



Directorate of Municipal Administration, Government of Odisha

Implementation of an Integrated e-Governance Solution across all Urban Local Bodies of Odisha

User Manual for Architects & Technical Persons – Land & Building Regularization

V1.0



1 Introduction

1.1 Background

The Housing & Urban Development Department (H&UDD), Government of Odisha has ambitious plans to scale up e-governance across 115 Urban Local Bodies (ULBs) in the State of Odisha. It aims to enhance the citizen experience of public services by providing integrated, end-to-end services using a comprehensive State-wide Service Delivery Infrastructure. Land & Building Regularization is one of the focus areas for the HuDD to help all stakeholders and citizen get their Unauthorized Land and Building Approved through end-to-end automation of the processes involved.

Land & Building Regularization Module envisages complete automation of all processes related to Unauthorized area approval at Odisha. The approval process involves applicants submitting application as per the byelaws of the state of Odisha. The application submission follows series of departmental approvals and NoC from pre-defined departments in line with the byelaws of Odisha. All the processes and steps including calculation of fee, payment of fee, receipt of approval for the certificates etc. would be delivered online through an integrated one stop solution. Citizen would not be required to visit any of the external departments such as NMA, Fire etc. for NoC as the solution has the potential to bring integrated experience.

SUJOG – Land & Building Regularization Module under OBPAS shall enable local government to bring in transparency, accountability and time-bound service for the public. With SUJOG LBR, professionals like architects, engineers, supervisors can seek permission for approval of Unauthorized Land & Building for any Urban Local Body / District Town and Country Planning / Centre for Municipal Administration with a speedy, hassle-free and user-friendly procedure, online.

1.2 Scope of this Document

The purpose of this document is to help the Architects and Technical Persons in operating the Online Building Plan Approval System. It provides a digital interface, allowing the Architects/Technical Persons to apply for Building regularization and subsequently make the payment online.

This manual covers up the various features of Regularization and every feature is defined with a screenshot for user assistance.

1.3 Intended Audience and Functionalities

This manual can be used by Architects who are registered under Council of Architecture and Technical Persons who use the software to apply for Regularization of Land and Building.

The OBPAS allows the User to

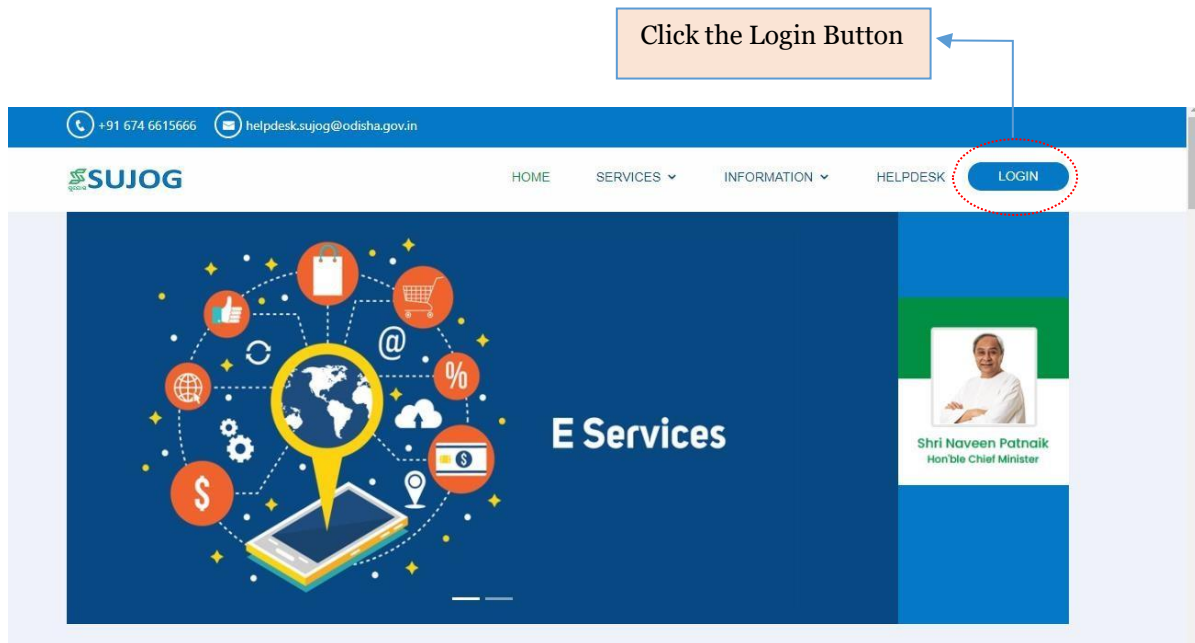
- Automatically scrutinize the plan or drawing based on pre-configured bye-laws.
- Apply for a Regularization of Land and Building
- Complete the necessary payments required.
- Download the payment receipts.
- Keep a track of the application lifecycle.

2 General Functions

2.1 Registering into the system

To Register, please go to the following link:

<https://sujog.odisha.gov.in/home>



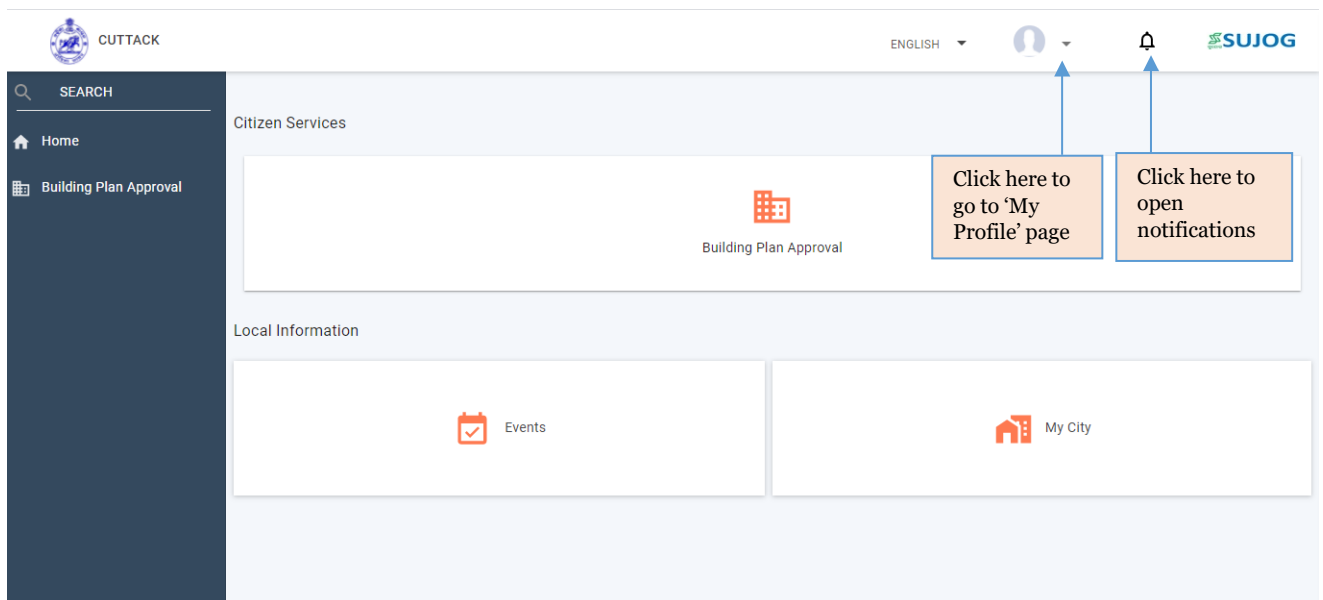
Once the architect/Technical Person clicks the login button, the following screen will appear

The screenshot shows the "REGISTER" form on the SUJOG Odisha website. The form has three input fields: "Mobile Number *", "Name *", and "City *". Each field is highlighted with a red dotted border. To the right of the form, three callout boxes with arrows point to these fields: "Enter your mobile number" points to the Mobile Number field, "Enter name" points to the Name field, and "Select your city from the dropdown" points to the City field. Below the input fields, there is a link "Have an account? LOGIN" and a large orange "CONTINUE" button.

The number will be authenticated by sending an OTP (One Time Password) to the registered mobile number. If the user does not receive the OTP he/she clicks on 'RESEND' under the 'OTP' field. Once the OTP has been entered and Continue button is clicked the OBPAS homepage will appear.

2.2 OBPAS Homepage

On Login/Register, the homepage will appear in the Architects/Technical persons page.

