

OFFICE OF THE SPECIAL PLANNING AUTHORITY, BALANGIR
AT: TOWN PLANNING UNIT RAJENDRA COLLEGE SQUARE, BALANGIR- 767002.

No. BP-192/2020. 607 /BSPA.

Dt. 22.3.2021

To

Sri Rajendra Kumar Sahoo,
Sri Debendra Kumar Sahoo,
Sri Surendra Kumar Sahoo,
Sri Narendra Kumar Sahoo,
Sri Soumendra Kumar Sahoo

(All are S/O Late Gopal Krushna Sahoo)

Represented by S.S.Green Infra Developers LLP through its partner Anil Kumar Agrawal
At- Shop No.L/1, Sri Gajanand Complex, Mohanty para, W.No.13, bargarh-768028 (Odisha)

Ref : Your application dated 16.11.20 for grant of licence u/s33(1) for a **(S+4) Residential Apartment building** on a plot no. 1015/2390 & 1195/2391 in khata No. 159 of Mouza: Balangir 'KHA', of Balangir town.
Sir/Madam,

While inviting a reference to the above, I am to say that this office has no objection for **S+4 Residential Apartment building** on above referred plot subject to the following terms and conditions.

1. The building shall be used exclusively for **Residential Apartment building** purpose and the use shall not be changed to any other without prior approval of the office. In case, the building is use for the purpose other than specified in this licence and the conditions enumerated below are violated, the licence now given shall be deemed to have been revoked and you shall be liable for prosecution under section 152 of the Orissa, Town Planning and Improvement Trust Act. 1956. You shall also have to restore the land of its original condition at your own cost.
2. The front exterior wall of the building shall not be at a distance less than 44'-8.5" from the centre of the approach road lying to the **westside** of the plot.
3. The building plan shall be got approved by the Balangir Municipality before starting the construction and any restriction or condition imposed by the said Municipality shall be strictly adhered to.
4. You are required to leave a parking space measuring not less than 12,980sqft (stilt floor) as shown in the building plan. The set-backs shown in the building plan, shall in no case be reduced without the prior permission of the office.
5. You are required to leave four site set backs from the proposed construction as follows :

North : **13'-3"**

South: **13'-3"**

East : **13'-3"**

West : **14'-7"**

6. You are required to leave a strip of xx wide land in this xx side of your plot for future widening of road. No construction of any nature is allowed over the land left for future widening of road.

7. You are required to take up 20% plantation within your set back area for improvement of environment.

8.i) If any dispute arises in future, in any manner from any quarter at any point of time, then the licence granted herewith shall stand automatically cancelled/revoked.

ii) The applicant has to construct/adopt roof top Rain Water harvesting System as shown in the plan for preservation of rain water to charge the existing ground water level. If the Applicant fails to do so/ deviate the system in any manner the licence granted thereof shall be cancelled automatically.

iii) The Labour Welfare Cess 1%, i.e Rs.17.50/sft is collected.

iv) As per present provision/regulation you have to submit the EWS plan prior to the completion of your project.


9. This licence/ permission is granted on the basis of the information and documents furnished by the applicant and if at any point of time it is brought to the notice of the Special Planning Authority that the information or documents furnished by the applicant at the time of issue of licence/ permission is not correct, the Special Planning Authority, Balangir can revoke the licence/ permission without further reason thereof.

This may be treated as licence under section 33(i) of the Orissa Town Planning and Improvement Trust Act, 1956 for a **(S+4) Residential Apartment building** on a plot no. **1015/2390 & 1195/2391** in khata No. **159** of Mouza: **Balangir 'KHA'**, of Balangir town subject to condition mentioned above. The licence does not include any encroachment or projection in the form of Balcony projection or otherwise on lands not owned by you. One copy of each of site plan and building plan is retained in this office for record and reference and two copies of the approved plan are returned herewith.

N.B : The licence so granted is valid for a period of five years for residential and three years for commercial, industrial, institutional etc. from the date of issue of this letter.

Encl : As above.

Your's faithfully


Special Planning Authority,
Balangir.

Dt. _____

Memo No. _____/BSPA.,

Copy forwarded to the Executive Officer, Balangir Municipality. for information. He is requested to scrutinise the plan relation to Municipal Act and Rules before sanction accorded at his end.

Special Planning Authority,
Balangir.