



Brahmapur Development Authority

Courtpeta: Brahmapur: 760004

No. 2071 /BDA, Brahmapur, Dt. 15-7-2017

BPGA-07/2017

Permission under sub-section (3) of the Section 16 of the Odisha Development Authorities Act, 1982 (Odisha Act, 1982) is hereby granted in favor of **Sri Smruti Ranjan Biswal** for construction of **G+1 storied residential building** in respect of **Plot. No.787 Khata No.633/645 Mouza: Ramchandrapur of Gopalpur N.A.C.** area but within the Comprehensive Development Plan area of B.D.A., Brahmapur subject to following additions/restrictions.

1. The land/building shall be used exclusively **residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
2. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement
3. The land over which construction is proposed is accessible by an approved means of access **18.29 m width**.
4. The land in question must be in lawful ownership and peaceful possession of the applicant.
5. The permission is valid for period of three years with effect from the date of issue.
6. Permission accorded under the provision of Section 16 of ODA Act, cannot be construed as an evidence in respect of right title interest of the plot over which the plan is approved.
7. Any dispute arising out of land record or in respect of right/title/interest after this approval the plan shall treated automatically cancelled during the period of dispute.
8. **5%** of the land shall be utilized for plantation.
9. Any violation or contravention of the approved plan and conditions there of invite legal action as per section 17-90-91 and other provisions of O.D.A. Act including demolition of the building and filing of criminal case.
10. It is the responsibility of the technical person who has prepared the plans to ensure that provisions of the O.D.A. Act. The BDA Planning and Building (Standards) Regulations and the approved plan are strictly followed and complied by the owner or permit tee in respect of any developments undertaken any violations or contraventions thereof should at once be brought to the notice of the Authority in writing by Registered Post failing which he will run the risk of his registration with B.D.A. cancelled.
11. applicant shall during construction of the building affix a copy of the approved building plan and approved letter with all specification on conspicuous place at the site for public and official verification.
12. The permit tee shall keep the B.D.A. Brahmapur informed in writing at least one week before starting construction as per B.D.A. Planning and Building (Standards) Regulations.

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13. The applicant shall not occupy or permit to occupy the building or permit to use the building or a part thereof until completion certificate is submitted to this authority as per section-20 of the O.D.A. Act and the Regulations.
14. This Authority shall stand indemnified and kept harmless against all proceeding in any Court of before any authorities and all expenses/losses claims which this Authority may incur or become liable to pay as a result or in consequence thereof.
15. Applicant has to construct rain water harvesting structure with in his/her premises. It is mandatory to all city dwellers of B.D.A. area; a copy of the plan of structure is enclosed for guidance during construction.
16. Granting of this permission for construction/development shall not mean: (i) title over the land or building (ii) creation, alteration or extinction of easement (iii) variation in area of plot or building (iv) structural stability, workmanship and soundness of materials used there of etc., and it shall not bind or tender this Authority liable in any way.
17. Permission granted on payment of Rs. **69,965/-** towards Labour Cess and **Rs. 5,573/-** towards sanction fee with the following norms.

Plot area:	-	1546.28 sqm
Coverage:	i) G. Floor	- 185.77 sqm
	ii) 1 st Floor	- 185.77 sqm
Setbacks:	Front side	- 14.00 M
	Rear side	- 26.55 M
	Left side	- 13.03 M
	Right side	- 2.50 M

By Order


15-7-17
Town & Regional Planning Member
Brahmapur Development Authority

Memo No. 2072/BDA., Brahmapur, Dated 15-7-2017
Copy along with (3)(three) copies of the approved plans to Sri Smruti Ranjan Biswal, S/o: Sudarsan Biswal At/Po: Saradhabali, Ambapua, Brahmapur PS: Gopalpur, Dist: Ganjam with reference to her application dtd.28.06.2017.

Memo No. 2073/BDA., Brahmapur, Dated 15-7-2017
Copy with a copy of the approved plan forwarded to the Executive Officer, Gopalpur N.A.C. for information.

Memo No. 2074/BDA., Brahmapur, Dated 15-7-2017
Copy to the Enforcement Section, BDA, Brahmapur


Town & Regional Planning Member