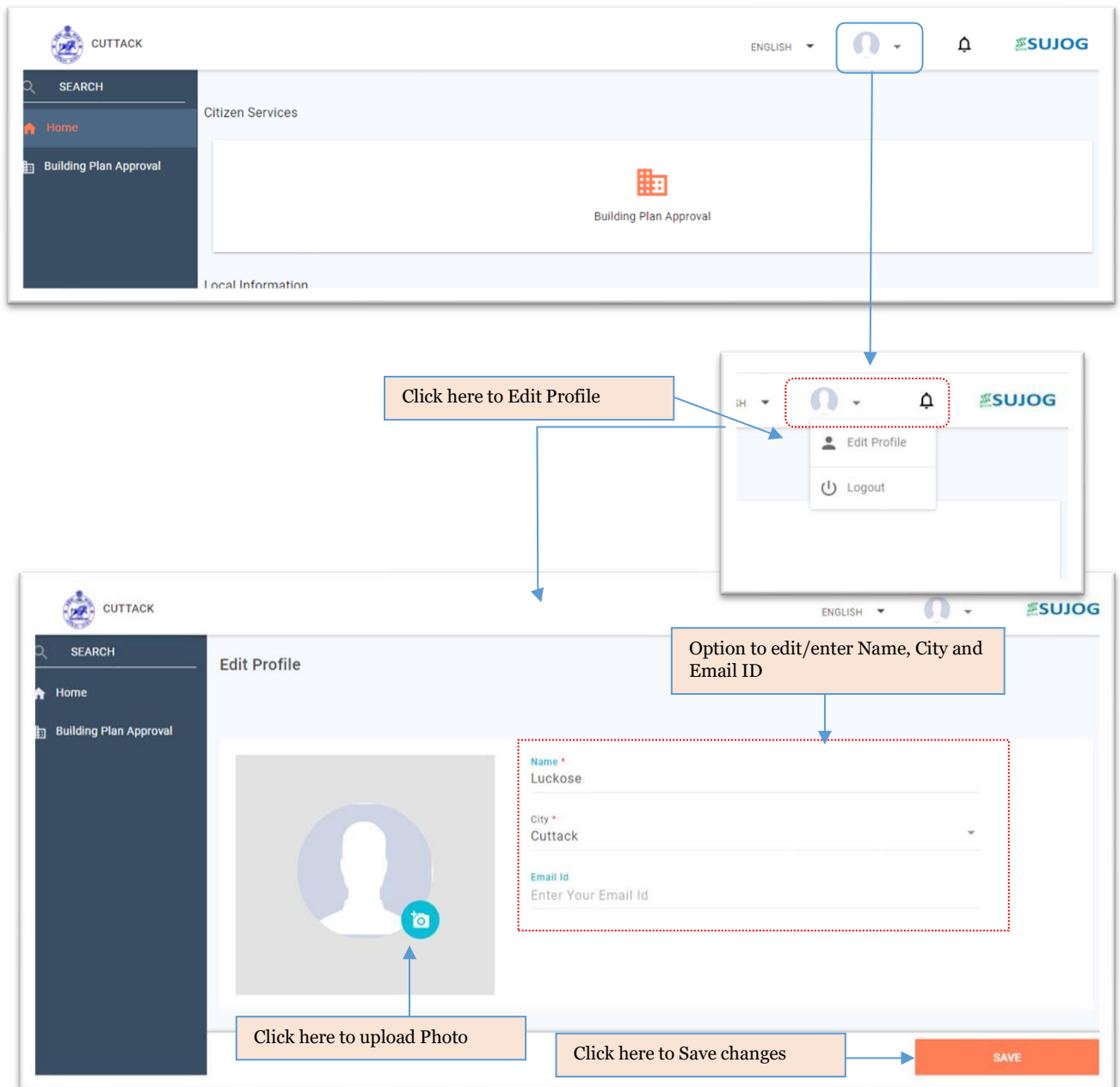


2.3 Editing the Profile

Follow the steps shown below to edit your profile.

- Click on the Profile button on top right side of the homepage
- Click on 'Edit Profile'

- User will be taken to Profile Page where he/she can edit Name, Change City from the dropdown, update Mail ID or upload Profile Picture.



3 Applying for Building Regularization

The building regularization service is meant for approval of unauthorized Buildings. Under 'Building Regularization' there will be 2 use cases

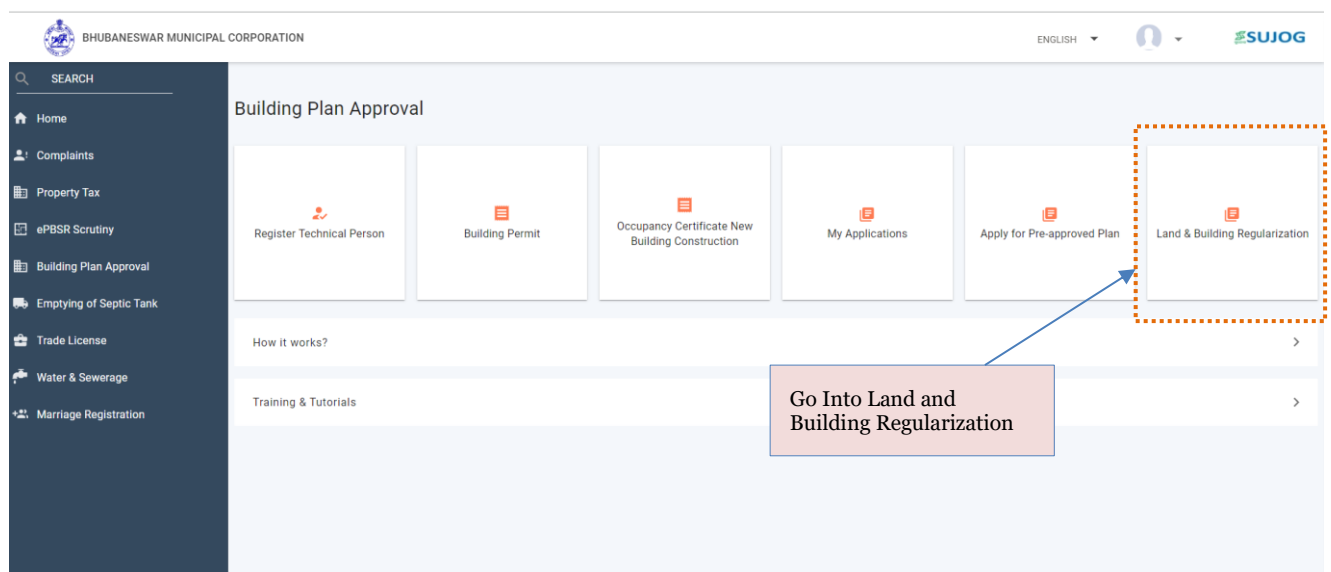
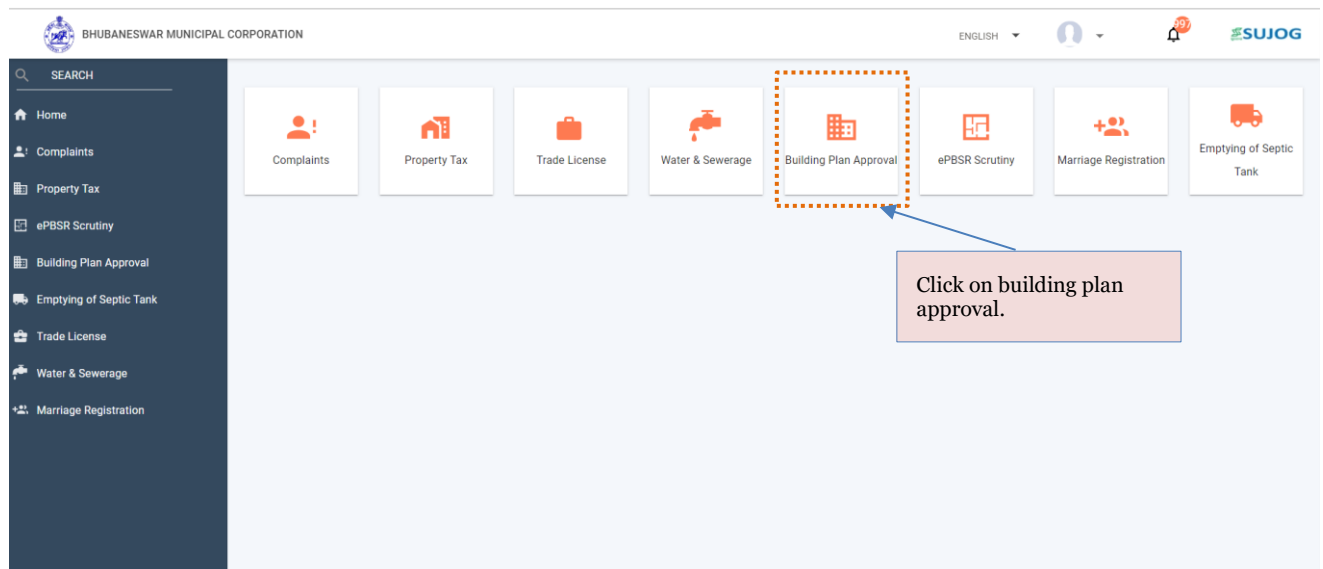
1. Entire Building area is Unauthorized
2. Building has Approved + Unauthorized Area

