



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

BHUBANESWAR

No. 26197 /BDA, Bhubaneswar,

Dated. 04.11.2019

LPBA-347/19

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 **Rudrakshya Infra Projects Pvt Ltd MD-Pradipta Kumar Mohanty**

for sub-division of land (lay-out plan) in respect of Plot No.156 Khata No.333/508 Mouza- **Alarpur** 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 715.03 Sq.mtr, Open space & Civic Amenities of 238.67 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.
 - 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.

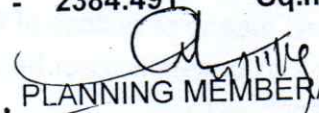
✓ Rudrakshya Infra Projects Pvt Ltd.

Pradipta Kumar Mohanty
Managing Director

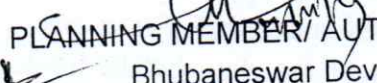
- e) Plantation along the internal roads is to be made before delivering the sub-plots.
- f) All road side drains are to be developed maintaining proper slope so as to convey storm water to the public drain with intimation to BDA for verification.
- g) All the sub-plots are to be demarcated strictly as per the approved plan.
- h) **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) All the passages shall be developed with permeable pavers blocks for absorption of rain water and seepage in to the ground.
- j). Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain
- k). The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.
- l). **The applicant shall register this project before ORERA as per affidavit submitted.**

3. Land Use Analysis of Plot

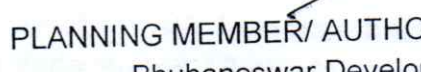
• Residential	- 1430.77 Sq. mtr (60.00 %)
• Road area	- 715.03 Sq. mtr (30.00 %)
• Open space &	-238.67 Sq.mtr (10.00 %)
Grand Total	- 2384.491 Sq.mtr 100%


 PLANNING MEMBER/ AUTHORISED OFFICER
 Bhubaneswar Development Authority

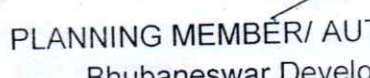
Memo No. 26198 /BDA, Bhubaneswar, Dated... 04.11.2019
 Copy forwarded along with Two copies of the approved plans to Rudrakshya Infra Projects Pvt Ltd, MD-Pradipta Kumar Mohanty, Plot No.3367 Prachi Vihar, Palasuni, Bhubaneswar for information.


 PLANNING MEMBER/ AUTHORISED OFFICER
 Bhubaneswar Development Authority

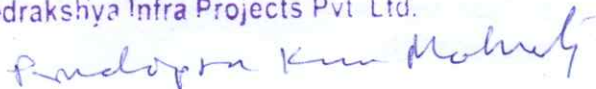
Memo No. _____ /BDA, Bhubaneswar, Dated.....
 Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation. Executive Officer, Khurda Municipality/ Executive Officer, Jatani Municipality for information.


 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

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 Rudrakshya Infra Projects Pvt Ltd.


 Managing Director