

OFFICE OF THE  
DHENKANAL REGIONAL IMPROVEMENT TRUST,  
DHENKANAL – 759 013.

No. 324 /DRIT,

Dated. 18-09-2023

File No.DRIT-BPR- LOP- 01 /2023

From,

The Secretary,  
DRIT, Dhenkanal.

To

Smt. Gayatri Hindocha,  
W/o Sri Rajendra Hindocha,  
At- Jawahar Chouk, Gandhimandir road,  
Po/Dist.-Dhenkanal.

Sub: N.O.C for Layout of Plot No.241/3229, Khata No. 480/583 Phase-I  
of mouza Ranja.

Ref : Your application dated **03.08.2023**.

Sir,

With reference to the subject cited above, I am to inform you that this Office has no objection for giving permission of Lay out Plan subject to the following conditions.

1. The sub-divisional layout plan is exclusively for **residential purpose** and the uses shall not be changed to any other purpose without prior approval of the competent Authority.
2. The development shall be undertaken in accordance to the approved plan enclosed with necessary permission endorsement.
3. The land over which sub-divisional layout plan proposed is accessible by an existing means of access 18.28 mtr. Width road.
4. The land in question must be lawful ownership and peaceful possession of the applicant.
5. Any dispute arises out of in record or in respect or right/title/interest after technical sanction of the plan shall be treated as automatically cancelled during the period of dispute.
6. The permission is valid for 3 (Three) years.
7. Any construction and development made by the applicant or owner or Developer on the disputed land will be at his own risk without any legal / financial liability to the Authority.
8. No building / road materials shall be stored on public road / public place during construction period.
9. The internal road and drainage are to be developed to proper standard.
10. The open spaces are to be fenced and handed over to the concerned Panchay at through gift deed.
11. The applicant is to adhere Rule 115 (ii) of OTP & I.T. (Planning Building Standard) Rules 2021 as follows:
  - (a) reservation of land for open spaces, roads, common plots for community Facilities and public utilities shall be a minimum of 25%(twenty five percent) of the total area of the layout, out of which at least 5% of the total area shall be reserved for open spaces
  - (b) access road to the adjacent land locked plot is required to be provided and the owner of land has to develop the external access road and storm water disposal drain as determined by the Authority Provided that the owner of land shall have the option to pay to the Authority the cost of development of external access road and drain at the rates determined by the Authority in lieu of developing the same;
  - (c) the plot area as decided by the Authority shall be earmarked for on site solid waste management as per relevant rules; and

- (d) provision of plantation shall be given at the rate of minimum one tree per every 80 square meters of area covered under road and open space.
- (e) Common plot with an area of at least 5% (five percentage) shall be reserved for providing community facilities and public utilities.
12. The Applicant shall not permit for construction of building on any of the plot unless developer laid down and made street or streets and provided amenities as approved or transferred that land covered by roads, Open space or other public purpose to the local Panchayat.
13. Parameters:

Sl.No.	Land Use	% Age of Area	Proposed Area
1	2	3	4
1	Residential	72.45%	2584.06 Sqmt.
2	Road	17.55%	621.19 Sqmt.
3	Open Space	5.0%	181.0 Sqmt.
4	Community facility & Public Utility Area	5.0%	180.05 Sqmt
5	Area under Road widening & Nala	NIL	NIL
	Total:-		

Yours Faithfully

Secretary,

DRIT, Dhenkanal.

Memo No. \_\_\_\_\_/DRIT., Dhenkanal dated the

Copy forwarded to the Tahasildar, Dhenkanal / B.D.O for information & Necessary action,

Secretary,

DRIT, Dhenkanal.

Memo No. \_\_\_\_\_/DRIT., Dhenkanal dated the

Copy submitted to the Director of Town Planning Odisha, Bhubaneswar for kind information.

Secretary,

DRIT, Dhenkanal.

Memo No. \_\_\_\_\_/DRIT., Dhenkanal dated the

Copy forwarded to the District Sub-Registrar, Dhenkanal for information.

Secretary,

DRIT, Dhenkanal

Memo No. \_\_\_\_\_/DRIT., Dhenkanal dated the

2023.

Copy to Tracer /Amin, DRIT, Dhenkanal for information and hereby inspect the site periodically and report the DRIT in case of any deviation in the approved Lay out plan.

Secretary,

DRIT, Dhenkanal.