



# SAMBALPUR DEVELOPMENT AUTHORITY, SAMBALPUR

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

No. .... 2563 / SDA

Date 09-10-17

X-0710/2016

To **The Principal Kendrya Vidyalaya ( No.II ) Sambalpur**  
**At/p0 – Burla, Sambalpur**

Sir/Madam,

Permission for construction of a **G + 1 storied school & staff quarters** building plan is granted over plot No. **90/3799, 89/3798, 325, 326, 323, 327/3801, 324/3800, 329/3803 & 328/3802** Khata No **3/3** Mouza/Unit No **02 Burla Town** Thana No **01** Sambalpur Municipal Corporation within the development area of Sambalpur Development Authority Master Plan subject to the following conditions.

- The building shall be used exclusively for **Educational** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to the approved plan
- Parking space measuring not less than **1953.60 sqmtr** shown in the approved plan shall be left open and no part thereof shall be built upon.
- This plan is approved as per the recommendation of 9<sup>th</sup> DP & BP Committee and decision of the 42<sup>nd</sup> Authority meeting subject to condition that in future if the Govt decides to impose the required fee i.e labour cess and scrutiny fee the same shall be deposited as per the Govt instructions/order.
- The land over which development is proposed must be accessible by approved means of access not less than **25mtr** 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 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. as envisaged in regulation.
- 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.

- 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.
  - Plantation of trees is to be taken up within the plot area @ 10% of the total area,
  - However this permission should not be constructed as regularizing any of the unauthorized 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.
  - Ensure development of approach road from the existing road connected up to the proposed site, kissam shall be converted to Gharbari and all social physical facilities are to be provided required for such educational building.
  - The setbacks of the building shall be as per the plan approved :  
Front **18 mtr min** Rear **30 mtr min** Side(L) **10.5 mtr min** Side(R) **10.38 mtr min**
  - The plot area as per record **Ac.8.000 (32356.50 sqmtr)**
  - Coverage area 2925.59 sqmtr F.A.R 0.180
- Encl: As above

Yours faithfully

**PLANNING MEMBER**

Date ..... 09-10-17

Memo No. .... 2563 SDA

Copy along with a copy of building plan forwarded to the Municipal Commissioner, Sambalpur, Municipal Corporation, Sambalpur 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..... 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