3.1 Application Creation

This Service can be applied by Architects/Technical Persons Only

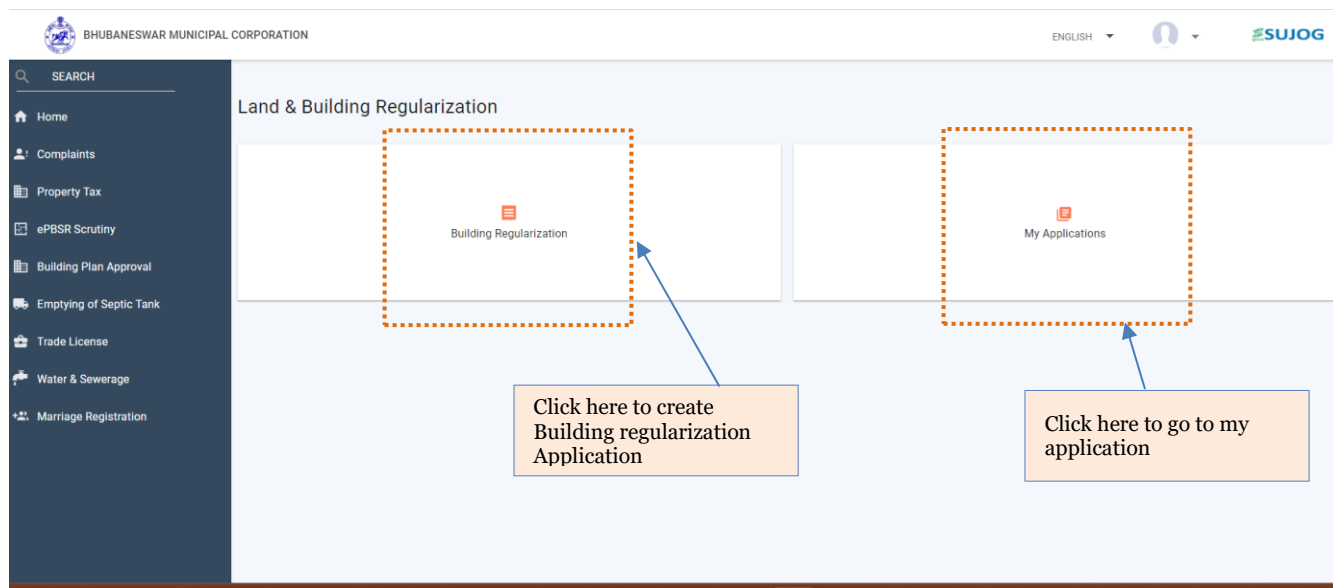
Follow the steps below to apply for Building Regularization:

To reach the building regularization page go to building plan approval and then to land and building regularization.



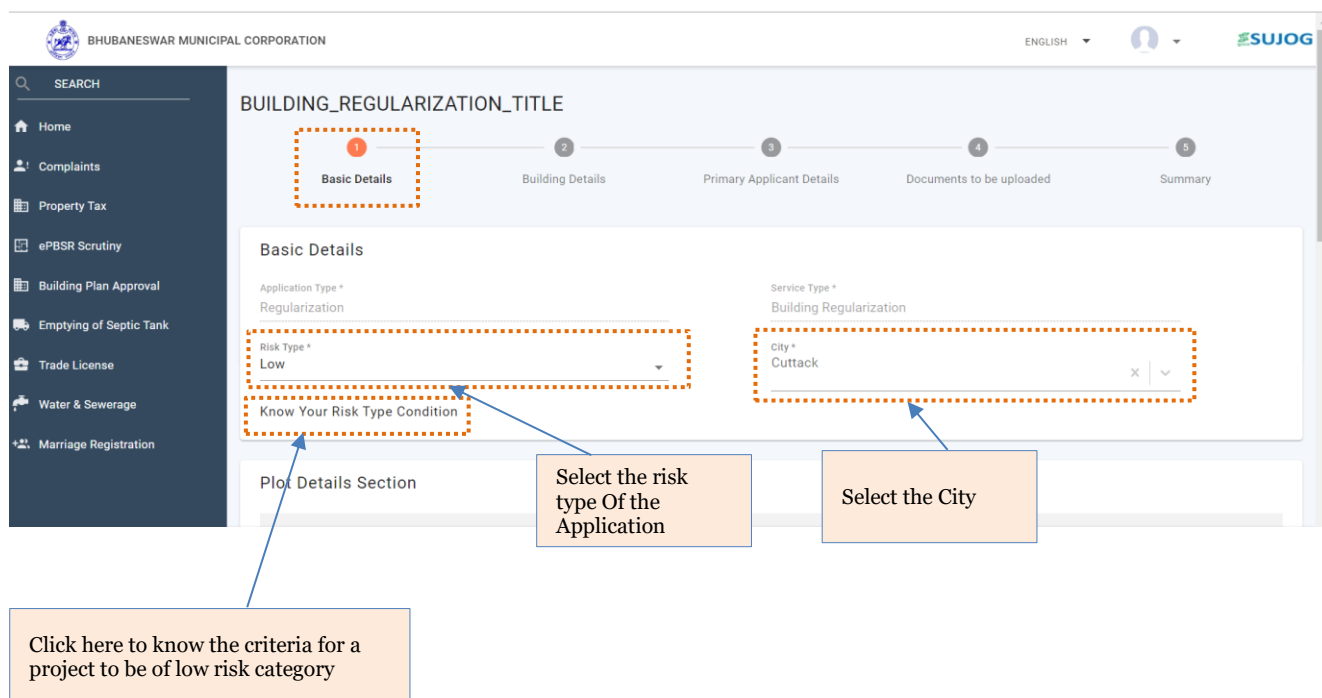
3.1.1 Building regularization page

Inside the land building regularization page Architects and Technical Persons will find options to Create building regularization application and option to go into my applications.



3.1.2 Basic details section

Provide the required basic details, plot details and road details in this section.



The Basic details section contains the following items,

Field name	Field type	Purpose
Application type	Mandatory	Is auto reflected as Regularization and is non editable.
Service type	Mandatory	Is auto reflected as Building Regularization and is non editable.
Risk type	Mandatory	To be chosen according to the risk type of the building.
City	Mandatory	To be chosen according to the ULB where application will be submitted to

Fill all mandatory sections of the plot details. If more than one plot present, click on add plot to add another section of plot details. Data filled here will be reflected in the Regularization letter.

SEARCH

- Home
- Complaints
- Property Tax
- ePBSR Scrutiny
- Building Plan Approval
- Emptying of Septic Tank
- Trade License
- Water & Sewerage
- Marriage Registration

District *

Village *

Select Village

Layout Plot number

Khata *

Landowner Name *

Sale Deed No. *

Per Acre BMV Value *

Area of land to be Free Gifted

Tehsil *

Revenue Plot Number (As per ownership document) *

Plot Area *

Kisam *

GPA Holder Name if Present

Sale Deed Date *

dd/mm/yyyy

Is part of plot required to be Free Gifted *

Select

Reason for Free Gift

+ ADD ANOTHER PLOT

Click on Add plot to add data for another plot.

Field name	Field type	Purpose
District	Mandatory	Provide the name of the District
Tehsil	Mandatory	Provide the name of the tehsil
Village	Mandatory	Provide the name of the Village or Mouza
Revenue Plot Number (As per ownership document)	Mandatory	Provide the Revenue plot no
Layout Plot number	Non Mandatory	Provide if plot is part of layout
Plot area	Mandatory	Provide area of the particular plot
Khata	Mandatory	Provide khata no of the plot
Kisam	Mandatory	Provide kisam of the plot
Land owner name	Mandatory	Provide Land owner/s name
GPA Holder name if present		Provide GPA holder/holders name if applicable
Sale deed no	Mandatory	Provide sale deed no of the land
Sale deed date	Mandatory	Provide sale deed date of the land
Per Acre BMV Value	Mandatory	Provide Per acre bench mark valuation value for the particular plot acquired from the Tehsil or sub registrar office
Is part of plot required to be Free Gifted *	Mandatory	If part of plot needs to be free gifted select yes, else select no.
Area of land to be Free Gifted	Non-Mandatory	If yes, provide area
Reason for Free Gift	Non-Mandatory	If yes provide reason

Building Plan Approval

- Building Plan Approval
- Emptying of Septic Tank
- Trade License
- Water & Sewerage
- Marriage Registration

Total Plot Area

Total Plot Area
500

Means of Access Section

Access Road width *
9

Provide access road width to the site. The access road width can not be less than 4.5m.

Click on next step to proceed with the application.

NEXT STEP >

3.1.3 Building details section

In this page fill building details such as height of the building, Approved BUA, Existing BUA, Existing FAR area, Existing Carpet area, Approved and existing Setbacks and other building related details. Details filled here shall be the base of the application and all fees will be calculated on these data only.

3.1.3.1 Building height

Put the Building height after all deductions and exemptions according to current byelaws.

BUILDING_REGULARIZATION_TITLE

Basic Details Building Details Primary Applicant Details Documents to be uploaded Summary

Building Details - Block 1

Height

Parameter	Value
Building Height after Exemption (In meter)	

List of Exceptions

- ☐ Roof tanks and their supports (with support height not exceeding 1 meter).
- ☐ Ventilating, air conditioning, lift rooms, and similar service equipment
- ☐ Stair cover (mumty) not exceeding 3.0 meters in height.
- ☐ Chimneys, parapet walls, rooftop swimming pools, and architectural features not exceeding 2.5 meters in height.
- ☐ Height of the ceiling of the upper basement roof not exceeding 1.5 meters from the average surrounding ground level.
- ☐ Stilt floor, if the height of the ceiling of the stilt floor roof is not exceeding 2.4 meters.

Write the height of the building after all exemptions

Click on the tick boxes to declare the exemptions you have taken from the existing building height.

3.1.3.2 Area details

Filling the building details is necessary as the regularization process. If the building has approval, then fill the approved area, if not either leave it blank or put 0. The current FAR area of the project is to be calculated according to the norms of the current byelaw.

