

# Berhampur Municipal Corporation

FORM-XII  
(PART-II)

[Regulation-75(5)]

No. 320 /BeMC, Berhampur, Date 7/10/2023  
BPA-83/2021

From:

Smt. Sabita Jena and Sri. Mitendra Bhuyan  
Plot No. 407, Sriya Residency  
Khodasing, Behrampru, Po: Engineering School  
Ps: Baidyanathpur, Dist : Ganjam

Sub : Revised Permission under sub-section(3) of section 16 of the Odisha Development Authority Act, 1982 read with the Berhampur Municipal Corporation Planning and building ( Standards) Regulations for sub-division and development of lands.

Ref : your application dated 28.01.2021.

Sir/Madam,

Revised Permission under sub-section (3) of Section 16 of the Odisha Development Authorities Act, 1982 read with Berhampur Municipal Corporation Planning and Building (Standards) Regulation is hereby granted with reference to SO letter No. 634, dated 31.05.2022 issued by BeMC for the aforesaid purpose for undertaking sub-division and development of lands for

(a) Residential Purpose

As per the layout plan approved and enclosed herewith in respect of the following lands within Berhampur Municipal Corporation under the development area of Berhampur Municipal Corporation, Behrampur subject to the following condition.

Sl.No	Names of all owners	Mouza	Khata No.	Plot No.	Saleable Area
1	Smt. Sabita Jena and Sri. Mitendra Bhuyan	Ambapua	442/7145 & 442/7110	23, 22/8570	Ac0.298dec.

1. It is the responsibility of the permittees/owners to ensure that the provision of ODA Act the Development Plan, Zoning Regulations, the BeMC Planning and Building (Standards) Regulations and the layout plan approved is enclosed herewith are strictly followed and complied in respect of development undertaken.

2. It is the responsibility of the technical person who has prepared the plan to ensure that productions of the ODA Act, Development Plan, Zoning Regulations, the BeMC Planning and Building (Standards) Regulations and the layout plan approved enclosed herewith are strictly followed and complied by the owner or permittee in respect of the development undertaken and any violations of contraventions thereof should at the brought to the notice of the authority in written by Regd. Post failing which he will be at risk of his registration with BeMC cancelled.
3. The same and number of layout plots shall not be altered nor any further sub-division or combining of the layout plots is allowed.
4. The roads drains and other infrastructures shall be fully developed as per the BeMC Planning & Building (Standards) Regulations and you shall maintain all the roads drains and preserve trees within the layout for a period of five years from the date of issue of this permission or till the commenced local body takes over their maintained whichever is earlier. If you fail to maintain or improperly maintain the roads and drain the security deposit amount is liable to be forfeited.
5. This permission is valid for a period of three years only with effect from the date of issue within which period all the developments and provision of infrastructure shall be completed and compliance reported to this authority.
6. This permission is granted subject to the provisions of ODA Act the development plan, Zones Regulations and the BeMC, Planning & Building (Standards) Regulations due to oversight or for any reason, it is subsequently found that the provision of ODA Act. Plan or regulations have been infringed in granting this permission the authority reserves the fight to amend or cancel the plans as and when such infringe come to its notice and direct removal of such portions of the development in excess the amended or cancelled plans and in such an eventuality this authority shall indemnified against any claim whatsoever on that count.
7. One copy of this permission letter and approved layout plan enclosed herewith be displayed at the site at all times till the development is completed and any authorised officer of BeMC or local body has the right to inspect such development at all time no let or hindrance shall be caused to such officer.
8. This Authority shall stand indemnified and kept harmless against all proceeding any court or before any authorities and all expenses losses or claims which this authority may incur or become liable as a result of in consequence thereof.

9. The land in question must be in lawful ownership and peaceful possession permittee/owner and this permission shall not create alter or extinguish any ownership of the land in any way.
10. The permission shall not be deemed to include unlawful use of others encroachment of public land.
11. The lands covered by the open space roads and drains and other public amenities per the layout plan approved and enclosed herewith shall be gifted free of construction authority and the original registered gift deeds along with the attested copies and all interim documents etc. shall be submitted and possession of such given to the authorized office of the authority within one month.
12. This permission shall be void abilities, if any of the conditions imposed herein are violated or contravened.
13. One tree per every 80<sup>2</sup>m shall be provided for plantation.
14. Permission as Granted for Sub the Division of Land vide to letter no. 634, dated 31.05.2022 is hereby cancelled.

Encl Two copies of approved Layout plan.

*Laalitz Moran Das*  
16.9.23  
Municipal Planner

*16/9*  
Berhampur Municipal Corporation,  
Berhampur

Memo.....*321*.....BeMC, Berhampur, dated  
Copy with approved layout plan forwarded to the Smt. Sabita Jena and Sri.  
Mitendra Bhuyan for information and necessary action.

