



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

BHUBANESWAR

No. 31250 /BDA, Bhubaneswar,
LPBA-331/19

Dated. 21.12.2019

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 **M/s Omm Contech Pvt Ltd, Director-Rashmi Ranjan Beura**

for sub-division of land (lay-out plan) in respect of Plot No. **596/10723 & 596/10570** Khata No. **412/1557 & 412/1378** Mouza- **Rudrapur** Thana No. **XXXXX** 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 **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.
- 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) After the sub-division plan has been approved, the Authority shall not permit construction of a building on any of the plot unless the owners have laid down and make street or streets along with storm water drains as per the approved plan.
 - b) **The land reserved for roads of 1833.70 Sq.mtr, open space & Civil Amenities of 837.66 Sq.mtr shall be free gifted in favour of BDA/Local body before making application for approval of building plan over sub-plots.**
 - 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.
 - 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.
- g) **The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.**
- h) **A condition in the approval of building plan over sub-divided plot shall be inserted to the effect that the plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).**
- i) **The applicant shall abide by the terms and conditions of the drainage plan vetted by BMC vide letter No.31584 dated 09.11.2019.**

Land Use Analysis of Plots

• Residential	- 5704.16 Sq. mtr (68.10 %)
• Road area	- 1833.70 Sq. mtr (21.90 %)
• Open space & Community	- 837.66 Sq.mtr (10.00 %)
Grand Total	- 8375.52 Sq.mtr 100%

3. The layout plan is approved on deposit of Rs.41,900/- (Rupees Forty one thousand Nine hundred) only towards development fee, Rs.24,30,548/- (Rupees Twenty four lakhs Thirty thousand Five hundred forty eight) only towards Shelter fee & Rs.8,37,552/- (Rupees Eight lakhs Thirty seven thousand five hundred fifty two) only to non-earning refundable security deposit.

Antony
21/12/19
PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 31251 /BDA, Bhubaneswar, Dated 21.12.2019
Copy forwarded along with Two copies of the approved plans to Sri Bijaya Kumar Ghadei, (GPA Holder) C/o- Dencity, Plot No..N/2-14, IRC Village, Nayapalli, Bhubaneswar for information.

Antony
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