



SAMBALPUR DEVELOPMENT AUTHORITY, SAMBALPUR

(Permission Under section 16(3) of the Orissa Dev. Authorities Act 1982)

No. : ...1490... / SDA
X-56/2015
To

Date ...20.04.16

**Smt Jasoda Naik W/o Ramesh Naik &
Smt Anupama Patel W/o Sri Srikant Naik
Gopalmal, Budharaja, Sambalpur**

Sir/Madam,

Permission for **S+2 storied residential apartment building** is granted over plot No. **1475/7893**, Khata No **733/2713** Mouza/Unit No **14 Danipali** Thana No **13**, Sambalpur Municipal Corporation within the development area of Sambalpur Master Plan subject to the following conditions.

- a) The building shall be used exclusively for **RESIDENTIAL APARTMENT** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- b) The development shall be undertaken strictly according to the approved plan
- c) Parking space measuring not less than **5582.00 sft** shown in the approved plan shall be left open and no part thereof shall be built upon.
- d) The front exterior wall of the building should be at a distance of **35'-6"** from the centre of the approach road lying of the **Southern** side of the plot. Setback shown in the building plan should not be altered without prior approval of this Authority.
- e) The land over which development is proposed must be accessible by approved means of access not less than **20'-0"** feet in width.
- f) The permission does not entitle the applicant any right of passage on private or public land. The right of passage is subject to the approval / consent of the owner of the land.
- g) You are required to leave **2'-6"** wide strip of land from the edge of the plot towards **Eastern** site for future widening of existing road of **15'-0"** to be widened to **20'-0"**. No construction of any nature even boundary wall shall be made/allowed within this strip of land.
- h) You are required to keep one copy of sanctioned plan at site at all times for inspection of construction by the Planning Member of Sambalpur Development Authority or the officer duly authorized by the Authority
- i) You are required to furnish completion certificate in the prescribed form duly signed by an Architect/Civil Engineer or Town Planner empanelled in S.D.A. as envisaged in regulation.
- j) In case permission is obtained by the applicant from Sambalpur Development Authority without having proper title on land or building, this permission issued in the instant case does not confer any title of the applicant over the land or building covered by this permission. If the applicant does anything without having any title to the land/building and he / she does so at his / her own risk and the permission will be treated as cancelled.
- k) Any legal dispute arises in respect of status of land and road after approval, the plan so approved shall automatically be treated as cancelled during the period of dispute and the Authority shall no way held responsible for the same.
- l) Plantation of trees is to be taken up within the plot area @ 20% of the total area,

- m) However this permission should not be constructed as regularizing any of the unauthorised construction undertaken thereof
- n) The land owner is required to develop and maintain the road side drain on his/her own or his/her own cost until handed over to the Local Body (Municipality/ NAC).
- o) Your plans are returned herewith after retaining one copy of the building plan for reference and record
- p) The developer shall construct roof top rain water harvesting system structure @ of 6 cum volume for every 100 sqm of terrace area to recharge the ground water table.
- q) The permission is valid for a period of **THREE** years from the date of issue of the letter under section 20 of the Orissa Development Authorities Act 1982..

OTHER STIPULATED CONDITION

- 1 No building material shall be stored on public road in any manner. If the storing of building material comes to the knowledge of the authority the permission so accorded shall be cancelled and necessary action as per law shall be taken
- 2 Instead of Septic Tank & Soak pit arrangement, Sewerage Treatment Plant (STP) is to be installed in the premises at appropriate place for disposal of sewerage waste. The treated surplus water may be discharge into the public drain in consultation with Sambalpur Municipality
- 3 The area shown for road widening in the plan shall be left unbounded open to sky for widening of the existing roads to minimum 6mtr R/W living apart the existing 6mtr road.
- 4 The storm water drain shall be constructed/upgraded at the cost of the applicant in consultation with Sambalpur Municipality with their design & specification.
- 5 The applicant shall installed solar heating system on the roof top of the building so as to generate solar energy to be used for lightning/other electrical purposes in the premises.
- 6 All necessary fire fighting installation and fulfillment of other related requirements shall be made in the premises as per the provision of NBC of India 2005.
- 7 The number of approved dwelling units shall not be increased.
- 8 The Authority or its authorized representative shall be competent to inspect the building works at all reasonable hours during construction hour to satisfy them that the construction is undertaken in conformity with the provision of Building Regulations and approved plan.
- 9 All aspects related to structural design, building surface, plumbing electrical installation, sanitary arrangement, fire protection measures etc shall be adhere to the specifications, standards and code of practice recommended in the NBC -2005.
- 10 The applicant shall during construction of building affix a copy of approved plan and approved letter on conspicuous place at the site for public and official verification.
- 11 During construction of the building the entire premises shall be covered by protective measures to ensure free from pollution free construction and the construction shall not be made any inconvenience to general public.
- 12 The Applicant/Architect/structural Engineer is fully and jointly responsible for any structural failure of building due to any structural defect and the Authority is no way be held responsible for the same in what so ever manner, it may be.
- 13 The concerned Architect/Applicant /Developer are fully responsible for any deviations Additions and Alterations beyond approved plan /defective construction etc shall be liable for action as per the provisions of the Regulations.

- 14 No advertising hoardings/signage/outdoor display structures etc are allowed to be installed on the roof top without prior approval of the Local Authority.
- 15 The applicant shall provide barrier free access for the physical challenge persons as per the guide lines prescribed in the Regulation and relevant provisions of NBC -2005.
- 16 Provision for information and communication Technology (IT) landing point near the main entrance gate shall be provide and maintained by the society owners.
- 17 The applicant/Developer/land owner shall cause to register and Association of Apartment Owners as required under the Orissa Apartment ownership Act. 1982 before applying for occupancy certificate.
- 18 The applicant shall obtain necessary occupancy certificate from SDA Sambalpur before occupation of the building as per the provision of the Regulation. In no case building is occupied without obtaining occupancy certificate.

- i) The setbacks of the building shall be as per the plan approved :
 Front 25'-6" Rear 10'-0" Side(L) 13'-6" Side(R) 8'-6"
- ii) The plot area as per record 12502.00 sq.feet

Plinth area approved :-

Stilt 6250.00 sft, First floor 6250.00 sft Second floor 6250.00 sft Total B/U: 18750.00 sft

- iii) Coverage area 50% F.A.R. 1.0

Encl: As above

Memo No.....1491.....SDA

Copy along with a copy of building plan forwarded to the Municipal Commissioner, Sambalpur, Municipal Corporation, Sambalpur for information and necessary action
 Encl : One copy of approved plan.

Yours faithfully

[Signature]
 PLANNING MEMBER

Date20.04.16

[Signature]
 PLANNING MEMBER

Occupancy-cum-completion certificate
(to be submitted by land owner)

It is hereby certify that the building standing on Plot No..... of mouza / unit Thana No..... situated in the locality known as..... has been completed in accordance with the plan approved by Sambalpur Development Authority vide letter No..... dt The said building is declared fit for occupation for use.

Signature of the Architect/Engineer/Town Planner
 executing the building with full address And Regd. No