



SAMBALPUR DEVELOPMENT AUTHORITY, SAMBALPUR

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

No. ... 1568 / SDA
X-259/2014

Date .. 14-5-15

To

Sri Pradeep Kumar Rath
S/o Late Shiv Ram Rath,
Nayapara, Sambalpur..

Sir/Madam,

Permission for regularization of B+G+ 3 storied storage building is granted in respect of plot No **4029/4272** Khata No **433/333** Mouza/Unit No **12 Remed**, Thana No **3** Sambalpur Municipality within the development area of Sambalpur Master Plan subject to the following conditions.

- a) The building shall be used exclusively for **STORAGE** 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) The basement & open parking space measuring not less than **888.00 sft** shown in the proposal shall exclusively be used for parking and no part thereof shall be built upon.
- d) The front exterior wall of the building should be at a distance of **131'-6"** from the centre of the approach road lying to 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 **250'-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 leavewide strip of land from the edge of the approach road in the side of the plot for future widening of the road. No construction of any nature even boundary wall shall be made within this strip of land
- h) 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.
- i) If at a later date it is found that any case of unauthorised construction is pending in the S.D.A or any other Court prior to the date of issue such permission will be treated as cancelled with immediate effect.
- j) 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.
- k) However this permission should not be constructed as regularizing any of the unauthorized construction undertaken thereof
- l) The land owner is required to develop and maintain the road side drain on his/her own land at his/her own cost until handed over to the Local Body (Municipality).
- m) Your plans are returned herewith after retaining one copy of the building plan for reference and record
- n) 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.

- o) 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..
- o) The existing B+G+3 storied storage building is regularized on payment of Rs.7,38,306/- (Rupees seven lakhs thirty eight thousand three hundred six) only towards compounding fee

OTHER STIPULATED CONDITIONS.

- 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 The building shall be exclusively used for the purpose it is regularized/approved..
 - 3 The applicant has to ensure drainage from the basement and provision of functional ramp so that there will not be any hindrance in respect of movement of vehicle in the basement.
 - 4 The applicant has to ensure disposal of storm water and storage garbage, if any in consultation with local Authority.
 - 5 The applicant has to ensure all safety measure required for operation of such buildings.
 - 6 The applicant has to ensure that no Vehicles shall allowed to be parked over the public road land /public use.
 - 7 The applicant has to ensure smooth entry and exist from the basement parking.
 - 8 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 6'-6" | Rear Nil | Side(L) Nil | Side(R) Nil |
|-------------|----------|-------------|-------------|
- ii) The plot area as per record **4500.00** sq.feet

Plinth area approved :-

	Basement Parking	Gr. floor	1 st floor Commercial	2 nd floor Residential	3 rd floor Residential	Total
Existing	888.00	3626.00	3951.00	3951.00	2311.00	14727.00

(in word **FOURTEEN THOUSAND SEVEN HUNDRED TWENTY SEVEN sft**)

iii) Coverage area **80.60 %**, F.A.R. 2.30

Encl: As above

Memo No.. 1566...SDA

Copy along with a copy of building plan forwarded to the Municipal Commissioner, Sambalpur, Municipality for information and necessary action

Encl : One copy of approved plan.

Yours faithfully,
[Signature]
PLANNING MEMBER

Date 14-5-15

[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