Himanshu Bhusan Nayak, Greenfield Manor Pvt Ltd, N-5/10, 2nd floor, IRC Village, Nayapalli north, Bhubaneswar-751015 for information.

1/2/18
 ✓ 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 these plots) Director of Town Planning, Orissa, Bhubaneswar/ Enforcement Section, BDA, Bhubaneswar.

PLANNING MEMBER/ AUTHORISED OFFICER
 Bhubaneswar Development Authority