



# SAMBALPUR DEVELOPMENT AUTHORITY, SAMBALPUR

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

No. :.....252... / SDA  
X-361/2019

Date 09-04-2021

To **Sri Bhabani Prasad Pany & Sri Paresh Kumar Desai**  
**Associate Infra Developer Pvt Ltd.**  
**Bishop House, Ainthapali, Sambalpur. .**

Sir/Madam,

Permission for construction of 2 blocks S+4 storied residential apartment building plan is granted in respect of plot 3123/4838,3118(P) 3116(P) 3122/4876(P), 3121/4875, 3120, 3119, 3120/4996,3120/4994,3124(P)(3124/3971(P) & 3120/4995 in Khata No. 433/882, 433/919, 433/918, 433/1087,433/1079,433/1113,433/1091,433/1081,433/1107 & 433/1080 Mouza/Unit No 12 Remed Thana No 03 , Sambalpur within the development plan area of Sambalpur Development Authority subject to the following conditions.

- a) The building shall be used exclusively for **RESIDENTIAL** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- b) The development shall be undertaken strictly according to the approved plan
- c) Parking space measuring not less than **2758.01 Sqmtr** as shown in the approved plan shall be made for parking and no part thereof shall be built upon/partitioned/obstructed in any manner.
- d) The front exterior wall of the building should be at a distance of **40'-0"** from the centre of the approach road lying of the **Western** side of the plot. Setback shown in the building plan should not be altered without prior approval of this Authority.
- e) The land over which development is proposed must be accessible by approved means of access not less than **12 mtrs** in width.
- f) 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.
- g) 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 any other officer duly authorized by the Authority
- h) 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.
- i) 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.
- j) 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.
- k) Plantation of trees shall be taken up within the plot area @ 20% of the total area,
- l) The applicant shall ensure provision of Barrier free trees Rain Harvesting System, Roof top Solar Energy Installation, Water re-use and recharging as per the provision of Regulation 41,42,43 & 44 of SDA(P&BS) Regulation 2017.

- m) However this permission should not be constructed as regularizing any of the unauthorized construction undertaken thereof
- n) 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).
- o) Your plans are returned herewith after retaining one copy of the building plan for reference and record
- p) 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.
- q) 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..

#### **OTHER STIPULATED CONDITION**

- 1 The approach road to the project shall be through 12mtr width road and the ownes of the same lies with the owner/developer and SDA shall in no way held responsible for the same if any dispute arise in respect of approach road.
- 2 No building material shall be stored on public road in any manner. If the storing of building material comes to the knowledge of the authority the permission so accorded shall be cancelled and necessary action as per law shall be taken
- 3 The storm water drain shall be constructed/upgraded at the cost of the applicant in consultation with Sambalpur Municipality with their design & specification.
- 4 All necessary fire fighting installation and fulfillment of other fire fighting requirements shall be made in the premises as per the provision of NBC of India 2016in legal of the views, recommendation given received from Fire Officer, (ND), Sambalpur vide their memo No.8935/NR(FPW) dt.8.12.2020.
- 5 The applicant shall obtain necessary electric connection and electrical installation in the light of the NOC given by the WESCO vide their letter No. TECH/Est./NOC File/142/3807(3) dt.16.12.2020
- 6 The applicant shall obtained clearance/NOC from CGWAI for tapping of ground water supply in the light of views given by P.H Deptt. vide letter No 10799 dt.16.12.2020 & Letter No.SBP/622/Engg./SMC dt.27.01.2021 of SMC, Sambalpur before starting construction of the project.
- 7 The 10% EWS housing as undertaken to be provided in the plan shall be allocated to the identified beneficiary in the light of the procedure made in policy for housing for all in Urban Areas, Odisha, 2015 or else you have to deposit required fee in lieu of the above before under taking of the project/RERA registration is taken in pursuant to H & U D Department Notification No1810/HUD., dt.29.12.2020 within three months.
- 8 The Authority or its authorized representative shall be competent to inspect the building works at all reasonable hours during construction hour to satisfy them so that the construction is undertaken in conformity with the provision of Building Regulations and approved plan.
- 9 All aspects related to structural design, building surface, plumbing electrical installation, sanitary arrangement, fire protection measures etc shall be adhere to the specifications, standards and code of practice recommended in the NBC -2005.
- 10 The applicant shall during construction of building affix a copy of approved plan and approved letter on conspicuous place at the site for public and official verification.
- 11 During construction of the building the entire premises shall be covered by protective measures to ensure pollution free construction and the construction shall not be made any inconvenience to general public residents of the earlier project.
- 12 The Applicant/Architect/structural Engineer is fully and jointly responsible for any structural failure of building due to any structural defect and the Authority is no way be held responsible for the same in what so ever manner, it may be.

- 13 The concerned Architect/Applicant /Developer are fully responsible for any deviations Additions and Alterations beyond approved plan /defective construction etc shall be liable for action as per the provisions of the Regulations.
- 14 No advertising hoardings/signage/outdoor display structures etc are allowed to be installed on the roof top without prior approval of the Local Authority
- 15 The applicant shall obtain necessary occupancy certificate from SDA Sambalpur as per norms.
- 16 The applicant shall deposit necessary infrastructure development cost if any to the local authority before applying occupancy certificate/any other instruction to the applicant from the local authority.
- 17 The applicant shall obtained necessary occupancy certificate from the competent authority as per the norms and regulation/rules.
- s) This conditional permission has been accorded on payment of following fees
- |      |                                  |     |            |
|------|----------------------------------|-----|------------|
| i.   | Construction Worker Welfare Cess | Rs. | 2576777.00 |
| ii.  | Sanction fee                     | Rs. | 684222.00  |
| iii. | Scrutiny fee                     | Rs. | 131850.00  |
| iv   | Land compounding fee             | Rs. | 1283095.00 |
| v    | EIDP maintenance cost            | Rs. | 1781660.00 |
- t) i) The setbacks of the building shall be as per the plan approved :  
 Front 20'-0" Rear 20'-0" Side(L) 20'-0" Side(R) 20'-0"
- ii) The plot area as per record 61,681.00 sqft

**Plinth area approved :-**

A & B Block in Sft	Stilt floor	First floor	Second floor	Third floor	Fourth floor	Total
	33330.00	28478.71	28478.71	28478.71	28478.71	147244.84

**Inword (ONE LAKH FORTY SEVEN THOUSAND TWO HUNDRED FORTY FOUR POINT EIGHT FOUR SFT**

- iii) Coverage area 54 % F.A.R 1.90
- iv) Height of the building 15.00 mtrs
- v) Number of housing Unit 108

Encl: As above

Yours faithfully

**PLANNING MEMBER**

Date .....

Memo No.....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