Field name	Field type	Purpose
Floor type	Mandatory	Select the type of floor
Floor number	Mandatory	Select the number of the floor from drop down.
Sub Occupancy	Mandatory	Select the sub occupancy of the floor drop down
Approved BUA in sqm	Mandatory	If the project has prior approval, provide the area for the floor mentioned in the letter.
As built BUA in sqm	Mandatory	Provide the as built Built-up area of the floor
As built FAR area in sqm	Mandatory	Provide the as built FAR area of the floor as per

		Current byelaw
As built Carpet area in sqm		Provide the as built carpet area of the floor

Click to select the type of the floor. (basement, stilt, Ground, above ground or service floor)

Select the sub-occupancy for that particular floor

Provide the existing TBUA

Provide the existing Carpet area

Area Details

Floor Type	Floor Number	Sub Occupancy	Approved BUA (in sqm)	As Built: BUA (in sqm)	As Built: FAR Area (in sqm)	As Built: Carpet Area (in sqm)	
Ground Floor	0	Residential Plotted	100	200	180	100	
Select Floor Type		Select Sub Occupancy Type					Remove
Add Floor							

Click on add floor to add more floors of the building

Select the floor number.

Provide the approved built-up area floor the floor. If entirely unauthorized building, put 0.

Provide the existing FAR area

Click on remove to remove data for an entire floor

3.1.3.3 Setback details

The required setback for the building shows here as per the plot area, road width provided in the plot details section. Provide the setback details of the block here.

Setback Parameters

Name	As Per Recent Norms	As Per Approval Letter (In meter)	As Built Measurement (In meter)	Deviation within 10% of recent Norms	Status
Setback Front	1.5	1	1	1.35	Rejected
Total Cumulative Front and Rear Setback	2.5	2	3	2.25	Accepted
Total Cumulative Side Setbacks	2	2	3	1.8	Accepted

Add Building Details

Click on this to add another block of the project

Provide the setback mentioned in the Previous Approval letter if present. If entirely unauthorized leave the space blank

Provide the existing setback present at site

Once all status are accepted you can proceed, if one is rejected you can not proceed further

Field name	Field type	Purpose
Name	Mandatory	The setback names reflect automatically as per data provided previously.
As per recent norms	Mandatory	This data is also reflected automatically based on the current byelaws.
As per approval letter	Mandatory	Select the sub occupancy of the floor drop down
Approved BUA in sqm	Mandatory	If the project has prior approval, provide the area for the floor mentioned in the letter.
As built BUA in sqm	Mandatory	Provide the as built Built-up area of the floor
As built FAR area in sqm	Mandatory	Provide the as built FAR area of the floor as per

		Current byelaw
As built Carpet area in sqm		Provide the as built carpet area of the floor

3.1.3.4 FAR Details

Once all data for area is put, the FAR details will show in this section. Once the As built FAR crosses the 10% deviation mark on maximum FAR allowed the status will show rejected and the citizen will not be able to move forward.

Parameter	Value
Base FAR	2
Max Permissible FAR	3
Approved FAR as per Permit If any.	2
As Built FAR	2.22
FAR Status	Accepted

If prior approval is present, fill the approved FAR as per previous permit letter here

Field name	Field type	Purpose
Base FAR	Auto filled	Auto reflected as per plot area and road
Max Permissible FAR	Auto filled	Auto reflected as per plot area and road
Approved FAR as per Regularization if any	Non Mandatory	Provide if Regularization letter is present
As built FAR	Auto filled	Auto reflected as per data provided in area section
FAR status	Auto filled	Accepted till 10% deviation of FAR. Once rejected can not proceed further.

3.1.3.5 Unauthorized area details

Once all the details regarding area are done, the total unauthorized area is calculated and displayed here. Calculate the authorized construction over the setbacks and put it over the section specified for them.

Total Provided BUA (in sqm)	Value
Total Provided BUA (in sqm)	111
Total Approved BUA (in sqm)	111
Total Unauthorized BUA (in sqm)	1000
Total Unauthorized Area on Setback Within Norms (in sqm)	
Total Unauthorized Area on Setback beyond Norms but under 5% (in sqm)	
Total Unauthorized Area on Setback beyond Norms but under 10% (in sqm)	

Put the total unauthorized construction area within setback here.

If unauthorized construction is present between minimum required set back and 5% deviation, put the total area in this fi

If unauthorized construction is present between minimum required set back and 10 % deviation, put the total area in this fi

3.1.3.6 Other details of the Building

This section asks for the details regarding the building for fee calculation purpose. For certain sections it is asking for response in YES or NO. for other cases particular numbers or area in sqm is to be provided as specified.

SEARCH
Home
Complaints
Property Tax
ePBSR Scrutiny
Building Plan Approval
Emptying of Septic Tank
Trade License
Water & Sewerage
Marriage Registration

Other Details

Parameter	Value
Has Project Provided Min 10Percent Bua For Ews With In 5Km From Projects site?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Number of temporary Structures	<input type="text"/>
Project value if EIDP Fee Applicable for Project	<input type="text"/>
Total No. of Dwelling Units	<input type="text"/>
Is Shelter Fee Applicable?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Effective EWS Area (in sqm)	<input type="text"/>
Is Security Deposit Required?	<input type="radio"/> Yes <input checked="" type="radio"/> No
TDR FAR Relaxation (in sqm)	<input type="text"/>

Field name	Field type	Purpose
Has Project Provided Min 10Percent Bua For EWS With In 5Km From Project site?	Yes/No question	Select Yes/No as applicable to the project
Number of temporary Structures	Mandatory	Provide no of temp structures if any
Project value if EIDP Fee Applicable for Project	Mandatory	Write the project value so System could calculate EIDP
Total No. of Dwelling Units	Mandatory	Provide no of dwelling units if residential occupancy is there.
Is Shelter Fee Applicable?	Yes/No question	Provide yes if applicable, no if not
Effective EWS Area (in sqm)	Mandatory	Provide as per applicability
Is Security Deposit Required?	Yes/No question	Select Yes/No as applicable to the project
TDR FAR Relaxation (in sqm)		Provide as per applicability

3.1.3.7 Additional details for the project

This section asks for the other details of the building in regards to its necessity as per the Byelaws, such as the storey of building, staircases, lift and perking. It is necessary to evaluate if the existing building satisfies the byelaws. Values to be put as specified in the section.

SEARCH
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Emptying of Septic Tank
Trade License
Water & Sewerage
Marriage Registration

Additional Details

Parameter	Value
No. of Storey (G+1/S+1) etc	<input type="text"/>
Number of staircase required as per Bye laws (Numerical value expected)	<input type="text"/>
Number of staircase provided (Numerical value expected)	<input type="text"/>
Number of lifts required as per Bye laws(Numerical value expected)	<input type="text"/>
Number of lifts provided (Numerical value expected)	<input type="text"/>
Visitor parking (in sqm) required as per Bye laws if applicable (Numerical value with decimal expected)	<input type="text"/>
Visitor parking (in sqm) provided (Numerical value with decimal expected)	<input type="text"/>

SEARCH

Home

Complaints

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Visitor parking (in sqm) required as per Bye laws if applicable (Numerical value with decimal expected)

Visitor parking (in sqm) provided (Numerical value with decimal expected)

Plantation (no. of tree per 80 sqm) required as per Bye laws (Numerical value expected)

Plantation (no. of tree per 80 sqm) provided (Numerical value expected)

Parking basement (Numerical value with decimal expected)

Parking stilt (Numerical value with decimal expected)

parking ground (open) (Numerical value with decimal expected)

Total parking (in sqm)

< PREVIOUS STEP

NEXT STEP >

Once all details are filled click on this to move to next step

Field name	Field type	Purpose
No. of Storey (G+1/S+1) etc	Mandatory	Provide as applicable
Number of staircase required as per Bye laws (Numerical value expected)	Mandatory	Provide as applicable
Number of staircase provided (Numerical value expected)	Mandatory	Provide as applicable
Number of lifts required as per Bye laws(Numerical value expected)	Mandatory	Provide as applicable
Number of lifts provided (Numerical value expected)	Mandatory	Provide as applicable
Visitor parking (in sqm) required as per Bye laws if applicable (Numerical value with decimal expected)	Mandatory	Provide as applicable
Visitor parking (in sqm) provided (Numerical value with decimal expected)	Mandatory	Provide as applicable
Plantation (no. of tree per 80 sqm) required as per Bye laws (Numerical value expected)	Mandatory	Provide as applicable
Plantation (no. of tree per 80 sqm) provided (Numerical value expected)	Mandatory	Provide as applicable
Parking basement (Numerical value with decimal expected)	Mandatory	Provide as applicable
Parking stilt (Numerical value with decimal expected)	Mandatory	Provide as applicable
parking ground (open) (Numerical value with decimal expected)	Mandatory	Provide as applicable
Total parking (in sqm)	Mandatory	Provide as applicable

3.1.4 Applicant Information

Fill Applicant Information Details. In case of multiple landowners and GPA holders, Create the application in the primary applicant's name only. In case the Applicant or GPA holder is a Govt or private organization, select institutional govt or institutional Private from the drop down.

BUILDING_REGULARIZATION_TITLE

Progress: 1. Basic Details (✓) 2. Building Details (✓) 3. Primary Applicant Details (3) 4. Documents to be uploaded 5. Summary

Primary Applicant Details

Application Type *
Individual

Type of Applicant - Subtype *
Single Owner

Applicant Information

Mobile No *
8989898989 🔍 ⓘ

Applicant Name *
OBPAS TESTING CITIZEN

Email
test@gmail.com

Correspondence Address *
...Andapur,Cuttack

☒ Is Primary Owner ?