*Laalitz Moran Das*  
Municipal Planner

*16/9*  
Berhampur Municipal Corporation  
Berhampur

Memo.....*322*.....BeMC, Berhampur, dated  
Copy forwarded to the Technical Person Er. Biraja Prasad Patra for  
information and necessary action.

*Laalitz Moran Das*  
Municipal Planner

*16/9*  
Berhampur Municipal Corporation  
Berhampur



# Berhampur Municipal Corporation

FORM-XII  
(PART-II)

[Regulation-75(5)]

No. 294 /BeMC, Berhampur, Date 16/9/23

BPA-83/2021

From:

Smt. Sabita Jena and Sri. Mitendra Bhuyan  
Plot No. 407, Sriya Residency  
Khodasing, Behrampru, Po: Engineering School  
Ps: Baidyanathpur, Dist : Ganjam

Sub : Revised Permission under sub-section(3) of section 16 of the Odisha Development Authority Act, 1982 read with the Berhampur Municipal Corporation Planning and building ( Standards) Regulations for sub-division and development of lands.

Ref : your application dated 28.01.2021.

Sir/Madam,

Revised Permission under sub-section (3) of Section 16 of the Odisha Development Authorities Act, 1982 read with Berhampur Municipal Corporation Planning and Building (Standards) Regulation is hereby granted with reference to SO letter No. 634, dated 31.05.2022 issued by BeMC for the aforesaid purpose for undertaking sub-division and development of lands for

(a) Residential Purpose

As per the layout plan approved and enclosed herewith in respect of the following lands within Berhampur Municipal Corporation under the development area of Berhampur Municipal Corporation, Behrampur subject to the following condition.

Sl.No	Names of all owners	Mouza	Khata No.	Plot No.	Extent
1	Smt. Sabita Jena and Sri. Mitendra Bhuyan	Ambapua	442/7145 & 442/7110	23, 22/8570	Ac0.435dec.

1. It is the responsibility of the permittees/owners to ensure that the provision of ODA Act the Development Plan, Zoning Regulations, the BeMC Planning and Building (Standards) Regulations and the layout plan approved is enclosed herewith are strictly followed and complied in respect of development undertaken.

2. It is the responsibility of the technical person who has prepared the plan to ensure that productions of the ODA Act, Development Plan, Zoning Regulations, the BeMC Planning and Building (Standards) Regulations and the layout plan approved enclosed herewith are strictly followed and complied by the owner or permittee in respect of the development undertaken and any violations of contraventions thereof should be brought to the notice of the authority in written by Regd. Post failing which he will be at risk of his registration with BeMC cancelled.
3. The same and number of layout plots shall not be altered nor any further subdivision or combining of the layout plots is allowed.
4. The roads drains and other infrastructures shall be fully developed as per the BeMC Planning & Building (Standards) Regulations and you shall maintain all the roads drains and preserve trees within the layout for a period of five years from the date of issue of this permission or till the commenced local body takes over their maintained whichever is earlier. If you fail to maintain or improperly maintain the roads and drain the security deposit amount is liable to be forfeited.
5. This permission is valid for a period of three years only with effect from the date of issue within which period all the developments and provision of infrastructure shall be completed and compliance reported to this authority.
6. This permission is granted subject to the provisions of ODA Act the development plan, Zones Regulations and the BeMC, Planning & Building (Standards) Regulations due to oversight or for any reason, it is subsequently found that the provision of ODA Act. Plan or regulations have been infringed in granting this permission the authority reserves the right to amend or cancel the plans as and when such infringe come to its notice and direct removal of such portions of the development in excess the amended or cancelled plans and in such an eventuality this authority shall indemnified against any claim whatsoever on that count.
7. One copy of this permission letter and approved layout plan enclosed herewith be displayed at the site at all times till the development is completed and any authorised officer of BeMC or local body has the right to inspect such development at all time no let or hindrance shall be caused to such officer.
8. This Authority shall stand indemnified and kept harmless against all proceeding any court or before any authorities and all expenses losses or claims which this authority may incur or become liable as a result of in consequence thereof.

9. The land in question must be in lawful ownership and peaceful possession permittee/owner and this permission shall not create alter or extinguish any ownership of the land in any way.
10. The permission shall not be deemed to include unlawful use of others encroachment of public land.
11. The lands covered by the open space roads and drains and other public amenities per the layout plan approved and enclosed herewith shall be gifted free of construction authority and the original registered gift deeds along with the attested copies and all interim documents etc. shall be submitted and possession of such given to the authorized office of the authority within one month.
12. This permission shall be void abilities, if any of the conditions imposed herein are violated or contravened.
13. One tree per every 80<sup>2</sup>m shall be provided for plantation.
14. Permission as Granted for Sub – Division of Land vide to letter no. 634, dated 31.05.2022 is hereby cancelled.

