



SAMBALPUR MUNICIPAL CORPORATION
SAMBALPUR-768001

Order for Grant of Permission.

No. 1855 /SMC, Sambalpur
BP(PLG) PL 008/2021

d. 23/02/2022

Permission under Sub-Section (3) of the Section -16 of the Orissa Development Authorities Act, 1982 is hereby granted in favor of **M/s. Sky Orbit Real Infra Pvt. Ltd.**

❖ **Permission for approval of sub-division residential layout plan.**

In respect of **Plot No. 993, 1076/2962, 1077, 993/1513, 1076/1514, 1366/2251, 1365/3045 & 1076/1366 Khata No. 171/1358, 171/1514, 171/1428 & 171/1438 Mouza-Sarla, Thana No.25, Unit No. 16 of Sambalpur Municipal Corporation** subject to following conditions/restrictions.

- (a) The land/building shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- (b) The development shall be undertaken strictly according to the approval sub-division layout plan.
- (c) The land over which development is proposed must be accessible by existing means of access not less than **12 mtrs** in width.
- (d) The permission accorded under the provision of section 16 of ODA Act. 1982, cont not be constructed as an evidence in respect of right, title, interest of plot over which the plan is approved.
- (e) The permission is valid for a period of 3 (**THREE**) years with effect from the date of issue of this letter.
- (f) You are required to keep one copy of sanctioned plan at site at all times for inspection of construction by the City planner or the officer duly authorized by the Authority.
- (g) You are required to furnish completion certificate in the prescribed form duly signed by an Architect or Town Planner empanelled with DTP as envisaged in Rules.
- (h) Any legal dispute arises in respect of status of land and road after approval, the sub-division layout 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.
- (i) Road side plantation of tree and landscaping of the layout is to be ensured.
- (j) However, this permission shall not construed regularizing any unauthorized development/subdivision/non-provision of civil amenities etc form approved plan.
- (k) **The sub-division layout plan is approved on payment of Rs. 5,67,092/- towards shelter fee in lieu of EWS plots**
- (l) The internal road/roadside drain, community facilities/ Open space plantation etc shall be developed and free gifted to local authority as per the provision envisaged in Rules.
- (m) Water Supply, Electricity etc are to be provided in the layout area by the applicant at their own cost and transferred to respective Govt. agencies for further maintenance.

- (n) The applicant shall construct and connect storm water drain connected up to the public disposal point at their own cost in consultation with local authority.
- (o) All the sub-plot are to be demarcated strictly as per the approved plan.
- (p) Garbage bins are to be provided at suitable location in the layout area.
- (q) The applicant shall develop and connect the drainage from the projects site to the existing disposal point before commencement of building under intimation to the Authority.
- (r) The Kisam of the land of the entire layout area shall be converted to Gharbari under OLR Act before development, sale & purchase of the land under intimation to SDA.
- (s) Land use analysis of the layout and detail dimension of Sub0Plot has been given in the approved Plan.
- (t) Total plot area: **73180.00 sft**
- Road Affected area : 9195.00 sft.
 - Net plot area : 63985.00 sft
 - Civic Amenities & Road area: 15585.00 sft 24.35 %
 - Open space: 3500.00 sft 5.47 %
 - Saleable area 44900.00 sft 70.18 %
- Total :- 100.00%**
- (u) This permission is accorded on deposit of following fees.
- Land Development Fee : Rs. 30,175.00
 - Shelter Fee : Rs. 5,67,092.00
 - Land Compounding Fee : Rs. 2,20,028.00
- (v) Necessary registration of the project with ORERA shall be made before development/sale and purchase of the sub-plot as per the provision of the law.
- (w) The layout shall confirm all the stipulated norms as per the provision ODA (P&BS) Regulations-2020.
- (x) The concerned technical person shall submit completion certificate for successful implementation of the layout plan to SMC for obtaining necessary certification to this effect.

Encl: As above

Yours faithfully

Meno No. 1856 SDA

[Signature]
22/2/2022
CITY PLANNER

Date... 23/02/2022

Copy along with a copy of layout plan forwarded to the Municipal Commissioner, Sambalpur, Municipal Corporation, Sambalpur for information and necessary action.

Encl : One Copy of Approval layout plan.

[Signature]
23/2/2022
CITY PLANNER

SKY ORBIT REAL INFRA PVT. LTD.

OFFICE at NAYAPARA, NEAR KOLKATTA BAZAAR,

Sambalpur - 760801

Dt: 31-05-2022

To

The Chairperson,
Real Estate Regulatory Authority,
Bhubaneswar.

Sub:Clarification on objection on project "BARSANA NAGAR" on dtd.13.05.2022.

Sir,

I, Mr. Jagdish Patel alias Jagdish Bhai Bhagwanji Bhai Bhut, beg to clarify on objection raised by ORERA on my project cited above, as under:

1: The converted bata plot no- 993/3963 A0.424 is to be uploaded with relevant type of document in a separate place in Annexure-II. 2. The area of plot no-993 is to be changed from 1862 Sqm to 146 Sqmt in Annexure-II. 3. kism to be changed

Clarification: ROR of bata plot no- 993/3963 A0.424 is uploaded and area has been updated to 146 sqmt. The RT is Skyorbit Real Infra Pvt. Ltd. represented through its director Jagdish Patel changed name Jagdish Bhai Bhagwanji Bhai Bhut, so title flow document is not applicable. Further, the Plot No.993 is road affected plot, so it could not be converted into Gharabari.

2: The promoter to upload one continuous E.C from 01.01.1995 to till date in proper place. The Kism to be changed.

Clarification: EC uploaded from 01.01.1995 to till date. Also the Plot No. 1076/2962 & 993/1513 is road affected plot, so it could not be converted into Gharabari as per the Tahsildar, Sambalpur.

3: Plan was approved by Sambalpur Municipal Corporation over an area of 6801.115 Sqm or A0.680. But as per the uploaded RoR the total area of the project plots which has been mentioned in Annexure-2 comes to 6203 Sqmt. Such type of mis-match area is to be clarified.

Clarification: The bata plots 993/3963 & 993/3966 of original Plot No.993 & 993/1513 respectively were not uploaded which caused the mismatch between approved area and uploaded area. So, herewith I have uploaded the details of missing Plot No. 993/3963 Khata No.171/1358 & Plot No.993/3966 Khata No.171/1514 in respective land section for your kind reference and necessary action.

4: The uploaded colour lay out plan is not specific as per ORERA guidelines .It is to be uploaded afresh with specific colour code.

Clarification: A rectified color layout plan is uploaded as per the ORERA guideline.

SKY ORBIT REAL INFRA PVT. LTD.

OFFICE at NAYAPARA, NEAR KOLKATTA BAZAAR,

Sambalpur - 760801

Dt: 31-05-2022

5: The approach road to the project needs to be delineated in the project area map.

Clarification: Cadastral map is delineating the project area over a revenue map with geo-coordinates of all the bend points as per plan approval is uploaded. Also rectified road affected area is delineated.

6: Upload power supply consent letter.

Clarification: Uploaded power supply consent letter.

6: The uploaded list of sub plots in addl. document at sl No. 6 specifies for 17 nos of sub-plots. According to approved plan drawing , it is to be rectified.

Clarification: Uploaded rectified area statement as per the approved plan mentioning 18 Nos. of sub-plots.

In view of the above, I request you to kindly consider my compliance and further extend your consideration for approval of my project.

Yours faithfully,

