



IN THE HIGH COURT OF ORISSA AT CUTTACK

W.P.(C) No.31259 of 2022

Ratnakar Baral

....

Petitioner

Mr. D.P.Nanda, Sr.Advocate

-versus-

BBSR Development Authority & Anr.

....

Opposite parties

Mr. D.Mohapatra, Sr.Advocate

**CORAM:
JUSTICE B. P. ROUTRAY**

**ORDER
09.07.2025**

Order No.

- 09.
1. This matter is taken up through hybrid mode.
 2. Heard Mr. Nanda, learned Senior Counsel for the Petitioner and Mr. Mohapatra, learned Senior Counsel for the Opposite Parties.
 3. The simple issue involved in the present writ petition is to the effect that, whether the valuation put in the original application under Annexure-1 to the tune of Rs.10,100,000/- (One crore One lakh) could now be construed as the valuation of the land and building both, as per the contention of the Petitioner ?

It is the case of the Petitioner that while writing present value in the application, the Petitioner wrongly added valuation of the building with the land and consequently paid more amount



towards consent charges, which is 25% of the differential amount, to the BDA.

4. On the prayer for correction of said valuation given by the Petitioner at a later stage, the question raised by the BDA that such prayer for correction by the applicant with regard to valuation of the property is not permissible. But the question remains is that, whether any valuation put by the applicant is liable to be accepted by the BDA without having its independent assessment of the property ?

5. Mr. Mohapatra, learned Senior Counsel on this point seeks some time to get instructions that, if any policy or practice is followed by the BDA in such matters.

5. List this matter on 20th August 2025.

(B.P. Routray)
Judge

S.Das