Encl Two copies of approved Layout plan.

Lalita Mohan Das  
Municipal Planner 16.9.23

Berhampur Municipal Corporation,  
Berhampur

Memo.....295.....BeMC, Berhampur, dated

Copy with approved layout plan forwarded to the Smt. Sabita Jena and Sri. Mitendra Bhuyan for information and necessary action.

Lalita Mohan Das  
Municipal Planner 16.9.23

Berhampur Municipal Corporation  
Berhampur

Memo.....296.....BeMC, Berhampur, dated

Copy forwarded to the Technical Person Er. Biraja Prasad Patra for information and necessary action.

Lalita Mohan Das  
Municipal Planner

Berhampur Municipal Corporation  
Berhampur



300' WIDE ROAD

300' WIDE EXISTING ROAD

17

22

23

22/8570

KEY PLAN (SCALE 1:400)

REVISED LAY-OUT PLAN OF 1. SRI SINDHRA BHUYAN S/O. LATE GAJENDRA BHUYAN, 2. Smt. SABITA JENA, W/O. LATE GAJENDRA BHUYAN, OVER SURVEY NO. 23, 22/8570, KHATA NO. 442/7145, 442/7110, MOUZA. AMBAPUA, IN BERHAMPUR TAHA SA. DIST. GANJAM. SCALE 1:200



**LAND SCHEDULE**

SURVEY NO	KHATA NO	AREA IN SFT.	AREA IN AC.
23	442 / 7110	11282.04	0.259
22 / 8570	442 / 7145	1698.84	0.039
TOTAL LAND AREA		12980.88	0.289
ROAD EFFECTED AREA		1981.16	0.045
NET LAND AREA		12980.88	0.289

**PLOT SCHEDULE**

LAYOUT NO.	PLOT SIZE (IN FT.)				PLOT AREA	
	NORTH	SOUTH	EAST	WEST	IN SFT.	IN AC.
1	27.00	27.00	30.00	30.00	1350.00	0.311
2	27.00	27.00	30.00	30.00	1350.00	0.311
3	27.00	27.00	30.00	30.00	1350.00	0.311
4	27.00	27.00	30.00	30.00	1350.00	0.311
5	27.00	27.00	30.00	30.00	1350.00	0.311
6	35.38	34.30	33.83	39.33	309.36	0.070
7	27.00	27.25	39.33	43.08	1117.77	0.256
8	27.00	27.17	43.08	46.00	1254.54	0.286
9	27.00	27.17	46.00	48.73	1253.28	0.285
10	27.00	27.00	45.75	48.25	1309.30	0.300
TOTAL SALEABLE AREA					13874.88	0.316

**OPEN SPACE & COMMUNITY FACILITIES DETAILS**

	A	B	C	D	E	F	G	
TOTAL OPEN SPACE (8%) & COMMUNITY FACILITIES (5%)	8.00	21.00	46.25	45.00	-	951.84	0.022	
	8.47	8.47	15.00	15.00	-	130.00	0.003	
	13.33	21.83	47.50	48.83	-	822.68	0.019	
							1904.21	0.044

*Biraj Prasad*

Er. Biraj Prasad Patra  
12 Tech. Civil Engg @ P.P.E.  
CHARTERED ENGINEER  
REGD. TECH. PERSON  
In State of Tech. Register  
Bhubaneswar  
REGD. NO. 214000

SIGN. OF TECH. PERSON

*Sabita Jena*  
*Himendra Bhuyan*

SIGN. OF APPLICANT

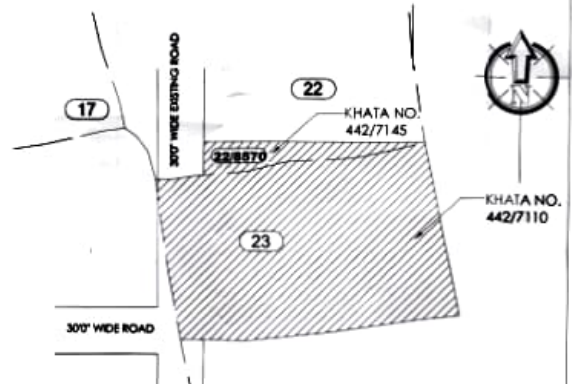
OFFICIAL USE :-

COMPOUNDED  
On Payment of Bank Note Rs. 1500/-  
as Compounding Fee

*Subrata Prasad*  
Municipal Planner  
Berhampur

Verified  
Asst. Town Planner  
Berhampur Municipal Corporation

309-8972  
Permission granted under sub-section (3) of Sec. 16 of the Orissa Development Authorities Act, 1974 (Orissa Act, 14 of 1974) subject to the conditions stated in the plan No. ...  
and valid till ...  
Municipal Planner (S. S. S.)  
Berhampur Municipal Corporation