[< PREVIOUS STEP](#) [NEXT STEP >](#)

Click previous step to go back to building details

Click next step to proceed

Field Name	Field Type	Purpose
Applicant type	Mandatory Field	Select Applicant type from the dropdown
Type of Applicant - Subtype	Mandatory Field	Select sub-Type of Applicant from the dropdown
Mobile No	Mandatory Field	Enter Registered Mobile Number of the Primary applicant (Citizen) and click the search button on the right side. Owners information will get auto populated
Applicant Name	Mandatory Field	This field will get auto populated after 'Mobile No' has been entered.
Correspondence address	Mandatory Field	This field will get auto populated after 'Mobile No' has been entered.
Email	Non-Mandatory field	Provide email Id of the applicant

3.1.5 Document upload

Provide the necessary Documents.

Provide the CAD file for the building, other necessary documents, and NOCs in the document section. Select the document type from drop down and select the correct type for it.

Upload CAD file here

BUILDING_REGULARIZATION_TITLE Application No. BLR-CTC-2024-03-11-001000

Basic Details Building Details Primary Applicant Details Documents to be uploaded Summary

Documents Required (Self Attested)

Only one file can be uploaded for one document. If multiple files need to be uploaded, then please combine all files in a pdf and then upload.

Building Plan CAD File

1 Building Plan CAD File *
Only .dxf files, 50MB max file size.

Select Document Type *
CAD Document

CHOOSE FILE

Building Layout Plan (Deviation between existing and approved area to be shown in plan)

2 Building Layout Plan (Deviation between existing and approved area to be shown in plan) *
Only .jpg, .jpeg, .png and .pdf files, 50MB max file size.

Select Document Type *
Building Layout Document

CHOOSE FILE

Land Owner ID Proof (Self Attested)

3 Land Owner ID Proof (Self Attested) *
Only .jpg, .jpeg, .png and .pdf files, 50MB max file size.

Select Document Type *
Select Document Type

CHOOSE FILE

< PREVIOUS STEP NEXT STEP >

Document name	Mandatory/Non-Mandatory	Description
Building plan CAD File*	Mandatory	Provide the AutoCAD file for the regularization building.
Building Layout Plan (Deviation between existing and approved area to be shown in plan)*	Mandatory	Provide in required format
Land Owner ID Proof (Self Attested)*	Mandatory	Provide in required format
ID Proof of GPA holder if present	Non Mandatory	Provide in required format
ROR*	Mandatory	Provide in required format
Sale Deed/ Other Ownership Document*	Mandatory	Provide in required format
Khata Revenue Site Plan with plot marked authenticated by Tehsildar / Sub-Registrar*	Mandatory	Provide in required format
Previous Approval Drawing PDF	Non Mandatory	Provide in required format
Previous approval Letter	Non Mandatory	Provide in required format
Photographs of Building*	Mandatory	Provide in required format
Structural Safety Certificate (if Low risk building/10m height Architect, Upto 15 m Civil Engineer, and Above – Structural Engineer – Message to be Shown)*	Mandatory	Provide in required format
Site supervision certificate*	Mandatory	Provide in required format
Other Documents	Non Mandatory	Provide in required format
Deputy Forest Officer NOC Environment Clearance	Non Mandatory	Provide in required format
NOC from Urban Local Bodies under H&UD	Non Mandatory	Provide in required format
NOC from Public Health Engineering Organization	Non Mandatory	Provide in required format
NOC from Electricity Distribution Company	Non Mandatory	Provide in required format

NOC under Police under Home Department	Non Mandatory	Provide in required format
Water Department NOC	Non Mandatory	Provide in required format
NOC from Coastal Regulation–CRZ	Non Mandatory	Provide in required format
NOC_NOCTEHREVDISASMANG	Non Mandatory	Provide in required format
NHAI NOC	Non Mandatory	Provide in required format
NOC from Sri Jagannath Temple Administration	Non Mandatory	Provide in required format
NOC from Tehsildar	Non Mandatory	Provide in required format
NOC from Odisha State Coastal Zone Management Authority	Non Mandatory	Provide in required format
NOC from State Pollution Control Board (Mandatory if NOC is applicable in Sipasarubali area)	Non Mandatory	Provide in required format

3.1.6 Application Summery page

Review the summery page, edit any details if found wrong and one confirmed, send the application for Citizen approval.

Application number

Application No. BLR-CTC-2024-03-11-001000

Basic Details Building Details Primary Applicant Details Documents to be uploaded Summary

Application Summary

Application Fee Detail

Land Development Fee	0
REG_BLDNG_OPRN_FEE	415
Paid Amount	415

Paid Amount
Rs 415
To be Paid

Check for the Application Fee

BLR_RISK_TYPE_DETAILS

Risk Type
LOW

EDIT

Check for all the Plot details and owner names.

Click on edit to edit any required details.

Plot Details Section

Plot Details (1)

District	Tehsil	Village	Revenue Plot Number (As per ownership document)	Layout Plot number	Plot Area	Khata	Kisam	Landowner Name	GPA Holder Name If Present	Sale Deed No.	Sale Deed Date	Per Acre BMV Value	Is part of plot required to be Free Gifted	Area of land to be Free Gifted
Cuttack	Sadar	Andarpur	555555	35A	500	ff44	gharabari	ffff	-	33ee	2024-03-11	1200000000	false	-

EDIT

To edit any Building details page, click on edit any then move forward to the summery page again

SEARCH

Home

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ePBSR Scrutiny

Building Plan Approval

Emptying of Septic Tank

Trade License

Water & Sewerage

Marriage Registration

Building Details - Block 1

Building Height after Exemption (In meter)

9

List of Exceptions

- ☒ Roof tanks and their supports (with support height not exceeding 1 meter).
- ☒ Ventilating, air conditioning, lift rooms, and similar service equipment
- ☐ Stair cover (mumty) not exceeding 3.0 meters in height.
- ☐ Chimneys, parapet walls, rooftop swimming pools, and architectural features not exceeding 2.5 meters in height.
- ☐ Height of the ceiling of the upper basement roof not exceeding 1.5 meters from the average surrounding ground level.
- ☐ Stilt floor, if the height of the ceiling of the stilt floor roof is not exceeding 2.4 meters.

Area Details

Floor Type	Floor Number	Sub Occupancy	Approved BUA (in sqm)	As Built: BUA (in sqm)	As Built: FAR Area (in sqm)	As Built: Carpet Area (in sqm)
Ground Floor	0	Residential Plotted	111	222	222	222

PREVIOUS STEP

SEND TO CITIZEN

Click on edit to edit any required details.

Once all data is verified, the declaration is to be made and then the application can be sent to citizen for approval.

BHUBANESWAR MUNICIPAL CORPORATION

ENGLISH

SUJOG

SEARCH

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Trade License

Water & Sewerage

Marriage Registration

23

NHAI NOC Certificate

No Documents Uploaded

24

NOC from Sri Jagannath Temple Administration Certificate

No Documents Uploaded

25

NOC from Tehsildar Certificate

No Documents Uploaded

26

NOC from Odisha State Coastal Zone Management Authority Certificate

No Documents Uploaded

27

NOC from State Pollution Control Board (Mandatory if NOC is applicable in Special Bauli area) Certificate

No Documents Uploaded

Declaration

☐ I hereby Solemnly affirm and declare that the information as furnished is true and correct to the best of my knowledge and belief. I further undertake that if any information at any stage shall be found to be false, my application registration shall be liable to be canceled without any prior notice in that regard and I shall not claim any compensation etc. for such default on my part. In case of any discrepancies found later, I shall be liable for punishment under the relevant provisions of Law as also under Municipal Act and the Act. I hereby authorize the technical empanelled person to Submit a building plan application on my behalf.

PREVIOUS STEP


SEND TO CITIZEN

Click on edit to edit any required details.

Click on it to send the application for citizen approval

3.2 Citizen approval

In case of Building regularization, Citizen approval is necessary before the application is submitted. Thus, the application is send to citizen for approval. Citizen needs to go through the application and all the details regarding plot, building and documents and once verified can give approval. In case something is needed to be changed. Citizen can send the application back to architect for editing.

