

TOWN PLANNING UNIT: CUTTACK
AT: LINK ROAD, OPP. ARUNODAYA MARKET, PLOT NO-1022, CUTTACK-12

No. 191 /CTPU., Dt. 23/03/2023

From,

The Assistant Engineer
Town Planning Unit, Cuttack

To,

The Block Development Officer,
Baranga, Cuttack

Sub- Technical sanction for proposed Land Sub- Divisional Layout Plan for M/s. Krishna Properties & Developer Pvt. Ltd. over Plot No. 194, Khata No. 382/292, Plot No. 195, Khata No. 382/327, Plot No. 192/716, Khata No. 382/291, Plot No. 193, Khata No. 382/328, Plot No. 253/1116, 254/1167, Khata No. 382/302, Plot No. 258, Khata No. 216, Plot No. 259, Khata No. 382/290, Plot No. 192, Khata No. 382/334, Plot No. 181, Khata No. 49, Plot No. 191, Khata No. 382/300 of Mz- Batapurana, Tahasil- Baranga, Dist- Cuttack.

Ref- I) Your Lr. No. 1647 dt- 17.10.2022
II) Lr. No. 946/DTP dt- 17.03.2023.

Sir,

In inviting a kind reference to the subject cited above, I am to say that the proposed Sub- divisional layout plan for M/s Krishna Properties & Developers Pvt. Ltd. over Plot No. 194, Khata No. 382/292, Plot No. 195, Khata No. 382/327, Plot No. 192/716, Khata No. 382/291, Plot No. 193, Khata No. 382/328, Plot No. 253/1116, 254/1167, Khata No. 382/302, Plot No. 258, Khata No. 216, Plot No. 259, Khata No. 382/290, Plot No. 192, Khata No. 382/334, Plot No. 181, Khata No. 49, Plot No. 191, Khata No. 382/300 of Mouza- Batapurana, Tahasil- Baranga, Dist- Cuttack is hereby technically sanctioned with concurrence of Director of Town Planning, Odisha, Bhubaneswar vide Lr. No. 946/DTP dt. 17.03.2023 & Lr. No. 10866, dt. 07.06.2018 of PR & DW Deptt., with the following conditions:

1. The sub-divisional layout plan is technically sanctioned exclusively for residential purpose and the uses shall not be changed to any other purpose without prior approval of the Town Planning Authority.
2. The development shall be undertaken in accordance to the approved plan enclosed with necessary permission endorsement.
3. The land over which sub-divisional layout plan proposed is accessible by an existing means of access 9.14 mtr width, and the access road from the existing road to the proposed site is 12.19 mtr over Gochar land as per Lr. No. 1710, Dt. 17.12.2020 of Tahasildar Baranga alongwith Sketch Plan enclosed.
4. The land in question must be lawful ownership and peaceful possession of the applicant.
5. Any dispute arises out of in record or in respect of right/title/ interest after technical sanction of the plan shall be treated as automatically cancelled during the period of dispute.

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6. The permission is valid for 3(three) years.
7. Any construction and development made by the applicant or Owner or Developer on the disputed land will be at his own risk without any legal/ financial liability to the Authority.
8. No building / road materials shall be stored on public road/ Public place during construction period.
9. The internal road and drainage are to be developed to proper standard.
10. The open spaces are to be fenced & handed over to the concerned Panchayat through gift deed.
11. The applicant is to adhere Rule 115 (iii) of OTP & I.T.(Planning & Building Standard) Rules 2021 as follows-
 - a) The minimum reservation of land for open space streets, Community facility and public utilities shall be a minimum 30 % (thirty Percent) on the total area of layout out of which atleast 7.50 percent of the total area shall be reserved for open spaces.
 - b) Common plot with an area of at least 5% (five percent) shall be reserved for providing community facilities & public utilities.
 - c) A public throughfare shall be provided on one side of the land as decided by the authority within the lay-out to provide access to the adjacent land locked plots, if any, which will not have access otherwise.
 - d) The Owner or Owners of land has to develop the access road to the site & storm water drain to the site as determined by the Authority provided that the Owner of the land will have the option to pay to authority the cost of development of external access road & drain at the rate determined by the authority in lieu of developing the same.
 - e) The plot area as decided by the Authority shall be earmarked for on-site solid waste management as per relevant rules.
 - f) Provision of plantation shall be given at the rate of minimum one tree per every 80 Sq. Mtr. Of area covered under road & Open space.
12. The Applicant shall not permit for construction of building on any of the plot unless developer laid down and made street or streets and provide amenities as approved or transferred that land covered by roads, Open space or other public purposes to the Local Panchayat.

13. Parameters:

Plot area as per	15549.43 sqm	-
Saleble Area(Residential)	8864.47 sqm	57%
Road Area	4738.90 Sqm.	30.49%
Open Space Area	1166.66 sqm	7.50%
Amenities	779.40 sqm	5.01%
Total	15549.43 sqm	100 %

Contd....P/3.

14. The developer shall deposit the following fees into the Account of concerned Gram Panchayat as per Panchayat Raj & Drinking Water Deptt., Odisha, Bhubaneswar Notification No. 10866/PR Dt- 07.06.2018 before final approval of Sub-Divisional residential Layout plan at Block Level/ Panchayat level.

- a) Sanction fees @ Rs.5/- per sqm of land area for Sub-Divisional layout plan.
- b) Scrutiny fees @Rs.5/- per Sq. Metre of land area.
- c) Infrastructural development fees for sub-divisional layout plan: 1% of the bench mark value of the land (Bench mark value of land is enclosed as supplied by Sub- Registrar, Barang vide Lr. No. 102, dt. 16.03.2023).

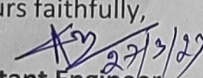
15. The developer shall deposit the shelter fees equivalent to 25 % of the Benchmark value of the Saleble area i.e 1782.89 sqm in accordance with the Provision of Rule- 116 (5) of OTP & I.T. (Building Standard) Rules, 2021 relating to EWS & LIG houses.
Shelter Fees- Rs.6,86,729.00

(Rupees six lakhs eighty six thousand seven hundred twenty nine)only

16. The scrutiny fees as deposited by the Developer may be verified and the balance scrutiny fee if any to be deposited in the concerned Gram Panchayat by the applicant before approval.

In view of above, 4(four) copies of Sub-divisional Layout Plans are enclosed herewith after technical sanction for taking further necessary action at your end as per provision of PR & DW Deptt. Notification No. 10866 Dt. 07.06.2018. One set of approved plot alongwith copy of deposit receipt may be returned to this office after issue of final approval to the Plan.

Yours faithfully,


Assistant Engineer
Town Planning Unit, Cuttack

Encl-//As above

Memo No. _____/CTPU Dt.- _____

Copy submitted to the Director, Town Planning, Odisha, Bhubaneswar for favour of kind information w.r.t Lr. No. 946/DTP, dt- 17.03.2023.

Assistant Engineer
Town Planning Unit, Cuttack

Memo No. _____/CTPU Dt.- _____

Copy to M/s Krishna Properties & Developers Pvt Ltd., Director- Sri Debi Prasad Mohapatra, Plot No. 104, Indraprasta, Phase-II, Pokhariput, Bhubaneswar, Dist- Khurda, Odisha for information.

Assistant Engineer
Town Planning Unit, Cuttack