

SPECIAL PLANNING AUTHORITY, BARGARH

AT: TOWN PLANNING UNIT, BARGARH – 768028

No. BL- 114/2022 / 409/BSPA,

Dt. 28/03/2022

To

M/s Ganapati Builders Ltd
Through Santosh Kumar Agrawal
At: Padhanpali, Dist Bargarh.

Sub: Issue of **No Objection Certificate** for construction of **G+2 Storied Group Housing of (1A to 6A, 7B to 12B , 13C to 20C)** building over Plot No **1257(P),1258(P), 1285(P), 1286(P)**, Khata No. **370/512, 370/565, 370/785, 370/584** Mouza: **Padhanpali** of Bargarh Master Plan Area.

Ref: Your application dated 15.3.2022

Sir/Madam,

With reference to the above, it is to inform you this Authority has got **No Objection** for **G+2 Storied Group Housing of (1A to 6A, 7B to 12B , 13C to 20C)** building over Plot No. **1257(P),1258(P), 1285(P), 1286(P)**, Khata No. **370/512, 370/565, 370/785, 370/584** Mouza: **Padhanpali** of **Bargarh** Master Plan Area as per the enclosed approved plan subject to the following conditions.

1. The building shall be used exclusively for **Residential purpose** and the use shall not be changed without prior approval of the Special Planning Authority, Bargarh.
2. The front exterior wall of the building shall be at a distance of **13'-3"** from the centre of the approach road lying to the **South** side of the plot. Set-back shown in the building plan shall not be altered without prior approval of this Authority.
3. Parking space measuring **XXXXX** shall be left as shown in the building plan.
4. In case the land in question is agricultural the owner shall obtain necessary permission from the competent authority for conversion of the land to non agricultural purpose as required u/s 8A(I) of the Orissa Land Reforms (Amendment) Act, 1993 before the development/construction.
5. The **NOC** should not be construed as regularizing any of the unauthorized construction undertaken thereof.
6. In case **NOC** is obtained by the applicant from this Authority without having proper title on the land of building the **NOC** issued in the instant case does not confer any title of the applicant over the land or building covered by this **NOC**. If the applicant does anything without having any title to the land/building and he/she does so at his own risk and the **NOC** will be treated as cancelled.
7. Plantation is to be taken up within the plot area by the applicant.
8. The rain water harvesting system is to be provided by the applicant as shown in the plan.
9. If at a later stage it is found that any case of unauthorized construction pending in this authority or any other court prior to the date of issue of such **NOC** will be treated as cancelled with immediate effect.

10. The applicant shall have to leave **XX** strip of land towards **XX** for road widening in order to ensure **XX** road & the same shall be gifted free of cost to **Jamurda Gram Panchayat**.
11. The land over which the development is proposed must be accessible by approved means of access not less than **22"-6' & 20'-0"** feet/meters in width.
12. The development shall be undertaken strictly according to the approved plan without deviation.
13. The NOC does not entitle the applicant any right of passage on private or public land. The right to passage is subject to the approval/consent of the owner of the land.
14. 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.
15. The applicant has to obtain necessary occupancy certificate from this authority after completion of construction of building.
16. You are required to keep one copy of sanctioned plan at site at all times for inspection of construction by the authorized officer of this Authority.
17. Two copies of the plans are returned herewith after retaining one copy for reference and record.
18. The **NOC** is valid for a period of **5(five)years** with effect from the date of issue.
19. The setbacks of the building shall be as per the plan approved..

Front : 3'-3" ft, Rear : 5'-6"ft , Side(L) : 3'-0" , Side(R): 3'-6" . (1A to 6A)

Front : 5'-6" ft, Rear : 3'-3"ft , Side(L) : 6'-6" , Side(R): 3'-6" . (7B to 12B)

Front : 3'-4" ft, Rear : 7'-0"ft , Side(L) : 1'-9" , Side(R): 3'-10" . (13C to 20C)

The plot area as per record is **28281.00 sft**.

Plinth area approved:

Ground floor: **17398.00sft**(1A to 20c)

First floor:**19716.00sft** (1A to 20c)

Second floor: **7800.00sft**(1A to 20c)

Third floor: **XXXXX**

Total area : **44914.00 sft** (in words Fourty bFour Thousand Nine Hundred Forteensft)

Covered area: **61.51%**

FAR : 1.58

Yours faithfully,

Encl: **1(one)**set of plan.


Special Planning Authority, Bargarh.

Dated.....
28/3/22

Memo. No...../BSPA,

Copy forwarded to the Executive Officer, Jamurda Gram Panchayat for information and necessary action.

Encl: One copy of approved plan.


Special Planning Authority, Bargarh.

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