ODISHA

ENGLISH

SUJOG

SEARCH

Home

Complaints

Property Tax

Building Plan Approval

Emptying of Septic Tank

Trade License

Water & Sewerage

Marriage Registration

Application Details

Application No. BLR-CTC-2024-03-11-001000

DOWNLOAD |

PRINT |

Task Status

Date11/03/2024

Updated ByMousumi Choudhury

StatusWF_BLR1_CITIZEN_APPROVAL_PENDING

Current OwnerOBPAS TESTING CITIZEN

Comments

VIEW HISTORY

Application Fee Detail

Land Development Fee	0
REG_BLDNG_OPRN_FEE	415
Paid Amount	415

Paid Amount

Rs 415

To be Paid

Architect/Technical Person Details

TAKE ACTION |

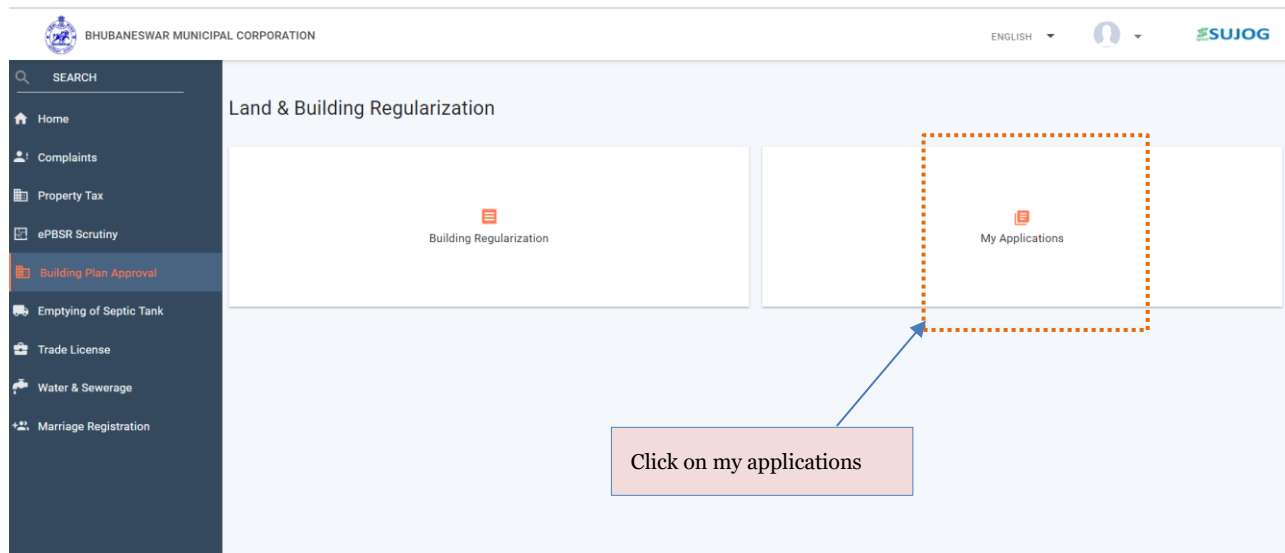
Application is at citizen side for approval.

3.3 Application submission

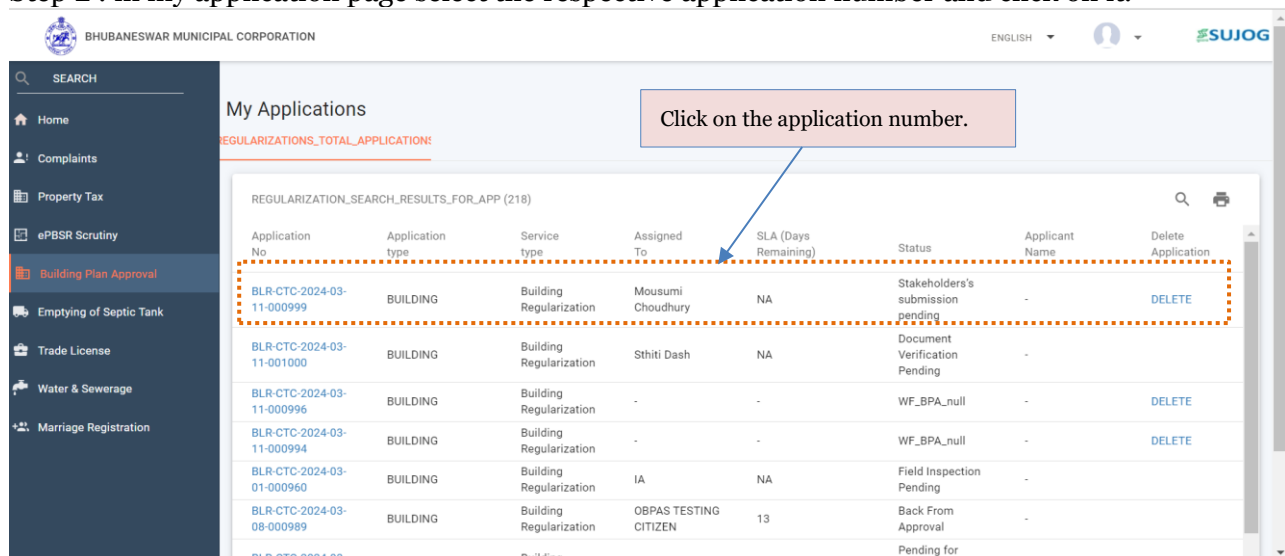
Once the application is approved by Citizen, review the application once and then the application can be submitted. Once submitted Architect or Citizen will be able to pay the application fee.

The same payment action can be performed by citizen as well once the application is submitted.


Step 1: Go to my applications inside land and building regularization.




Step 2 : in my application page select the respective application number and click on it.




Step 3: In the application click on make submit.

Bhubaneswar Municipal Corporation

ENGLISH





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Emptying of Septic Tank

Trade License

Water & Sewerage

Marriage Registration

Application Details

Application No. BLR-CTC-2024-03-08-000989

DOWNLOAD

PRINT

Task Status

VIEW HISTORY

Date

09/03/2024

Updated By

OBPAS TESTING CITIZEN

Status

WF_BLR1_INPROGRESS

Current Owner

Mousumi Choudhury

Comments

Application Fee Detail

Paid Amount

Rs 8020

To be Paid

Land Development Fee

0

REG_BLDNG_OPRN_FEE

8020

Paid Amount

8020

Architect/Technical Person Details

Name

Mousumi Choudhury

Email


test@qq.com

Contact No.


7978711941


SUBMIT

Once verified by Citizen, Click on submit to submit the application

Bhubaneswar Municipal Corporation

ENGLISH





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Building Plan Approval

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Trade License

Water & Sewerage

Marriage Registration

Application for Building Regularization

Application No. BLR-CTC-2024-03-08-000989

Application Submitted Successfully

A notification regarding Land regularization application creation has been sent to the applicant at the registered mobile no.

GO TO HOME

MAKE PAYMENT

It will show the status that application is submitted successfully

Now you can Go ahead to make Application fee payment.

3.4 Application fee payment

Once application is submitted the payment can be done by both Architect or Tech Person and citizen. Once application fee is paid you would be able to download the application fee receipt.

BHUBANESWAR MUNICIPAL CORPORATION

Payment Information Consumer Code BLR-CTC-2024-03-11-001060

Payment Collection Details

Fee Estimate		Total Amount
REG_BLDNG_OPRN_FEE	415	Rs 415
Land Development Fee	0	
Arrears	0	
Total Amount	415	

Payer Details

Payer *
Owner

Payer Mobile No. *
+91 | 8989898989

Payer Name *
OBPAS TESTING CITIZEN

Choose Payment Option (Please choose a payment option to continue with your payment)

☒ CCAvenue

MAKE PAYMENT >

Verify the payer information.

Click on the payment gateway option

Click on make payment to proceed with fee payment.

sujog-dev.odisha.gov.in says

On click of OK button, you will be redirected to Payment Gateway Site for Payment processing. Please DO NOT close this window or click the BACK BUTTON on your browser until Payment transaction is complete

OK Cancel

Click on OK to proceed to payment gateway. Cancel to exit the payment process

Housing and Urban Development Department

Transaction times out in 14:46 mins

BL

English

Billing Information

Housing:

Address:

Zip Code: City:

State: Select Country:

Mobile Number: Email:

Notes (Optional):

☐ My Billing and Shipping address are different

Payment Information

☐ Credit Card ☐ Debit Card ☐ Net Banking ☐ Wallet ☐ UPI

Card Accept: Card Number:

Free with the Privacy Policy by proceeding with this payment.

INR 415.00 (Your Amount Payable)

ORDER DETAILS

Order #: PG_CTC_2024_03_11_066115_10

Coupon Code:

Order Amount: 415.00

Total Amount: INR 415.00

CHECKOUT

Checkout login for registered users only.

Enter Username:

Enter Password:

Provide the payer's information here.

Choose a mode of payment.

Provide details for transaction.

Click on make payment to proceed.

Once payment is successful you can download the fee receipt from the download section

BHUBANESWAR MUNICIPAL CORPORATION

English

SUJOG

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eBBSR Scrutiny

Building Plan Approval

Emptying of Septic Tank

Trade License

Water & Sewerage

Marriage Registration

Payment Information Application No. BLR-CTC-2024-03-11-001000

Payment has been paid successfully!

A notification regarding Payment has been sent to the registered Mobile No. of the user/owner.

Payment receipt no 03/2023-24/1370742

Successful payment acknowledgement

Payment receipt no

Click here to go back to home

https://sujog-dev.odisha.gov.in/citizen/

Application fee receipt

Cuttack Municipal Corporation

MODULE_BPA_REG_APP_FEE Payment Receipt

Cuttack Municipal Corporation
1800 121 6833
https://sujog.odisha.gov.in
helpdesk.sujog@odisha.gov.in

Receipt No.	03/2023-24/1370742	Consumer ID	BLR-CTC-2024-03-11-001000
Payment Date	11/03/2024	Payer Name	OBPAS TESTING CITIZEN
Payer Contact	8989898989	Payment Status	DEPOSITED

Service Type	MODULE_BPA_REG_APP_FEE	Billing Period	01/01/2024 to 31/12/2024
Total Bill Amount	₹ 415	Paid Amount	₹ 415
Pending Amount	₹ 0	Excess Amount	₹ 0
Payment Mode	Online	Transaction ID	PG_CTC_2024_03_11_066115_10
Manual Receipt No.	NA	Manual Receipt Date	NA

Generated By: Mousumi Choudhury

Commissioner/EO

This is Computer generated receipt, Signature is not required

3.5 Building Regularization Editing of Details and Document upload when sent back to citizen.

In case the Official sees any necessity to ask for documents, edit the risk type, provided area details or any other details of plot or building, they will send the application back to the Architect and Citizen. Once the status is back from approver, citizen can upload the enabled document or edit the specific details as asked.

