



**SAMBALPUR DEVELOPMENT AUTHORITY, SAMBALPUR**

(Permission Under Section 16 (3) of the Orissa Dev. Authority Act. 1982)

No. 1581 /SDA  
X- 267/2015

Date 14-5-15

To

**Smt Niyati Nayak.**  
**c/o Dr Santosh Kumar Nayak.**  
**Qr.no. 3r A/3 Hospital road Modipada, Sambalpur.**

Sir/Madam

Permission for construction of a **G+mezzanine +1<sup>st</sup> floor residential building** is granted in respect of plot No **893/1021** Khata No. **207/40** Mouza **Boidarnuapali** Than **No.8 Sambalpur /Burla/ Hirakud** Municipality/ NAC within the development area of **Sambalpur/ Burla / Hirakud** Master plan subject to the following condition.

- a) The building shall be used exclusively for **RESIDENTIAL** 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 and the front set back shall not be less than 6'6"
- c) Parking space measuring not less than ..... 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'-0"** from the center of approach road laying to the **eastern** 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 **25'-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 .....wide 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) 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.
- 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) If at a later date it is found that any case of unauthorized 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.

- 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 considered as regularising any of the Unauthorised construction undertaken thereof.
- n) The land owner is required to develop and maintain the road and road side drain on his/her own land at his/her own cost until handed over to the local body (municipality/NAC)
- o) Your plans are returned here with 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 of the Orissa Development Authorities Act 1982.
- r) Ensure the disposal of waste water up to public disposal point.
- i) The setbacks of the building shall be as per the plan approved .  
Front 25'-0" Rear 33'-8" Side (L) 5'-0" Side(R) 5'-0" & 7'-6"
- ii) The plot area as per record 5232 sq.feet.
- s) No building materials shall be stored on public road in any manner .In case of any deviation to the above , attracts cancellation of permission and subsequent action as per provision of law.

Plinth area approved :

Ground floor 1775.00 Sft, Mezzanine 309.00 First floor 1775.00 sft  
Second floor ..... Sft. Third floor.....sft. Total 3859 .00 sft  
(in word three thousand eight hundred fifty nine Sft.)

iii) Coverage area 34 % F.A.R 0.74

Encl: As above

Yours faithfully

Planning Member

Memo No.....1582.../SDA

Date.....

Copy along with a copy of building plan forwarded to the Executive Officer, Sambalpur, Municipality/Burla/Hirakud,NAC for information and necessary action.

Encl: One copy of approved plan

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.....  
Situating 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