

OFFICE OF THE MUNICIPAL COUNCIL, RAYAGADA

No. 912/202 (BP)

Date: 23/2/22

ORDER

Sub: Approval of plan for construction of building Ward No..... of Rayagada Municipality.

READ

Approval of construction of building over Plot No. 101/003/555 & 101/003/457 covered under Khata No 81499 & 81460 of Rayagada Mouza in Ward No. _____ by Smt A. Shyamalata & Smt Jayashree Patnaik, Chakalade of Rayagada is hereby accorded as required U/S 267 of O.M. Act under the following terms and conditions.

1. No stricter should be constructed over the Telephone/Electrical cable line.
2. Clearance between electric line and the building should be minimum of 8" horizontally in any case and 10" vertically from any portion of the building and these wires should not be assessable to any reason.
3. Minimum frontage should be 6' (six feet) from the drain.
4. The permission will lapse at the end of one (1) year after which further construction should be stopped and fresh application along with approved plan should be submitted to this office for renewal.
5. The actual cost of the building and size dimensions of the rooms verandas etc should be constructed as per the approved plan.
6. He/She should not encroach the lands of the others/Govt.
7. The septic tank latrine and the soak pit should be constructed as per the approved plan.
8. Completion report should be submitted in Form No.III in duplicate soon after the building is constructed or occupied which is earlier.
9. No Construction should take place beyond 8' = 00" from the boundary of your plot at 24' = 6" from the centre of the approach road in the South side.
10. No building material such as stone/sand /earth /brick/chips etc, should be kept on the road or drain and if found so fine @ Rs. 50.00 (Rupees fifty) only per day would be charged till clearance of the site..
11. He should apply for assessment of holding taxes etc after completion or occupation of the building whichever is earlier.
12. Anything else will be intimated later.

Encl: Approved Plan


Executive Officer

Rayagada Municipality

To Smt A. Shyamalata w/o Arunageswar Rao
Smt Jayashree Patnaik w/o Pradip Kumar Patnaik
Chakalade Rayagada

Memo No...../202

Date:

Copy to the Tax-Doraga for information.
Copy to Spl. Planning Authority
Rayagada for information


Executive Officer
Rayagada Municipality



RAYAGADA SPECIAL PLANNING AUTHORITY:
RAYAGADA

Licence No...2034...../RSPA

Dt. :20.12.2021

From:

The Special Planning Authority,
Rayagada .

To

Smt. A.Shyamalata, W/O- Sri *A. Nagaswami Rao* *Feb*
& Smt. Jayashree Pattnaik, W/O:- Sri Pratap Kumar Pattnaik,
At- hekaguda Village, P.O.Rayagada,
District : Rayagada

Sub: Grant of Licence for construction of (Stilt+4) Storied Residential apartment building over Plot No.-101/103/555 & 101/103/457, Khata No.8/499 & 8/460 of Mouza – Raniguda, in Rayagada Master plan area.

Ref: Your application dated. 15.09.2021

Madam,

While inviting a reference to the above, I am to say that this office has no objection for the proposed construction of (Stilt+4) storied residential apartment building in the above referred plots subject to the following conditions.

1. The building shall be exclusively used for Residential Purpose.
2. Construction of any nature shall take place beyond 8'.0" ft. from boundary of your plot and 24'.6" . from the centre of the approach road in the South side.
3. The building shall be constructed strictly according to the plan approved in this licence.
4. The licence shall be valid for 5 (Five) Years from the date of issue and renewed before expire of the above period.
5. The building plan shall be got approved by Rayagada Municipality. and any restriction imposed by the said Municipality shall be strictly adhered to.
6. This may be treated as grant of licence U/S 33 (1) of the Odisha Town Planning & Improvement Trust Act. 1956
 - a. This does not include any encroachment or projection in the form of balcony or otherwise on land not owned by you.
 - b. Change of use other than approved will be treated as un-authorized.
 - c. Any deviation of construction from the approved plan will be treated un-authorized.
 - d. Fresh licence shall be obtained for any change of use and dimensions of the building.



7. In case the land in question is agricultural, the permitted shall obtain necessary permission for conversion of the use to non- agricultural purpose as required under section 8 of the Orissa Land Reforms Act. 1960, before started construction.
8. In case of any dispute over ownership of land, the licence so granted will be automatically cancelled.
9. An amount of Rs.9,59,420/- has been collected towards Labour Cess vide M.R.No. _____ Dated _____.
10. An amount of Rs.9,76,920/- has been collected towards fees for E.I.D.P vide M.R.No. _____ Dated _____.
11. An amount of Rs.8,30,551/- has been collected towards fees for Purchasable F.A.R vide M.R.No. _____ Dated _____.
12. The other conditions as enclosed in the Annexure-I is required to be followed stictly at the time of construction of the building.

One copy of the site plan along with building plan is retained in this office for reference and recorded and the rest are returned with approval.

Yours faithfully,

Encl : As Above.

[Signature]
20/11/2014
THE SPECIAL PLANNING AUTHORITY
RAYAGADA

Memo No...../RSPA

Dt.....

Copy forwarded to the Executive Officer Rayagada Municipality for information. He is requested to accord approval on the plan approved by this office. He is requested not to impose Labour cess as the same has already been collected by this office.

THE SPECIAL PLANNING AUTHORITY
RAYAGADA

Memo No...../RSPA

Dt.....

Copy forwarded to the Director of Town Planning, Orissa, Bhubaneswar for favour of Information.

THE SPECIAL PLANNING AUTHORITY
RAYAGADA

Annexure-I

OTHER CONDITIONS TO BE FOLLOWED

1. The Set-backs as indicated in the building plan shall be strictly adhered. The set-back space around the building shall be free from any obstruction by making standby mode of any type of vehicle to provide all time clear drive way.
2. The stilt area shall be exclusively used for parking & the same area shall not be used in other way.
3. The applicant is required to obtain necessary permission from the G.E.D/Electrical Inspector regarding safety of electrical installation.
4. The applicant is required to provide necessary arrangements for disposal of house hold wastes and other waste water without insisting the existing waste water disposal systems of Municipality.
5. The builder/ developer shall undertake the construction under the active supervision of a registered structural Engineer and shall ensure as per the undertaking furnished in the structural safety certificate.
6. The developer shall make an arrangement for supply of drinking water and shall not insist upon PHED for providing water from the city water supply system.
7. The builder shall install one Electrical sub-station of required capacity in consultation with SOUTHCO Authority.
8. Fire Safety measures and arrangements as per the provisions in the National Building Code (NBC) is required to be maintained. Further he is required to obtain Fire Clearance from the appropriate quarter after completion of the building before occupation. The Municipality Authority to ensure such NOC before according approval under Municipality Act.
9. Fire escapers or external stairs should be provided to directly connected the Ground to roof top as per the recommended design.
10. At least 20% of the land shall be used for plantation & the plantation shall be completed in proper landscape planning by the time of the construction of the building work is completed.
11. The owner of the land is required to provide one or more rain water harvesting structure. The recharging pits/trenches rate of 6(six)cubic meter dimensions for every 100(hundred) Sqm. Of roof area. Percolation pits shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete slabs