



SAMBALPUR DEVELOPMENT AUTHORITY, SAMBALPUR

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

No. :.....**845**..... / SDA
X-585/2014

Date ..**26.2.15**..

To

Sri Kishor Chandra Agrawal
S/o Sri Niranjan Agrawal
Govindtola, Dhanupali, Sambalpur

Sir/Madam,

Permission for regularization of existing B+G+3 storied commercial building plan is granted in respect of plot No **3941/7543, 3940/7542, 3938/7241, 1921/3939, 3933/7544, 1922/3936, 1921/3934 & 1925** Khata No **686/5, 686/8** Mouza/Unit No **15 Ainthapali** Thana No **12** of Sambalpur Municipality within the development area of Sambalpur Master Plan subject to the following conditions.

- a) The building shall be used exclusively for **COMMERCIAL** 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 stilt parking space measuring not less than **4121.00 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 **60'-0"** from the centre of the approach road lying to the **Western** 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 **94'-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 **5'-0"** wide strip of land from the **Eastern** edge of the approach road in the **Western** 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 furnish completion certificate in the prescribed form duly signed by an Architect/Civil Engineer or Town Planner empanelled in S.D.A. after completion and before occupation of the building.
- i) 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) Any legal dispute arises in respect of status of land and road after approval, the plan so approved/regularised shall automatically be treated as cancelled during the period of dispute and the Authority shall no way held responsible for the same.

- j) Plantation of trees is to be **taken up within the plot area @ 10%** of the total area.
- k) The land owner is required to develop and maintain the road side drain on his/her own his/her own cost until handed over to the Local Body (Municipality).
- l) Your plans are returned herewith after retaining one copy of the building plan for reference and record
- m) 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.
- n) 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 permission has been accorded on payment Rs.11,000/- (Rupees eleven thousand only towards retentions fee for the existing temporary structures available at site.**

OTHER STIPULATED CONDITIONS.

- 1 The road affected portion as per the approved master plan shall be left unbounded and open to sky for widening of existing Budharaja road.
- 2 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.
- 3 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 shall be discharge into the public drain in consultation with Sambalpur Municipality
- 4 The applicant has to ensure disposal of storm water/waste water, garbage and make provisions for all infrastructure facilities in the light of the plan made by the concerned technical person. However, the road side 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 No Vehicles shall allowed to be parked over the public road.
- 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 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 specification standards and code of practice recommended in the NBC -2005.
- 10 The applicant shall keep a copy of approved plan and approved letter on site for public official verification
- 11 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.

- 12 The concerned Architect/Applicant /Developer are fully responsible for any further deviations/additions and alterations beyond approved plan /defective construction etc shall be liable for action as per the provisions of the Regulations.
- 13 The applicant shall provide barrier free access for the physical challenged persons as per the guide lines prescribed in the Regulation and relevant provisions of NBC -2005.
- 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 Provision for information and communication Technology (IT) landing point near the main entrance gate shall be provide and maintained by the society owners.
- 16 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 allowed to occupy without obtaining occupancy certificate.
- i) The setbacks of the building shall be as per the plan approved :
 Front 7mtrs Rear 3 mtrs Side(L) 2mtrs Side(R) 2mtrs
- ii) The plot area as per record 7405.20 sq.mtr.

Plinth area approved/regularized(Existing total built up area) :-

Basement floor in Sft.	GF floor in Sft.	1st floor in Sft.	2 nd floor in Sft.	3 rd floor in Sft.	Total in Sft.
4073.00	4073.00	4073.00	4073.00	4073.00	20365.00

iii) Coverage area 55 %, F.A.R. 2.20

Encl: As above

Yours faithfully

[Signature]
PLANNING MEMBER

Date 28.8.15

Memo No..... 846SDA

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

[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