



OFFICE OF THE GRAM PANCHAYAT, NAGARI
(Panchayat Samiti, Baranga, Dist: - Cuttack.)

Letter No.- 06

Date: 11-04-2023

Permission under notification vide no.-10866 / 07-06-2018 of Govt. in PR & DW Deptt. is hereby granted in favour of M/s Krishna Properties & Developers Pvt. Ltd. for the proposed Land Sub-division Layout Plan of 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.- 253/1166 & 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, Mouza- Batapurana Tahasil- Baranga subject to following conditions / restrictions.

1.

- (i) The sub-division of land shall be used exclusively for Residential purpose and the uses shall not be changed to any other use without prior approval of this authority.
- (ii) The development shall be undertaken strictly according to the plan enclosed with necessary permission endorsement.
- (iii) Open space measuring 1166.66 sqmt. as shown in the approved plan shall be kept open and no part of it will be built upon.
- (iv) The land over which construction is proposed is accessible by an approved means of access of 12.19 meter width.
- (v) The land in question must be in lawful ownership & peaceful possession of the applicant.
- (vi) The applicant shall free gift 12 meter-wide strip of land in the Nagari Grama Panchayat for further widening of the road to the standard width.
- (vii) Permission accorded cannot be construed as evidence in respect of right, title interest of plot over which the plan is approved.
- (viii) Any dispute arising out of land record or in respect of right, title, interest after this approval, the plan shall be treated as automatically cancelled during the period of dispute
- (ix) Water supply and electricity are to be provided in the layout area by the applicant
- (x) All road side drains are to be developed by the applicant maintaining proper slope for discharge of water.
- (xi) Any other conditions (if applicable).

Continued..

2. Land Use Analysis of Plots

• Total Land Area	-	15549.43 sq. mt.
• Saleable Area (Residential)	-	8864.47 sq. mt.
• Road Area	-	4738.90 sq. mt.
• Open Space Area	-	1166.66 sq. mt.
• Amenities	-	779.40 sq. mt.

3. The Land Sub-division Layout Plan is hereby approved on deposit of the following fees.

i) Scrutiny fees @ ₹ 5/- per sqmt. of plot area 15549.43 sqmt.	=	77,747/-
ii) Sanction fees @ ₹ 5/- per sqmt. of plot area 15549.43 sqmt.	=	77,747/-
iii) Infrastructure development fee (@ 1% of benchmark value of the land of ₹ 2,40,83,070 /-)	=	2,40,831/-
iv) Shelter Fees (as fixed by the Town Planning Unit, Cuttack)	=	6,86,729/-

Total fees for approval is ₹ **10,83,054/-** (Rupees Ten Lakh Eighty-Three Thousand Fifty-Four) only.

Any discrepancies regarding fees, if arises in future, the same will be charged from the applicant.

This is for your kind information and necessary action.

Yours faithfully,

Nandam Das
Sarpanch
Nagari GP
Nagar Grampanchayat

Memo No.

07

Date:

11/04/23

Copy submitted to BDO, Baranga for favour of kind information.

Nandam Das
Sarpanch
Nagari GP
Nagar Grampanchayat