



SAMBALPUR DEVELOPMENT AUTHORITY, SAMBALPUR

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

No. : 1971 / SDA

Date 07-07-17

X-233/2017

To

**Sri Keshab Kumar Dalmia,
S/o Late Madanlal Dalmia
Khetrajpur, Sambalpur**

Sir/Madam,/

Permission for construction of **proposed 3rd floor over existing G+2 (Block-A) school building** is granted in respect of plot No 873/2041,871, 871/1877, 872, 873/2015, 871/1878, 959/1879, Khata No.368/8, 257/155, 257/208, 257/432, 257/438 of Mouza/Unit No **11 Khetrajpur** Thana No **15 Sambalpur/ Burla/ HiraKud Municipality/NAC** within the development area of Sambalpur/ Burla/ HiraKud Master Plan subject to the following conditions.

- The building shall be used exclusively for **SCHOOL BUILDING** purpose and shall not be utilized for any other purpose without prior approval of the Authority.
- The development shall be undertaken strictly according to the approved plan
- Parking space measuring not less than **2530.00 sft** shown in the approved plan shall be left open and no part thereof shall be built upon.
- The front exterior wall of the building should be at a distance of **58'-3^{1/2}"** from the centre of the approach road lying to the **Northern** side of the plot. Setback shown in the building plan should not be altered without prior approval of this Authority.
- The land over which development is proposed must be accessible by approved means of access not less than **80'-0"** feet in width.
- 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.
- You are required to leave **20'-0"** wide strip of land from the **Southern** edge of the approach road in the **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
- 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
- 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.
- 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.
- 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.
- Plantation of trees is to be taken up within the plot area @ 20% of the total area,
- However this permission should not be constructed as regularizing any of the unauthorised construction undertaken thereof
- 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).

- Your plans are returned herewith after retaining one copy of the building plan for reference and record
- 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.
- 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..
- 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.
- The permission is granted on payment of Rs.320675/- (Rupees three lakhs twenty thousand six hundred seventy five) only towards CWWC fee. & Rs.51090/- (Rupees fifty one thousand ninety) only towards sanction fee
- No vehicle shall be allowed to be parked on public road & school Authority shall ensure the required parking within the premises.
- All necessary fire fighting installations and equipments are to be installed in the building premises as per the requirement of N.B.C 2005 in respect of fire safety of the building and also be maintained properly to ensure its periodic operational checking in consultation with the Fire Pretension officer, Sambalpur.
- Applicant is required to take suitable safety measures for Electrical Installation as per the guideline of WESCO/Electrical Deptt.
- The road affected portion shall be left unbounded and open to sky for implementation of IDP/CDP proposal
- The applicant shall ensure disposal of storm/waste water, garbage and make provision for infrastructure facilities in the light of the plan made by the concerned technical person.

i) The setbacks of the building shall be as per the plan approved :

Front **5.5 mtr** Rear **12 mtr** Side(L) **3.09 mtr** Side(R) **12 mtr**

ii) The plot area as per record **70,654.00** sq.feet

Plinth area approved :-

Ext.Ground floor **19715.00 sft**, Ext. First floor **20260.00 sft**

Ext. Second floor **20260.00sft** Prop. Third floor **18327.40 sft** Total **78562.40 sft**

(inword **SEVENTY EIGHT THOUSAND FIVE HUNDRED SIXTY TWO POINT FOUR ZERO SFT**)

iii) Coverage area 37.46% F.A.R. 1.50

Encl: As above

Yours faithfully

Memo No. 1972 SDA

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.

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