



FORM-II

**BHUBANESWAR DEVELOPMENT AUTHORITY  
BHUBANESWAR**

No. 31756 /BDA, Bhubaneswar,

Dated.. 31.12.2019

**LPBA-406/19**

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 **(i) Mason Estate India Pvt Ltd, MD-Prafulla Chandra Biswal (ii) Benudhar Rout**

for approval of sub-division **lay-out plan with house** in respect of Plot No.**1395/2066, 1395, 1395/1838, 1394/1716 & 1396 Khata No.391/1583,391/1867, 391/228, 391/1928, 391/103** Village-**Injana** Thana No..**XXX** in the Development plan area of **Bhubaneswar** subject to following conditions /restrictions:-

- 1.(a) (i) The **sub-division of land with housing** 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.
  - 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 housing is approved on payment of following,

item	Amount (in Rs)	Amount in words
Development fee	15,004/-	(Fifteen thousand Four) only
Scrutiny fee	21,719/-	(Twenty on e thousand Seven hundred nineteen) only

Sanction fee	1,07,341/-	(One lakhs Seven thousand Three hundred forty on e) only.
Security fee	3,00,078/-	(Three lakhs Seventy eight) only deposited in shape of B.G. vide No.122GT0219296001 dt. 23.10.2019 of GDFC Bank, BBSR towards non-earning refundable security deposit.
CWWC	4,04,246/-	(Four lakhs Four thousand Two hundred forty six) only

- (b) The land reserved for roads, open spaces and public utilities shall be made available to concerned local body or any other government agency by way of deed of gift, as and when required by them.
- 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 concerned local body or any other Government agency 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) Garbage bins are to be provided at suitable location in the lay-out area.

### 3. Land Use Analysis of Plots

- Residential - 1515.363 mtr (50.50 %)
  - Road area - 910.786 Sq. mtr (30.35 %)
  - Open space & Community -189.50 Sq.mtr (10.10 %)
  - Future Dev. Area -271.69 sq.mtr (9.05%)
- Grand Total - 3000.778 Sq.mtr 100%**

### 4. Building Parameters

- (i) **Sub-plot No.1**, Plot area=114.494 Sqm.  
GF-79.80 Sqm & FF-82.80 Sqm  
Set-Back= Front-1.00,Rear-1.00,Left-Nil & Right-Nil  
FAR-1.44
- (ii) **Sub-plot No.2**, Plot area=116.16 Sqm  
GF-82.10 Sqm & FF-85.10 Sqm  
Set-back=Front-1.00, Rear-1.00, Left- Nil & Right-Nil mtr  
FAR-1.44
- (iii) **Sub-plot No.3 & 4**,Plot area=139.34 Sqm each  
GF-97.00 Sqm each & FF-100.12 Sqm each

- Set-back=Front-1.00, Rear-1.00,Left- Nil & Right- Nil  
FAR-1.414 each
- (iv) **Sub-plot No.5**, Plot area=119.043 Sqm  
GF-80.16 Sqm & FF-82.56 Sqm  
Set-back=Front-1.00, Rear-1.00,Left- Nil & Right- Nil  
FAR-1.366
- (v) **Sub-plot No.6**, Plot area=120.46 Sqm  
GF-82.06 & FF-85.04  
Set-back=Front-1.00, Rear-1.00,Left- Nil & Right- Nil  
FAR-1.387
- (vi) **Sub-plot No.7,8 &9** Plot area=116.167 each  
GF-82.10 Sqm & FF-85.10 Sqm each  
Set-back=Front-1.00, Rear-1.00,Left- Nil & Right- Nil each  
FAR-1.44 each
- (vii) **Sub-plot No.10,11 &12** Plot area=139.34 Sqm each  
GF-97.00 Sqm & FF-100.12 Sqm each  
Set-back=Front-1.00, Rear-1.00,Left- Nil & Right- Nil each  
FAR-1.414 each

*[Signature]*  
PLANNING MEMBER/ AUTHORISED OFFICER  
Bhubaneswar Development Authority

Memo No. 31757 /BDA, Bhubaneswar, Dated...31.12.2019...

Copy forwarded alongwith Two copies of the approved plans to **M/s Mason (In dia) Pvt Ltd, MD-Prafulla Chandra Biswal, Plot No.458, Madhusudan Nagar, Bhubaneswar** for information.

*[Signature]*  
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