

# The Odisha Gazette

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## PANCHAYATI RAJ DEPARTMENT

### NOTIFICATION

The 20th May, 2016

**S.R.O.No.188/2016**—With the objective of regulating construction of Multistoried Buildings, Apartments, Group Housing Projects, Commercial Buildings and Layout Plans for rural areas both within and outside the Development Plan / Master Plan area of Development Authorities / Improvement Trusts / Special Planning Authorities and for providing the required and adequate basic services and off site infrastructure, Government in Panchayati Raj Department in consultation with H & U.D. Department have been pleased to decide that:—

1. In the rural areas, within the jurisdiction of Development Authorities/ Regional Improvement Trusts/ Special Planning Authorities, the concerned Planning Authorities shall approve the building plans.

2. In the rural areas, outside the jurisdiction of Development Authorities/ Regional Improvement Trusts/ Special Planning Authorities, the application for approval of building plans for built up areas exceeding 500 sqm and/or G+2 buildings shall be received by the Panchayat Samiti and shall be forwarded to the concerned District Town Planning Unit for Technical Sanction. The District Town Planning Units will obtain concurrence of the Director Town Planning, Odisha and accordingly communicate the Technical Sanction to the concerned Panchayat Samiti for issue of final approval to the applicants. However, buildings on land up to 500 sq. meters and/or G+2 height and lay out plan up to Ac. 1.00 shall be exempted from plan approval.

3. At the time of building Plan approval by Development Authorities/ Regional Improvement Trusts/ Special Planning Authorities, the builders/ developers/ land owners shall deposit 1% of the project cost with the concerned Gram Panchayat and obtain money receipt from Panchayat Executive Officer and shall furnish the same to the Planning Authorities before issue of building plan approval. Again, 50% of the sanction fee shall be deposited with Gram Panchayats by concerned Planning Authorities.

4. In cases of building plan approval outside the jurisdiction of Planning Authorities, Panchayat Samiti shall realise 1% of the project cost and sanction fees before issue of final approval to the applicants.

5. In the above cases, the project cost shall be determined on the basis of notional cost of project per sq.ft. to be notified by H & U.D. Department/ OUHM. The exemption from levy of 1% of the project cost in case of individual residences, projects for Affordable Housing and projects for Housing for poor and such other projects shall be notified by Government in H & U.D. Department from time to time.

6. In case of construction activates taken up without prior approval of the Development Authorities / Regional Improvement Trusts / Special Planning Authorities / Town Planning Units / Panchayat Samitis, within the jurisdiction of the Planning Authorities or in rural areas as the case may be, the buildings may be regularized byway of compounding as per the prevailing Planning and Building Standard Regulations. Again, 50% of the compounding fees collected by the Planning Authorities shall be deposited with the concerned Gram Panchayat by the Planning Authorities before regularizing the building Plans or with the Panchayat Samities before technical sanction by the District Town Planning Units.

7. Responsibility of enforcement of construction activities will lie both with the Panchayati Raj Institutions and the Planning Authorities within their jurisdiction.

8. The concerned Gram Panchayat and Panchayat Samiti shall ensure the Development of off-site infrastructure as well as other basic civic services and their maintenance out of fund received by them through approval process.

This shall come into force on the date of its publication in *Odisha Gazette*.

[No. 8714-PR-CFC-MISC-0020/2015/PR.]

By Orders of the Governor

DEORANJAN KUMAR SINGH

Commissioner-*cum*-Secretary to Government