BHUBANESWAR MUNICIPAL CORPORATION

Application Details Application No. BLR-CTC-2024-03-08-000989

Task Status

Date	09/03/2024	Updated By	IA	Status	WF_BLR1_BACK_FROM_APPROVAL	Current Owner	Mousumi Choudhury	Comments	Please edit the BUA details and submit the asked documents in correct format
------	------------	------------	----	--------	----------------------------	---------------	-------------------	----------	--

Application Fee Detail

Land Development Fee	0
REG_BLDNG_OPRN_FEE	8020
Paid Amount	8020

Paid Amount Rs 8020

Comments provided by official regarding changes needed.

FORWARD

3.5.1 Edit plot details.

To edit any data provided in the plot details section, click on edit and make necessary changes.

BHUBANESWAR MUNICIPAL CORPORATION

Plot Details Section

Plot Details (1)

District	Tehsil	Village	Revenue Plot Number (As per ownership document)	Layout Plot number	Plot Area	Khata	Kisam	Landowner Name	GPA Holder Name if Present	Sale Deed No.	Sale Deed Date	Per. BMV Value
Cuttack	Cuttack Sadar	Andarpur	112/33	-	400	BBS 112/33	Gharabari	Dhiru Dash	BBS 112/33	2024-03-08	1200	

Click on edit-to-edit Plot details section. The details reflected in permit letter such as Mouza, Plot no, Landowner name etc. can be edited here.

3.5.2 Edit RISK TYPE of the Project

Once edit is clicked for Risk type, a page containing all building details section will open where all the details need to be put again. Incase of edit option at the building detailssection similar page will open.

When risk type is edited a pop up like this appears where first the new risk type is to be selected and then proceed with filling all the data.

Once confirmed it will ask for the entire building details section to be filled again. Fill the data again and confirm to proceed. If the edit is not required, then click on cancel and exit the edit page. The same page opens when the edit on building section is clicked. Only difference is that the risk type cannot be edited by clicking edit in building section.

Bhubaneswar Municipal Corporation

ENGLISH

Building Details - Block 1

Height

Parameter	Value
Building Height after Exemption (In meter)	<input type="text"/>

List of Exceptions

- ☐ Roof tanks and their supports (with support height not exceeding 1 meter).
- ☐ Ventilating, air conditioning, lift rooms, and similar service equipment
- ☐ Stair cover (mummy) not exceeding 3.0 meters in height.
- ☐ Chimneys, parapet walls, rooftop swimming pools, and architectural features not exceeding 2.5 meters in height.
- ☐ Height of the ceiling of the upper basement roof not exceeding 1.5 meters from the average surrounding ground level.
- ☐ Stilt floor, if the height of the ceiling of the stilt floor roof is not exceeding 2.4 meters.

Area Details

Floor Type	Floor Number	Sub Occupancy	Approved BUA (in sqm)	As Built: BUA (in sqm)	As Built: FAR Area (in sqm)	As Built: Carpet Area (in sqm)
<input type="text" value="Select Floor Type"/>	<input type="text" value=""/>	<input type="text" value="Select Sub Occupancy Type"/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>

[Add Floor](#)

Click on cancel to cancel the editing process.

< BUILDING_UPDATE_CANCEL
BUILDING_UPDATE_CONFIRM >

Once all updated data is filled click on confirm to finish the editing process

3.5.3 Upload documents

Document can be uploaded in the document section by clicking on upload option of the enabled document.

Municipal Corporation

ENGLISH

Document - 9	Citizen	08/03/2024	VIEW FILE
<div>Site supervision certificate</div> <div> <div>File</div> <div>Document - 1</div> </div> <div> <div>Uploaded By</div> <div>Citizen</div> </div> <div> <div>Uploaded Date</div> <div>08/03/2024</div> </div> <div> <div>UPLOAD</div> <div>VIEW FILE</div> </div>			
<div>Other Documents</div> <div>No Documents Uploaded</div>			
<div>Deputy Forest Officer NOC</div> <div>No Documents Uploaded</div>			

Click on upload to upload the document

FORWARD

Once uploaded, click on forward to send it to Official.

Document - 9 Citizen 08/03/2024

Forward Application

Comments *

Enter Comments

Supporting Documents

Only .jpg and .pdf files. 20MB max file size.

UPLOAD FILES

BPA_UNDEFINED_BUTTON

Give any necessary comments and upload any supporting document.

Click here to forward application.

Deputy Forest Officer NOC No Documents Uploaded

FORWARD

3.6 Track Application status

Track your application through the my application page of Land and Building regularization.

3.6.1 My Applications page for Building regularization.

In my applications page you will be able to see the current status of all the Building regularization applications created by the Architect. You can check the status, assignee name here. Also if any application is scrapped during the creation process for which application fee is not paid, you can delete that application as well. If the application is sent back from officials, it will show the days remaining to meet the compliance.

BHUBANESWAR MUNICIPAL CORPORATION

ENGLISH

SUJOG

My Applications

REGULARIZATIONS_TOTAL_APPLICATIONS

Select the application from here

REGULARIZATION_SEARCH_RESULTS_FOR_APP (218)

Application No	Application type	Service type	Assigned To	SLA (Days Remaining)	Status	Applicant Name	Delete Application
BLR-CTC-2024-03-11-000999	BUILDING	Building Regularization	Mousumi Choudhury	NA	Stakeholders's submission pending	-	DELETE
BLR-CTC-2024-03-11-001000	BUILDING	Building Regularization	Sthiti Dash	NA	Document Verification Pending	-	DELETE
BLR-CTC-2024-03-11-000996	BUILDING	Building Regularization	-	-	WF_BPA_null	-	DELETE
BLR-CTC-2024-03-11-000994	BUILDING	Building Regularization	-	-	WF_BPA_null	-	DELETE
BLR-CTC-2024-03-01-000960	BUILDING	Building Regularization	IA	NA	Field Inspection Pending	-	DELETE
BLR-CTC-2024-03-08-000989	BUILDING	Building Regularization	OBPAS TESTING CITIZEN	13	Back From Approval	-	DELETE
BLR-CTC-2024-03-09-000993	BUILDING	Building Regularization	-	NA	Pending for Stakeholders update	-	DELETE
BLR-CTC-2024-03-09-000992	BUILDING	Building Regularization	-	NA	Pending for Stakeholders update	-	DELETE
BLR-CTC-2024-03-08-000987	BUILDING	Building Regularization	OBPAS TESTING CITIZEN	NA	Citizen Approval Pending	-	DELETE

Rows per page: 10 1-10 of 218

Status of the application

Click on it to download the different available documents like application fee, BLR application page etc.

Click on view History to check the application work flow and status

Application Details Application No. BLR-CTC-2024-03-11-001000

Task Status

Date	Updated By	Status	Current Owner	Comments
11/03/2024	Mousumi Choudhury	Document Verification Pending	Sthiti Dash	

Architect/Technical Person Details

Name	Email	Contact No.
Mousumi Choudhury	test@qq.com	7978711941

BLR_RISK_TYPE_DETAILS

Risk Type
LOW

3.6.2 Regularization Certificate preview

Once the application is at the official level, Architect can view the Regularization letter preview and request the official to send the application back to correct any mistake in the application.

BLR_APPLICATION_DETAILS_HEADER Application No. BLR-CTC-2024-02-23-000939

Task Status

Date	Updated By	Status	Current Owner	Comments
29/02/2024	Mousumi Choudhury	WF_BLR1_APPROVAL_PENDING	IA	

Application Fee Detail

Land Development Fee	REG_BLDNG_OPRN_FEE	BPA_COMMON_TOTAL_AMT
0	250	250

BPA_COMMON_TOTAL_AMT
Rs 250
BPA_COMMON_PAID_SUCCESS

Click here to view the Regularization letter preview.

PERMIT LETTER PREVIEW

3.7 Pay Regularization fee and Download Certificate

3.7.1 Pay Regularization fee.

Once the approver approves the application, You can now pay the Regularization fee for the application and once the payment is processed successfully, it will show at approvers end for Digital signature on the regularization Regularization letter and Drawing document.

The screenshot displays the 'BLR_APPLICATION_DETAILS_HEADER' page. The application number is BLR-CTC-2024-02-26-000944. The status is 'WF_BLR1_PENDING_SANC_FEE_PAYMENT', indicating it is pending for regularization fee payment. The application fee detail shows a total amount of Rs 250. A callout box points to the status, stating 'Status of application shows pending for sanc fee payment'. Another callout box points to the 'BPA_CITIZEN_MAKE_PAYMENT' button, stating 'Click on make payment for Regularization fee payment'.

