

permission, and removal of unauthorised constructions. Such actions shall be notified under Regulation 12.

Maintenance 56.(1) The main entrance to the premises shall not be less than 5 (five) metres in width in order to allow easy access to fire engine. The gate shall fold back against the compound wall of the premises, thus leaving the exterior access way, within the plot, free for the movement of fire service vehicles. If archway is provided over the main entrances, the height of the archway shall not be less than 5 (five) metres.

(2) For multi-storeyed group housing scheme on one plot, the access way within the premises shall not be less than 7.5 (seven and half) metres in width and between individual building blocks, there shall be an open un-built space of 6 (six) metres.

(3) The space set apart for providing access within the premises shall, in no case, be included in the calculation of requirements pertaining to parking spaces and other amenities required to be provided for the building.

(4) Every access way shall be properly drained and lighted to the satisfaction of the Authority. Manhole covers or any other fittings laid within the right of way of the access way shall be flushed with the finished surface level of it so as not to obstruct safe movement of men and vehicles.

(5) Reconstruction or addition or alteration to any multi-storeyed building shall not be taken in a manner which shall reduce the width of the access way to a level below the minimum prescribed limit under these Regulations.

Exit 57. (1). Every multi-storeyed building meant for human occupation or assembly, shall be provided with exit sufficient to permit safe escape of the occupants in case of fire or other emergencies.

(2) An exit may be a door-way, corridor, passage way to an internal or external staircase or to a varendah or roof or terrace having access to a street.

(3) Exits shall be so arranged as to provide continuous means of access to the exterior of a building or exterior open space leading to a street without passing through any occupied unit.

(4) Exits shall be so located that the travel distance on the floor shall not exceed twenty metres in case of residential, educational, institutional and hazardous occupancies and thirty metres in the case of assembly, business, mercantile, industrial and storage occupancies. Wherever more than one exit is required for a floor of a building, exit shall be placed at a reasonable distance from each other as possible. All the exits shall be accessible from the entire floor area at all floor level.

- (5) There shall be at least two exits serving every floor and at least one of them shall lead to a staircase.
- (6) The width of every exit shall not be less than one metre and shall be provided as per the following table.

Sl.No.	Type of occupancy	Number of occupants per unit exit	
		Stair Case	Terrace
(1)	(2)	(3)	(4)
1	Residential	25	75
2	Mixed and other uses	50	75

Explanation-

(a) Lifts and escalators shall not be considered as an exit.

(b) 'Travel distance' means the distance from any point in the floor area to any exit measured along the path or egress except that when the floor areas are sub-divided into rooms, used singly or of rooms and served by suite corridors and passage, the travel distance may be measured from the corridor entrance of such rooms or suites to the nearest staircase or verandah having access to the street.

Parking space

58. (1) The provisions of Regulation 41 shall apply for providing parking spaces within the premises of a multi-storeyed building.

Mandatory provision

59. (1) Every multi-storeyed building shall provide one or more rain water harvesting structures. The total dimension of recharging/ percolating pits/ trenches should be at least at the rate of 6 [six] cubic metres dimension for every 100 [one hundred] square metres of roof area. Provided further that such rain water harvesting structure may also be provided in case of Residential Apartment, Institutional Buildings and Administrative Buildings.

- (2) Every multi-storeyed building shall provide red lights on the roof facing the sky of a minimum wattage of 500. This can be of one or more units; but the minimum wattage of one unit shall be 100 watts.

Lifts

60. Lifts shall be provided in all multi-storeyed buildings irrespective of the use. The lifts provided shall not be considered as means of escape in case of emergencies. An extra staircase shall be provided as a means of escape during emergency.

Floor area ratio and setback

61. In case of multi-storied buildings, the maximum Floor Area Ratio shall be 2.00, and the maximum ground coverage shall be 50%. Out of the balance area, at least 20% shall be covered by plantation.

(a) The minimum side and rear set-back for the multi-storeyed building shall be $1/3^{\text{rd}}$ (One third) of the height of the building.

(b) The minimum front setback for the multi-storeyed building shall be $1/3^{\text{rd}}$ (one third) of the height of the building + 1 (one) metre.

(c) The following services and structures shall not be included in the calculation of floor area ratio namely:-

(i) a basement or cellar or covered space under a building constructed on stilt (not exceeding 2.56 metres in height), provided that it is used for parking, installation of air conditioning equipments and other machines used for services and utilities of the building (lift room, pump house, fire fighting).

(ii) Electric cabin of sub-station, watchman booth, pump house and garbage shaft, staircase room and lift rooms above, the top most storey, architectural feature, chimneys and elevated tanks; and

(iii) Spaces occupied by staircase rooms, lift and lobbies attached to them and circulation or movement corridors.

Building height

62. (1) Notwithstanding anything contained in these Regulations, no building exceeding 27 (twenty seven) metres in height shall be permitted within the Bhubaneswar Development Area, except with the Approval of the full Authority, as stated in sub regulation [2] below.