17

22

KHATA NO. 442/7145

22/8570

23

KHATA NO. 442/7110

300' WIDE ROAD

300' WIDE EXISTING ROAD



FORM-XII  
(PART-II)

[Regulation-75(5)]

No. 694 /BeMC, Berhampur, Date 31/3/22  
BPA-83/2021

From:

Smt. Sabita Jena and Sri. Mitendra Bhuyan  
Plot No. 407, Sriya Residency  
Khodasing, Behrampru, Po: Engineering School  
Ps: Baidyanathpur, Dist : Ganjam

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Ref : your application dated 28.01.2021.

Sir/Madam,

Permission under sub-section (3) of Section 16 of the Odisha Development Authorities Act, 1982 read with Berhampur Municipal Corporation Planning and Building (Standards) Regulation is hereby granted for undertaking sub-division and development of lands for

- (a) Residential Purpose
- (b) Industrial Purpose.
- (c) Commercial Purpose.
- (d) Residential Purpose (Specify)

As per the layout plan approved and enclosed herewith in respect of the following lands within Berhampur Municipal Corporation under the development area of Berhampur Municipal Corporation, Behrampur subject to the following condition.

Sl.No	Names of all owners	Mouza	Khata No.	Plot No.	Extent
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1. It is the responsibility of the permittees/owners to ensure that the provision of ODA Act the Development Plan, Zoning Regulations, the BeMC Planning and Building (Standards) Regulations and the layout plan approved and enclosed herewith are strictly followed and complied in respect of development undertaken.



2. It is the responsibility of the technical person who has prepared the plan to ensure that productions of the ODA Act, Development Plan, Zoning Regulations, the BeMC Planning and Building (Standards) Regulations and the layout plan approved and enclosed herewith are strictly followed and complied by the owner or permittee in respect of the development undertaken and any violations of contraventions thereof should be brought to the notice of the authority in writing by Regd. Post failing which he will be at the risk of his registration with BeMC cancelled.
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5. This permission is valid for a period of three years only with effect from the date of issue within which period all the developments and provision of infrastructure shall be completed and compliance reported to this authority.
6. This permission is granted subject to the provisions of ODA Act the development plan, Zones Regulations and the BeMC, Planning & Building (Standards) Regulations due to oversight or for any reason, it is subsequently found that the provision of ODA Act. Plan or regulations have been infringed in granting this permission the authority reserves the right to amend or cancel the plans as and when such infringement comes to its notice and direct removal of such portions of the development in excess of the amended or cancelled plans and in such an eventuality this authority shall be indemnified against any claim whatsoever on that count.
7. One copy of this permission letter and approved layout plan enclosed herewith shall be displayed at the site at all times till the development is completed and any authorised officer of BeMC or local body has the right to inspect such development at all times no let or hindrance shall be caused to such officer.
8. This Authority shall stand indemnified and kept harmless against all proceedings any court or before any authorities and all expenses losses or claims which this authority may incur or become liable as a result of in consequence thereof.
9. The land in question must be in lawful ownership and peaceful possession of the permittee/owner and this permission shall not create alter or extinguish any ownership of the land in any way.
10. The permission shall not be deemed to include unlawful use of others encroachment of public land.
11. The permission granted earlier vide this office letter no. 829 dated 11.11.2020 for development of the land on the above plot(s) is hereby cancelled.
12. The lands covered by the open space roads and drains and other public amenities per the layout plan approved and enclosed herewith shall be gifted free of construction authority and the original registered gift deeds along with the attested copies and all interim documents etc. Shall be submitted and possession of such given to the authorized office of the authority within one month.

13. This permission shall be void ab initio, if any of the conditions imposed herein are violated or contravened.  
14. One tree per every 80<sup>2</sup>m

Encl Two copies of approved Layout plan.

Yours faithfully,

Memo.....<sup>635</sup>.....BeMC, Berhampur, dated

  
31/5

  
Municipal Planner  
Berhampur Municipal Corporation,  
Berhampur  
31/5/22

Copy with approved layout plan forwarded to the Shri Bijaya Chandra Padhy and others for information and necessary action.

Memo.....<sup>636</sup>.....BeMC, Berhampur, dated

  
31/5

  
Municipal Planner  
Berhampur Municipal Corporation  
Berhampur  
31/5/22

Copy forwarded to the Technical Person Ar. Srinivasan. M for information and necessary action.

  
31/5

  
Municipal Planner  
Berhampur Municipal Corporation  
Berhampur  
31/5/22