

Explanation regarding No. of units and purpose of their utilization

*Brahmapur Development Authority has been approved the sub-division and development of the land as Residential layout in respect of plot Nos.169/5807, 170/4372, 171/4373/5795, 173 & 177/5808 of Mouza Pathara. The layout having 1 to 15 sub-plots out of which **Sub-plot No.15** was gifted to Brahmapur development Authority as Open space vide Regd. Gift deed No. 10612203929, dtd.21/06/2022 of the office of the Sub-Registrar, Berhampur-I. As per plan approval letter at point No.'g" and 'm' all the sub-plots shall be used for residential purpose only including the sub-plot No.15 which is under possession of the sanction authority and the Sub-plot Nos.1 to 14 which are under disposal of the landowner and promoter. It is pertinent to mention here that the entire layout is made for residential use and shall be used for residential purpose or the activities permitted in the Residential use zone as per Planning and Building standard Regulation norm.*

This is for your kind information and necessary action.

For Nandighosh Estates Pvt. Ltd.

Debu Chandra Saha
Director

FORM-II



Brahmapur Development Authority

Courtpeta: Brahmapur: 760004

{See rule 10(2)}

Order for Grant of Permission

No. 808 /BeDA Brahmapur, Dated 18-7-2022

SLGA-02/2021

Permission under sub-section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour of **Dr. Subhadra Rath** for Sub-division and development of land (Residential layout) in respect of plot No. **169/5807, 170/4372, 171/4373/5795, 173 & 177/5808, Khata No. 849/1372, 849/1377, 849/1374, 849/1373 & 849/1378** of **Mouza: Pathara** of Gopalpur within the Development Plan Area of Berhampur subject to following conditions/restrictions.

- (a) The 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.
- (b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- (c) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (d) Permission accorded under the provision of section 16 of ODA Act, cannot be construed as an evidence to claim right title interest on the plot on which the permission has been granted.
- (e) 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.
- (f) 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.
- (g) The sub plot nos from 1 to 15 with specific measurements as per the table shall be used exclusively for residential purpose.
- (h) If subsequently found any civil dispute over any portion of the suit land the permission shall be deemed to be cancelled.
- (i) Avenue plantation on both extreme sides of the road land of all the roads and plantation within the open space area earmarked for parks and playgrounds within the layout shall be taken up as per the following specifications.
- (j) Only fruit bearing and ornamental flowering species shall be planted alternatively at an interval of not more than 30(thirty) feet.
- (k) Adequate physical protection measures like provision of gabions made of brick, concrete or steel shall be provided for every plant.

- (l) Please note that this letter does not authorize you in any way to dispose off any portion of the land not covered by the layout and any such disposal in any manner will be violation of section 15 of the O.D.A. Act which is an offence u/s 90 of the said Act.
- (m) The layout sub-plot nos 1 to 15 shall be used for residential purpose only. Under no circumstances the land use shall be changed to any other purpose without prior permission of the Authority.
- (n) The open spaces as earmarked in the map measuring 2153 sft (Layout Plot No-16) and civic amenities space measuring Ac.--- sft and road area measuring 10890 sft. shall not be fraudulently misused without prior permission of the Authority.
- (o) Permission granted on payment of **Rs.4,00,700/-** towards Security Deposit, **Rs.18,346/-** towards E.I.D.P. fee and **Rs. 60,105/-** towards sanction fee with the following norms.

By order


Authorised Officer,
Brahmapur Development Authority

Memo No. 809...../BeDA., Brahmapur, Dated 18-7-2022

Copy along with (3) (three) copies of the approved plans to Dr. Subhadra Rath, C/o: Nandighosh Estates Pvt Ltd, At: Gandhinagar Main Road, Brahmapur, Dist: Ganjam with reference to his application dtd 13.4.2021.


Authorised Officer

Memo No...../BDA, Brahmapur Dt.

Copy forwarded to the technical person V. Tulasiram Regd. Tech. person No. RTP/DTP(CER)169/2019, Brahmapur for information and necessary action.


Authorised Officer

Memo No. /BeDA., Brahmapur, Dated

Copy with a copy of the approved plan forwarded to the Block Development Officer, Rangeilunda for information.


Authorised Officer

Memo No...../BeDA., Brahmapur, Dated

Copy to the Enforcement Section, BeDA, Brahmapur


Authorised Officer