

BHUBANESWAR DEVELOPMENT AUTHORITY
AKASH SHOVA BUILDING, PANDIT JAWAHARLAL NEHRU MARG,
BHUBANESWAR-751001, ODISHA

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No 34393 /BDA,Bhubaneswar, Dated. 05.09. 2023


Misc AL-III-13/23

NOTICE

This is for information of the general public that Bhubaneswar Development Authority has decided to accord permission for conversion of residential plots / house of K-9A and K-9B project covering Ac.118.818 in Bhagabanpur Mouza from Lease hold to Free hold status.

In this regard, applications are being invited from interested allottees. The required application form and other document formats may be availed from BDA office on any working day within 10.00 A.M. to 5.00 P.M. Besides that, the related information may also be obtained from BDA website i.e.

www.bda.gov.in .


SECRETARY, BDA 5/9/23



ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ
ଆକାଶ ଶୋଭା ବିଲ୍ଡିଂ,

ପଣ୍ଡିତ ଇବାହାରଲାଲ ନେ ହରୁ ମାର୍ଗ, ଭୁବନେଶ୍ୱର-୭୫୧୦୦୧

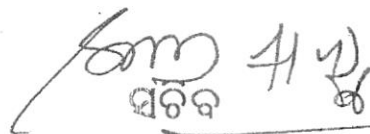
ପତ୍ର ସଂଖ୍ୟା 34393 / ଭୁ.ଉ.କ., ଭୁବନେଶ୍ୱର
MILAL Ac-III-13/23

ତା 05.09.2023 ରିଖ

ସୂଚନା

ଏତର ଦ୍ୱାରା ସର୍ବସାଧାରଣଙ୍କ ଅବଗତି ନିମନ୍ତେ ଜଣାଇ ଦିଆଯାଉଅଛି କି ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷଙ୍କ ଦ୍ୱାରା ଭଗବାନପୁର ମୌଜା ସ୍ଥିତ K9A ଏବଂ K9B ପ୍ରକଳ୍ପର Ac.118.818 ପରିମିତ ପ୍ଲଟ ଆବାସିକ ଗୃହ ଗୁଡ଼ିକର ଲିଜ୍ ସତ୍ତ୍ୱରୁ ସ୍ଥିତିବାନ ସତ୍ତ୍ୱକୁ ପରିବର୍ତ୍ତନ କରିବାକୁ ଅନୁମୋଦନ ଦେବାପାଇଁ ସ୍ଥିର କରିଛନ୍ତି ।

ଏ ବାବଦରେ ଆଗ୍ରହୀ ଆବେଦନଗ୍ରାହୀ ମାନଙ୍କଠାରୁ ଦରଖାସ୍ତ ଆହ୍ୱାନ କରାଯାଉଅଛି । ଏଥି ନିମନ୍ତେ ଆବଶ୍ୟକ ଦରଖାସ୍ତ ଓ ଅନ୍ୟାନ୍ୟ କାଗଜାତର ଫର୍ମ ଯେକୌଣସି କାର୍ଯ୍ୟ ଦିବସରେ ୧୦ଟା ରୁ ୫ଟା ମଧ୍ୟରେ BDA ଦସ୍ତରରେ ଉପଲବ୍ଧ । ତା ବ୍ୟତିତ ଏହା BDA website www.bda.gov.in ରୁ ମଧ୍ୟ download କରି ତଥ୍ୟ ପାଇପାରିବେ ।


ସଚିବ

ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ

Salient features of the scheme are as follows:-

1. The scheme is applicable for allotment in Residential purpose only. But the case of Apartments shall be taken up after Apartment Ownership Act came into force.
2. The dwelling units will be settled in favour of individual allottee if such allottee has been the owner of the property after signing of the lease-cum-sale deed for a period of 5(five) years as per the provisions of BDA Property(Management & Allotment) Regulations, 2015. However, in case of the subsequent transfer the date of execution of lease deed with original allottee shall be taken into consideration for counting the period of 5(five) years.
3. The authority will settle the plot / dwelling units on freehold status provided a residential house (RCC roofed house) has been constructed over the land

with approved plan. If there is a deviation of the approved plan in the structure of the building but within the limits of allotted area, then the application for freehold shall be considered.

4. The allottee has to deposit conversion fee @ 10% of the current Bench Mark value of the allotted land. The value of the structure shall not be taken into consideration in calculation of the conversion fee.
5. The allottee has to pay processing fee as mentioned below at the time of filing of application for freehold status.

PROCESSING FEE

Area in Sq.ft. (land area)	Amount
Upto 500 Sq. ft.	Rs. 5,000/-
501 & up to 1000	Rs. 10,000/-
1001 & up to 1500	Rs. 15,000/-
1501 & up to 2000	Rs. 20,000/-
2001 & up to 3000	Rs. 30,000/-
3001 & up to 4000	Rs. 40,000/-
4001 & up to 6000	Rs. 60,000/-

N.B: if the area is more than 6000 sq. ft., the processing fee shall be calculated @ Rs. 2000/- for each additional 500 sq.ft. or part thereof but not exceeding Rs. 5 lakhs.

6. If the plot has been mortgaged to any financial institution the conversion shall be considered only after submitting no objection certificates from the financial institution.
7. The allottee has to file an affidavit stating therein that there is no civil dispute over the case land in any Court of law If there is any dispute over the right, title and interest of the leasehold property in any Court of Law, the freehold application shall be considered only after disposal of the case on submission of copy of the final order by the applicant.

8. If the allottee / lessee is dead then freehold application shall be considered after substitution of legal heir(s) in due process of law.

9. Allottee/ Lessees who have encroached or unauthorisedly occupied Government land /public undertaking land / BDA land any where within Bhubaneswar Development Authority limits would not be eligible to be covered under the Scheme unless they vacate the unauthorised occupation of the above land. An affidavit is to be filed in shape of undertaking that no Government land /public undertaking land / BDA land has been encroached by the lessee.

10. The allottee / lessee shall bear the stamp duty & registration fee while executing conveyance deed in consultation with the Registering Authority.