

BALASORE REGIONAL IMPROVEMENT TRUST

BALASORE.

(Permission/ Licence Under Section-31, Sub-Section-(3)/U/s-33 Sub-Sec.(1) of the O.T.P. & I.T. Act, 1956)

No. BRIT-II- 218/2015. /BRIT, Balasore, Dated: 28.4.2015

To Achieve Construction Private Ltd.

Sri/Smt. Represented by Director.

Swapna Mohanty.

At:- Jail Road. P.S:- Town

Dist:- Balasore.

Ref: Your application dt. 20.03.2015 for grant of Permission/ Licence for Construction of a G+4 storied residential apartment building over Plot No. 317/1239, Village/Mouza Bhaskarganj in the Master Plan Area, Balasore,

Sir/Madam,

The permission Under Section-31 Sub-Section-(3)/licence Under section-33 Sub-Sec.(1) is hereby granted in your favour for a G+4 storied residential apartment in the above referred plot subject to the following terms

& conditions/restrictions:

1. The building shall be used exclusively for Residential apartment purpose and the use shall not be changed to any other without prior approval of the Planning Authority. In case the building is used for purpose other than these specified in this permission/ licence and the conditions enumerated are violated, the permission/ licence now given shall be deemed to have been revoked and the applicant shall be liable for prosecution U/S 152 of the Orissa town Planning and Improvement Trust Act, 1956. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
2. The front exterior wall of the building should not be at a distance of less than 20'0" from the centre of the approach road lying to the west side side of the Plot of which a strip of land measuring 3'0" ft. wide adjoining to the existing road is likely to be used for widening of the same as per road width standard of Master Plan.
3. The parking space measuring 2900 sq.ft, as shown in the approved key plan shall be kept open and no part of it will be built upon. The set back as shown in the key plan shall in no case be reduced without prior approval of the office.
4. The land in question must be in lawful ownership and peaceful possession of the applicant.
5. The permission/licence does not include any encroachment or projection otherwise on lands not owned by the applicant.
6. The applicant shall leave space measuring 3'6" ft. wide strip of land towards west side of the Plot which will be kept reserved for future road widening up to 20'0" width.
7. The building plan shall be got approved by the Balasore/Soro/Jaleswar Municipality/Nilgiri N.A.C. before starting construction and any restrictions or conditions imposed by the said Municipality / NAC shall be strictly adhered to.

Contd ... P/2

6. The land/building shall be used exclusively for residential apartment purpose only. It shall not be changed to other used without prior approval of BRIT.
9. The parking space as shown in the approved plan shall be kept in stilt floor (Parking) & not part of will be used for any other purpose.
10. The site development shall be under taken strictly according to plan enclosed with necessary permission .
11. The land in question must be in law ful owner ship and peaceful possession of the applicant.
12. 5% (Five percent) of the land shall be utilised for plantation.
13. All the storm water of the roof top will be connected to the mai water drain through re-charging pit as applicable.
14. The used water of the premisses shall disposed to the existing road side drain which is to be upgraded and maintained by the applicant.
15. Adequate arrangement is to be made for disposal of garbase wast from the premisses periodically.
16. All the provision indicated in the Plan shall not be allowed for deviated in any manner.
17. Necesssecery clearance from GRIDCO shall be obtained for ensuing saftey of the structure/building execution of the work.
18. The applicant/builder/structural Engineer/applicant are fully responsible for any constructional problems/hazards during and after execution of the work.
19. The concerned Architect/structural Engineer/applicant are fully responsible for any deviation/addition beyond approved Plan and shall liable for any action as deemed fit by BRIT.
20. The swerage system of the premisses shall be through septic Tan as per the recommendation design and specification of P:H exports.
21. The water supply to the premisses shall be their own responsibility without depending upon the public water supply system . which may not be adquate as per their requirement.
22. The stilt floor which is meant for parking shall not be change to any manner.

23. Before starting the construction of the proposed building the following NOC are to be obtained.
24. NOC from the fire fighting officers should be obtained before starting the construction work.
25. NOC. from P.H.D in respect water supply and swarage system to the premises.
26. The soil test report, structural stability certificate from the appropriate Authority.
27. Undertaking with regard to provision of drainage swarage water disposal , garbase disposal etc. are to be submitted.
28. The building is approved with following Norms:-

COVERAGE:-

1. stilt floor (Parking.)	2900.00 sft.
2. Typical(1st.& 2nd.floor)	5800.00 sft.
3. . Typical 3rd,4th (floor)	5800.00 sft.

Total:- 14500.00 sft.

F.S.B	10'0"
R.S.B	10'0"
L.S.B	11'0"
R.S.B	8'0"

Height of the building. 48'0"

F.A.R. 2.50

- 29. The applicant shall make provision for rooftop water harvesting system as per design parameter.
- 30. The provision of drain shall be developed by the applicant on his own plot area for disposal of storm, rain as well as waste water and without causing any obstruction to neighbors.
- 31. The permission/ licence is valid for a period of Five years with effect from the date of issue.
- 32. Permission/ Licence accorded under the provision of Section-31, Sub Section-(3)/ Section-33 Sub-Section(1) of the OTP & IT Act, 1956, can not be construed as evidence in respect of right, title, interest of the plot over which the plan is approved.
- 33. Any dispute arising out of land record or in respect of right/title/interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- 34. Any other condition

One copy of the plan is retained in this office for record & reference and the rest copies excluding the original are returned herewith.

By Order

Encl:- As above.

Secretary,

**Balasore Regional Improvement Trust,
Balasore.**

25-04-15

Memo No/

BRIT, Dt.

Copy with a approved plan forwarded to the Executive Officer, Balasore/Jaleswar/ Soro Municipality/ Nilgiri N.A.C./ B.D.O, Sadar/Remuna for information. He is requested to-scrutinize the plan in relation to Municipal Act and Rules before sanction is accorded at his end. Steps as deemed fit may pleased be initiated against Clause-2 above regarding approach road width standard of Master Plan.

Encl:- Original cloth Plan.

Secretary,

**Balasore Regional Improvement Trust,
Balasore.**

Memo No/

BRIT, Dt.

Copy submitted to the Director, Town Planning, Orissa, Bhubaneswar for favour of information.

Secretary,

**Balasore Regional Improvement Trust,
Balasore.**

Balasore Regional Improvement Trust
Chairman
BALASORE