



FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY

[See Rule 10(5) of ODA (P&BS) Rules, 2020]

No. 88/6 /BDA, Bhubaneswar,
LPBA-422/20

Dated. 20/03/23

Permission under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act'1982 is hereby granted in favour of M/s J.B.Asset Private Limited, Managing Director - Sri Jyotiranjana Behuria

for approval of sub-division of lay-out plan over **Plot No.295, 296, 296 & 297, Khata No.983/1253, 983/1440, 983/1263 & 983/1249 in Mouza- Benupur in the Development plan area of Bhubaneswar** subject to the following conditions /restrictions:-

(A) GENERAL CONDITIONS:-

1.

- (i) The development shall be undertaken strictly according to approved sub-divisional layout plan and building plans (enclosed).
- (ii) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (iii) The permission is valid for a period of three years with effect from the date of its issue.
- (iv) Permission accorded under the provision of section 16 of ODA Act, 1982 cannot be construed as an evidence to claim right, title and interest on the plot on which the permission has been granted.
- (v) 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.
- (vi) 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.

(B) SUB-DIVISIONAL LAYOUT:-

- 1 (a) (i) The sub-division of 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.
- (ii) The land over which sub-divisional layout is proposed shall be accessible by an approved means of access of **9.14 mtr**, in width.
- (iii) The applicant shall construct the drain till the public disposal point.
- (b) Internal road and area for widening of approach road shall be in the nature of public thoroughfare and shall not be blocked by any boundary wall/gate/ physical obstruction.

- (c) The water supply, electricity, internal roads and drains shall be developed and provided by the applicant at his own cost and transferred to respective Government 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 Layout roads shall be developed with permeable pavers block along with recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.
- (g) All the sub-plots shall be demarcated strictly as per the approved plan.
- (h) The applicant shall make own arrangement of solid waste management through micro composting plant within the project premises as shown in the layout plan.
- (i) The applicant shall free gift the internal road, open space and common plot for public utility to BDA, Bhubaneswar failing which the Occupancy Certificate shall not be issued.
- (j) In case the Kisam of plot is not "Gharabari", then the applicant shall convert the Kisam of the subdivided plots to Gharabari Kisam before selling or utilizing or leasing out or otherwise disposing it off, prior to construction of the building.

2. Land Use Analysis of Sub-divisional layout

- (a) **Total Plot area (as per document) = Ac.2.210 dec (8943.48 Sqm)**
Total Plot area (as per possess) = Ac.2.135 dec (8640.166 Sqm)

(b)

Sl. No	Land Use	Provided(in Sqm)	Use Percentage
1.	Residential	5161.168	59.73%
2.	Internal Road area	2891.463	33.47%
3.	Open space	432.100	5%
4.	Community facilities	155.435	1.80%
Total		8640.166 Sqm	100 %

(c) **The layout is approved on payment of following fee :-**

Sl. No.	Item	Amount (in Rs)	Amount in words
(i)	Compounding fee of part plot No.297 (pt) & Plot No.296	Rs.10,85,025/-	Rupees ten lakh eighty five thousand twenty five only.
(ii)	Land Development fee	Rs.43,201/-	Rupees forty three thousand two hundred one only
(iii)	Security deposit	Rs.8,64,017/-	Rupees eight lakh sixty four thousand seventeen only <ul style="list-style-type: none"> • Affidavit to register under RERA.
(iv)	Shelter fees for sub-plots	Rs.8,43,466/-	Rupees eight lakh forty three thousand four hundred sixty six only

(C) OTHER CONDITIONS:-

- 1** Approval of plans and acceptance of any statement or document pertaining to such plan shall not absolve the owner or registered technical person or architect under whose supervision the buildings are constructed from their responsibilities imposed under ODA (Planning & Building Standards) Rules, 2020 or under any other law for the time being in force.
- 2** Neither granting of the permit nor the approval of the drawings and specifications, nor inspections made by the Authority during erection of the buildings shall in any way relieve the owner of such buildings from full responsibility for carrying out the work in accordance with the requirements of NBC 2005 and these rules.
- 3** Approval of plan shall mean granting of permission to construct under these rules in force only and shall not mean among other things.-
 - a. The title over the land or buildings;
 - b. Easement rights;
 - c. Variation in area from recorded area of a plot or a building;
 - d. Structural stability;
 - e. Workmanship and soundness of materials used in the construction of the buildings;
 - f. Quality of building services and amenities in the construction of the buildings;
 - g. The site/area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land etc. and
 - h. Other requirements or licenses or clearances required to be obtained for the site /premises or activity under various other laws.
- 4 The owner /applicant shall:-**
 - a Permit the Authority to enter the layout or premises, for which the permission has been granted at any reasonable time for the purpose of enforcing the rules/regulations;
 - b Give written notice to the Authority before commencement of work on building site in Form-V, periodic progress report in Form-VII, notice of completion in Form-VI and notice in case of termination of services of Technical persons engaged by him.
 - c Obtain Occupancy Certificate from the Authority prior to occupation of buildings in full or part.
- 5** Wherever tests of any material are made to ensure conformity of the requirements of the rules/regulations in force, records of the test data shall be kept available for inspection during the construction of buildings and for such period thereafter as required by the Authority.
- 6** If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these rules, it shall notify the owner and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved.

7. Other conditions to be complied by the applicant are as per the following:-

- (i) Adhere to the provisions of ODA (Planning & Building Standards) Rules, 2020, strictly and conditions thereto.
- (ii) The plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).
- (iii) No storm water shall be discharged to the public road/public premises and other adjoining plots.
- (iv) Rain Water harvesting structure and recharging pits of adequate capacity shall be developed through micro-compost unit.
- (v) Drainage shall be discharged up to the public disposal point through own arrangement.
- (vi) The site/area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land, etc and
- (vii) Plantation @ one tree per 80 Sq.m. of the plot area shall be made by the applicant as per ODA (Planning & Building Standards) Rules, 2020.
- (viii) The concerned Architect / Applicant / Developer are fully responsible for any deviations, additions & alternations beyond approved plan/ defective construction etc. shall be liable for action as per the provisions of the Rules.
- (ix) The area under internal road, community facilities and open spaces have been free gifted to the RLB vide gift deed No.1822204594 dtd.23.09.2022 However, the applicant shall ensure construction of internal road and drain on his own cost within the layout in consultation with RLB.
- (x) After sub-division plan has been approved, the Authority shall not permit construction of building over the individual sub-plots, unless the developer has laid down and make streets along with storm water drains as per the approved plan and constructs the drain till the public disposal point.
- (xi) The applicant shall obtain the registration from ORERA as per affidavit submitted on dtd.28.12.22.
- (xii) The applicant shall develop external infrastructure as per External Infrastructure Development Plan duly vetted by C.E.-Cum-EM, BDA vide letter No.604/EM dtd.11.07.2022 the applicant shall not dispose any sub-plot before execution of the External Infrastructure on ground. In case of contravention of the aforesaid condition of the permission, the layout plan so approved shall be revoked and deemed to be an unauthorized layout.

By order


PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. 88/7 /BDA, Bhubaneswar, Dated.....20/09/23

Copy forwarded along with Two copies of the revised approved plan to Sri Jyotiranjana Behuria, JB Assets Pvt. Ltd. Plot No.N6/178, IRC Village, Bhubaneswar-15 for information.


PLANNING MEMBER/ AUTHORISED OFFICER
Bhubaneswar Development Authority

Memo No. _____/BDA, Bhubaneswar, Dated.....
Copy with a copy of the revised approved plan forwarded to ORERA 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