BLR_APPLICATION_DETAILS_HEADER
Application No. BLR-CTC-2024-02-26-000944

Status of application shows pending for sanc fee payment

Task Status

Date	Updated By	Status	Current Owner	Comments
29/02/2024	IA	WF_BLR1_PENDING_SANC_FEE_PAYMENT	IA	

Application Fee Detail

Fee Type	Amount
Land Development Fee	0
REG_BLDNG_OPRN_FEE	250
BPA_COMMON_TOTAL_AMT	250

BPA_COMMON_TOTAL_AMT
Rs 250
BPA_COMMON_PAID_SUCCESS

Click on make payment for Regularization fee payment

BPA_CITIZEN_MAKE_PAYMENT

The screenshot displays the 'Payment Collection Details' page. It shows a fee estimate with a total amount of Rs 193399. The payer details are filled out. A callout box points to the 'CCAVENUE' payment option, stating 'Click on it to choose payment gateway.' Another callout box points to the 'MAKE PAYMENT' button, stating 'Proceed to make payment'.

Payment Collection Details

Fee Estimate

Fee Type	Amount
REG_CONST_WORKER_WELFARE_CESS	176899
REG_BLDNG_SANC_FEE	13500
REG_PUR_FAR	0
REG_TEMP_RETENTION_FEE	0
REG_SECURITY_DEPOSIT	0
REG_COMP_SETBACK_FEE	0
REG_SHELTER_FEE	0
REG_COMP_FAR_FEE	0
REG_EIDP_FEE	0
Arrears	0
Total Amount	193399

Total Amount
Rs 193399

Payer Details

Payer Name: Owner
Payer Name: OBPA TESTING CITIZEN
Phone Mobile No.: 9909090909

Click on it to choose payment gateway.

Choose Payment Option (Please choose a payment option to continue with your payment)

CCAVENUE

MAKE PAYMENT

Proceed to make payment

Proceed to payment gateway site to make payment.

The screenshot shows the payment gateway for the Housing and Urban Development Department. It includes a header with the department name and a transaction timeout notice. The main form is divided into sections for Billing Information, Payment Information, and Order Details. Annotations with arrows point to specific fields and buttons:


- Provide the payer's information here.** Points to the Billing Information section, which includes fields for Housing, Address, Zip Code, City, State, Select Country, Mobile Number, and Email.
- Choose a mode of payment.** Points to the Payment Information section, which includes options for Credit Card, Debit Cards, Net Banking, and Wallet.
- Provide details for transaction.** Points to the Order Details section, which includes fields for Order ID, Coupon Code, Order Amount, and Total Amount.
- Click on make payment to proceed.** Points to the Make Payment button.

Once payment is successful you can download the fee receipt from the download section

The screenshot shows the payment confirmation page for the Bhubaneswar Municipal Corporation. It includes a sidebar with navigation links, a header with the corporation name, and a main content area with a payment confirmation message and a download section. Annotations with arrows point to specific elements:

- Download fee receipt** points to the DOWNLOAD button in the download section.
- Successful payment acknowledgement** points to the green checkmark icon and the text "Payment has been paid successfully!".
- Payment receipt no** points to the Payment Receipt No. 03/2023-24/1370743.
- Click here to go back to home** points to the GO TO HOME button.

Regularization fee receipt sample

	Cuttack Municipal Corporation MODULE_BPA_REG_SAN_FEE Payment Receipt	Cuttack Municipal Corporation 1800 121 6833 https://sujog.odisha.gov.in helpdesk.sujog@odisha.gov.in
---	--	---

Receipt No.	03/2023-24/1370743	Consumer ID	BLR-CTC-2024-02-12-000856
Payment Date	12/03/2024	Payer Name	OBPAS TESTING CITIZEN
Payer Contact	8989898989	Payment Status	DEPOSITED

Service Type	MODULE_BPA_REG_SAN_FEE	Billing Period	01/01/2024 to 31/12/2024
Total Bill Amount	₹ 193399	Paid Amount	₹ 193399
Pending Amount	₹ 0	Excess Amount	₹ 0
Payment Mode	Online	Transaction ID	PG_CTC_2024_03_12_066116_19
Manual Receipt No.	NA	Manual Receipt Date	NA

Generated By: Mousumi Arch Testing	Commissioner/EO
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3.7.2 Download Regularization letter and BPL document.

Once the Payment is done, the application will show at official end for Digital signature of Regularization letter and BPL Document. Once both are signed, they can be downloaded from the download section of the application page.

<ul style="list-style-type: none">HomeComplaintsProperty TaxePBSR ScrutinyBuilding Plan ApprovalEmptying of Septic TankTrade LicenseWater & SewerageMarriage Registration	<div>Task Status</div> <table><tr><td>Date</td><td>Updated By</td><td>Status</td></tr><tr><td>05/03/2024</td><td>IA</td><td>Approved</td></tr></table> <div>Fee Estimate</div> <table><tr><td>Development of land fee</td><td>57428</td></tr><tr><td>Building operation fee</td><td>1502217</td></tr><tr><td>Paid Amount</td><td>1559645</td></tr></table>	Date	Updated By	Status	05/03/2024	IA	Approved	Development of land fee	57428	Building operation fee	1502217	Paid Amount	1559645	<div>DOWNLOAD PRINT</div> <div>VIEW HISTORY</div> <div><div>Sanction Fee Receipt - 05/03/2024</div><div>Application Fee Receipt</div><div>Permit Order</div><div>Signed BPL Document</div><div>Sanction Fee Demand - 05/03/2024</div><div>Application Fee Demand</div><div>BPA Application</div><div>Workflow History</div></div> <div>Paid Amount 1559645 Paid</div> <div>TAKE ACTION</div>
Date	Updated By	Status												
05/03/2024	IA	Approved												
Development of land fee	57428													
Building operation fee	1502217													
Paid Amount	1559645													



Cuttack Municipal Corporation

FORM-II

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

Letter No. BLR/CTC/000060, Cuttack, Dated: 08/03/2024

Sujog-OBPS APPLICATION NO. BLR-CTC-2024-03-08-000990

Permission under sub-section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 (Act 14 of 1982) is hereby granted in favour of Land Owner

Plot Number	Plot Area	Khata No	Kisam	Village	Land Owner Name	GPA Holder Name
112/33	450	BBS 112/33	Gharabari	Andarpur	Dhiru Dash	Murli Dash

Building Regularization of a 5 storeyed building within the Development Plan Area of Cuttack subject to following parameter and conditions/restrictions.

Total plot area (As per document) : 450.0 SQM
Total plot area (As per Possession) : 450.0 SQM

Block-No.1	Approved (BUA Area)	Existing (BUA Area)	Deviation (BUA Area)	Proposed use
Floor-0	500	1200	700.0	Residential Plotted
Total BUA Area	500.0	1200.0		
Total no. of Dwelling Units -5				
Bye Laws Provisions		Required		Proposed
No.of staircases		Validity unknown		5
No.of Lifts		Digitally Signed Date: 08-Mar-2024 11:13:12 Location: Odisha		5

Visitor parking(in Sqm.)	5	5
Plantation(no of tree per 80Sqm.)	5	5
F.A.R	3 (Max. Permissible) 2 (Base FAR)	ACHIEVED- 2.40(0 Purchasable FAR)
Height (mtr.)	B1-9	
Parking	Basement-5+ Stilt- 5 + Ground (Open Parking)-5 Total =5 Sqm.	
Grand Total FAR Area - 1200.0 Sqm.		
Grand Total BUA - 1200.0 Sqm.		

Block No.	Item	Provided (in Mtr)
1	Front Set back	5
	Total Cumulative Front and Rear Set Back	5
	Total Cumulative Side Set Back	5

1. The Building shall be used exclusively for Residential Plotted 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. Parking space measuring 0 sq. mtr. as shown in the approved plan shall be exclusively used for parking and no part of it will be used for any other purpose.
4. The land over which construction is proposed is accessible by an approved means of access of 9.0 mtr. width.
5. The land in question must be in lawful ownership and peaceful possession of the applicant.
6. The applicant shall free gift 0 sq.mtr. of located in the Cuttack Municipal Corporation for the widening of the road/construction of new roads and other public amenities prior to completion of the development as indicated in the plan.
7. The permission is valid for period of three years with effect from the date of issue.
8. Permission accorded under the provision of Section 10 of ODA Act, cannot be construed as an evidence to claim right title interest on the plot on which the permission has been granted.
9. 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 canceled during the period of dispute.

Validity Unknown

 Name: A.
 Date: 08-Mar-2024
 Location: Cuttack

10. 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.

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

12. The is approved on payment following fees:

Sl No.	Item	Amount (Rs)
i	Regularization Building Purchasable FAR	0.0
ii	Regularization Building Temporary Retention Fee	10000.0
iii	Regularization Building Construction Worker Welfare Cess (CWWC)	138922.0
iv	Regularization Building EIDP Fee	1.0
v	Regularization Building Purchasable FAR	350000.0
vi	Regularization Sanction Fee Adjustment Amount 1	1000.0
vii	Regularization Building Shelter Fee	0.0
viii	Regularization Sanction Fee Adjustment Amount 2	2000.0
ix	Regularization Building Sanction Fee	10500.0
x	Regularization Building EIDP Fee	7500.0
xi	Regularization Building Security Deposit	0.0
xii	Land Development Fee	0.0
xiii	Regularization Building Operation Fee	7250.0

Date: 08/03/2024

BY ORDER OF
IA
Authorized Officer
Cuttack Municipal Corporation

Validity unknown
Digitally signed
Cuttack, IA
Date: 08-Mar-2024 12:13
Location: Cuttack