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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 28th February, 2018

**S.R.O. No. 81/2018**— Whereas, in exercise of the powers conferred under section 23 (1) of the ODA Act, 1982 and ODA Rules 1983, framed thereunder, the Bhubaneswar Development Authority declared its intention for making Town Planning Scheme No:01/2015 in Bhubaneswar Development Authority area vide resolution No: 43/128, dated the 25th March, 2015 in its 128th Authority meeting in parts of mouzas Sahajpur, Naragoda, Sijuput and Paikarapur covering an area of 746.70 Acres. The above declaration of intention was notified vide BDA Notification No.9408-Misc., Pl.-03/2015/BDA dated the 4th April, 2015 and published in the Extraordinary issue of *Odisha Gazette* No.539, dated the 10th April, 2015 and two local Odia and one English dailies on 14th April, 2015 as required under section 23 (2) of the Odisha Development Authorities Act, 1982 (Odisha Act 14 of 1982), And

Whereas, BDA within twelve months from the date of declaration of intention, prepared the said Draft Town Planning Scheme and published same under section 24 of ODA Act, 1982 read with rule 30 of the ODA Rules, 1983, by notification in *Odisha Gazette* and in the local newspapers for inviting objections and suggestions relating to such scheme from any person affected by the scheme, And

Whereas, BDA within six months from the date of publication of the notice regarding preparation of the said Draft Town Planning Scheme submitted to the Government under section 31 (1) with modification, that are made under section 30 after considering the objections, suggestions and representations made thereunder, And

Whereas H&UD in exercise of the power conferred under section 31 of the ODA Act, 1982 the Government has sanctioned the said Draft Town Planning Scheme 01/2015 of BDA vide notification No. 5134-HUD-13-TP(DA)-59-PROJ-12/2017, dated 03-03-2017 and published in Government Gazette No. 333, CUTTACK, SATURDAY, MARCH 04, 2017/ FALGUNA 13, 1938, And

Whereas, in exercise of the power conferred by Section 33 of the Odisha Development Authorities Act, 1982, the Government of Odisha in H& UD Department vide Notification 13577/HUD, Dt 06-06-2016 subsequent Order No. 15149/HUD,dt.24.06.2016 appointed the Valuation officer to take up the Draft Town Planning scheme No -01/2015 in to consideration and prepare preliminary scheme as per the provision of ODA Act, 1982 and submit the same to Government under section 47 of the ODA Act, 1982, And

Whereas, the Valuation Officer has prepared the Preliminary Town Planning Scheme no- 01/2015 (parts of mouzas Sahajpur, Naragoda, Sijuput and Paikarapur) under section 35(1) and submitted to the Government of Odisha, under section 47 of the Odisha Development Authorities Act, 1982 vide letter No- 22704/VO/ 04-10-2017 and subsequent revision in compliance to the observation of the Government vide letter No- 109/V.O dated, 02-01-2018, And

Now, therefore, in exercise of the power conferred by under section 48 of the ODA Act, 1982, the State Government of Odisha hereby sanction the said Preliminary Town Planning Scheme 01/2015 of Bhubaneswar Development Authority, Bhubaneswar subject to following:

- a) As this Town Planning Scheme is being done in green field location, development of infrastructure, specially road infrastructure, shall be limited in initial phase to a maximum of intermediate lane at present.
- b) The total financial expenditure shall be met through contribution from beneficiaries, Authority and CIDF of Authority on equal basis.
- c) The said Preliminary Town Planning scheme -01/2015 shall be kept open for inspection by the public, at the office of Bhubaneswar Development Authority, during the office hours on all working days.
- d) All the liabilities created by the Town Planning scheme shall take effect and the preliminary town planning scheme -01/2015 shall come into force from one month of the date of publication in the *Odisha Gazette*.
- e) Valuation officer appointed under section 33 of the ODA Act, 1982 Vide Notification No. 13577-HUD-13-TP(DA)-59-PLAN-16-0041/2016/HUD will take above said into consideration and prepare final scheme as per the provision of ODA Act 1982 & submit the Final T P Scheme to Government under section 35 (2) and 35(3) of the ODA Act 1982.

A Copy of the Preliminary Town Planning Scheme or any extracts thereof shall on application to the Planning Member, Bhubaneswar Development Authority be available for sale to the public at the following rate.

- a- Copy of part (plot) plan of the Preliminary T P Scheme: Rs 200/- (Rupees Two Hundred only) per plot.
- b- Copy of any extracts there from: Rs 200/- (Rupees Two Hundred only) per plot.
- c- Copy of The Preliminary TP Scheme Map: Rs 4000/- (Rupees Four Thousand only) (Scale 1:2000).

The BDA (Planning & Building Standards) Regulations, 2008 (Amendment 2013) or as modified from time to time shall be applicable for the said Preliminary Town Planning Scheme -01/2015.

[No. 5937–HUD-TP(DA)-PROJ-04/2018/HUD.]

By Order of the Governor

G. MATHI VATHANAN  
Commissioner-*cum*-Secretary to Government