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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 26th April, 2016

S.R.O. No. 155/2016—In consideration on collection of 1% Construction Workers Welfare Cess by the Development Authorities, Regional Improvement Trusts, Special Planning Authorities and Urban Local Bodies, Government in Housing & Urban Development Department have been pleased to decide that,

As per provision of the Regulation of Employment and Conditions of Service Rules, 2002, the Construction Workers Welfare Cess @ 1% of the project cost shall be applicable to all types of buildings including individual residences with the construction cost excluding land and registration cost of Rs.10.00 lakhs or more.

The Authority/Office issuing building plan approval i.e. Development Authorities, Regional Improvement Trusts, Special Planning Authorities and Urban Local Bodies where there is a provision of security deposits, the applicant need not pay the above welfare cess separately as the said amount shall be deducted from the security deposit at the time of issue of occupancy Certificate/ on expiry of validity period of approved building plan subject to the condition that the above security deposit shall not be less than 1.5% of the total project cost for which approval is granted.

Where there is no system of security deposit to be made with the Authority/Office dealing with building plan approval or security deposit is less than 1.5% of the notional cost of construction, applicants of building plan applications shall deposit the Construction Workers Welfare Cess @ 1% of the project cost at the time of approval of their respective building plans.

The above Construction Workers Welfare Cess shall be transferred to Labour & ESI Department after issue of Occupancy Certificate by the Development Authorities/ on expiry of validity period of approved building plan as the case may be.

Where the building is not constructed and the applicant has not applied for renewal of permission (which means that the applicant is not desirous of constructing the building), the amount so deposited during approval of building plan shall be refunded back without any interest.

The project cost for the above purpose shall be determined as per the unit cost of construction specified under the policy for Housing for All in Urban Areas of Odisha, 2015.

[No.9962–HUD-TP-POLICY-0021/2015/HUD.]

G. MATHI VATHANAN

Commissioner-*cum*-Secretary to Government