SAMBALPUR DEVELOPMENT AUTHORITY,SAMBALPUR

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

No. :.....1415..... / SDA Date ...25-05-17

X-135/2017

To **Smt Hajra Bibi**
W/o Late Md. Yakub
Motijharan, Dhanupali, Sambalpur

Sir/Madam,

Permission for construction of a **single storied residential** building is granted in respect of plot **491/4567** Khata No **344/1165** Mouza/Unit No **03 Sunapali** Thana No **23** Sambalpur Municipal Corporation within the development area of Sambalpur/ Burla/ Hirakud Master Plan subject to the following conditions.

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

c) Parking space measuring not less than **.....** **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 **16'-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 **5'-0"** wide strip of land from the **Northern & Southern** edge of the approach road in the **Southern & Northern** 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. 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 @ 10% of the total area,

m) However this permission should not be constructed as regularizing any of the unauthorized construction undertaken thereof

n) 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/ 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..

r) **In case imposition of any fine/penalty or any other requirements are to be fulfilled in respect of mutated bye plot, the applicant shall comply the decision of the Govt/Authority at any point of time, failing which the permission so accorded shall treated as cancelled.**

s) **This conditional permission has been accorded on payment of Rs.540 (Rupees five hundred forty) only towards sanction fee.**

t) **The plinth area is less than 572 sft. the construction cost of which is less then Rs.10.00 lakhs. Hence no construction worker welfare cess is chargeable .**

i) The setbacks of the building shall be as per the plan approved :
Front **6'-6"** Rear **6'-6"** Side(L) **3'-3"** Side(R)**3'-3"**

ii) The plot area as per record **1089.00** sq.feet

Plinth area approved :-

Ground floor **386.32 sft** First floor ..... sft Total: **382.32**sft
Inword (**THREE HUNDRED EIGHTY TWO POINT THREE TWO SFT**)

iii) Coverage area 35.47% F.A.R 0.35

Encl: As above

Yours faithfully

PLANNING MEMBER

Memo No.....1416.....SDA Date 25-05-17

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

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..... 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