(2) The Authority shall not issue permission on case to case basis. The Authority, in a full meeting, shall specify the mouzas and units where buildings above 27 (twenty seven) metres height may be taken up. Before taking a decision on this, the concurrence of the Art Commission and the Airport Authority of India shall be obtained. A draft notification shall be published by the Authority, inviting suggestions and objections, giving thirty days' time under Regulation 12. After receipt of the objections and suggestions, if any, will be considered by the full Authority, and a decision will be taken. The areas in which buildings above 27 [twenty seven] meters height will be permissible, will be notified by the Vice Chairman of the Authority under Regulation 12. No request for approval of plan shall be entertained before expiry of one month from the date of publication of the final notification in this regard. No approval will be given before the expiry of two months from the date of publication of this notification.

Departure from approved plan

63. If during the construction of a building any substantial departure from the approved plan is intended to be made by way of internal alterations or modifications, which will increase the potential occupancy, prior sanction of the Authority shall be obtained. The revised plan showing the deviation shall be submitted and the procedure laid down in these Regulations shall apply to such revised plan.

Inspection

64. (1) The Vice-chairman of the Authority or his authorised representative shall inspect the building from time to time during construction.
- (2) If at any stage of construction it is noticed that there is possibility of threat to the structural stability of a multi-storeyed building on account of addition of extra loads, both horizontally and vertically, addition of extra floors or poor construction practices by using low quality materials etc., the Authority shall get the building inspected by its own technical personnel or by engaging experts from reputed institutes or firms. The expenditure incurred in this connection shall be realised from the builder or owner of the building.
- (3) The authorised technical person or the expert engaged for the above purpose shall inspect the building and carryout such tests if required as per the provision of NBC and submit a report mentioning the details of findings to the Authority.
- (4) If the Authority, after carefully examining the report as referred to in Clause-3 above, feels that actually there is threat to the structural stability of the building, the Authority shall declare the building unsafe for human habitation and cause disconnection of water supply and electricity to the building and initiate action for demolition of the building. (The decision of the Authority in this regard shall be published as referred to in Regulation -12.)
- (5) An appeal against an order made under sub-clause (4) above shall lie under section 103 of the Act.

Penal Action
against
Builders/
Technical
personnel

65. (1) Notwithstanding any thing contained in these regulation the Authority reserves the right to debar/ black list the builder/ technical person who has divulged from the professional conduct or has made any fraudulent statement or has misrepresented/suppressed any material facts in his application/ plan or has involved in construction of the building deviating from the approved plan/norms of these Regulation.
- (2) Before taking any action under clause (1) specified above the Vice-chairman of the Authority shall issue a notice specifying the reasons thereof asking for a show-cause within 15 days as to why such builder/technical person shall not be debarred/black listed. After receipt of the show cause, if any, the Vice-chairman shall place the matter before the Authority for a decision on debarring/black listing the technical person/builder. (The decision of the Authority in this regard shall be published as referred to in Regulation-12.)
- (3) An appeal against an order under sub-clause (2) above shall lie under section 103 of the Act.

Occupancy of
the building

66. (1) No person shall occupy or allow any other person to occupy any part of the multi-storied building for any purpose until such building or any part of it, as the case may be, is granted occupancy certificate by the Authority.
- (2) The builder shall cause to register an Association of apartment owners as required under the Orissa Apartment Ownership Act, 1982, before occupancy certificate for 50% or more of the floor area is given.
- (3) The Builder shall submit a copy of the agreement it has entered into with the apartment owners. This agreement shall show the terms of maintenance of public utilities.

Completion of
construction

67. Every applicant or owner shall submit a notice in Form-VII regarding completion of the construction of multi-storied building, to the Authority through the registered Architect, who has supervised the construction. The said notice shall be accompanied with the following documents:
- (a) Three copies of plan of the completed building.
 - (b) A fee of Rs.5000.
 - (c) Record of Rights relating to ownership.
 - (d) Evidence that all public utility services, and in particular, sewerage, drainage, water supply, and electricity have been linked to the main public utility system.

Issue of
occupancy
certificate

68. (1) The Vice Chairman on receipt of the notice of completion, along with all the required documents, shall take a decision to either issue or refuse occupancy certificate in Form-X within thirty days from the date of receipt of such notice. (This fact shall be published in the public notice in the manner referred to in Regulation 12.)
- (2) If the occupancy certificate is not issued by the Authority within sixty days from the receipt of notice under Regulation 61, the owner can prefer an appeal under section 18 or 103 of the Act.
- (3) Where occupancy certificate is refused by the Authority, reasons there of shall be communicated to the applicant (and the same shall be published under Regulation 12.) An appeal against such a decision will lie under section 18 or 103 of the Act. The Appellate Authority shall be competent to seek the views of, and implead as parties, authorities in charge of public utility services, Competent Authority, as provided under the Act, under the Orissa Apartment Ownership Act, 1982, and apartment owners. Where non-provision of public utilities is likely to affect other residents, such residents can also be impleaded as parties.

PART-IV

ZONING REGULATIONS

Zoning 69. (1) In the Development Plan area various use zones namely, residential, commercial, industrial, administrative, institutional, open space uses, transport and communication use, green belt and natural drainage channel and water bodies having their zonal boundaries as indicated in the development plan shall be regulated as per the Table under Regulation-67. Except as otherwise provided no structure or land hereinafter shall be used and no structure shall be erected, re-erected or altered unless use is in conformity with the Regulations.

(2) All existing places of worship, temples, churches, mosques etc. and burial and cremation ground shall be exempted from being treated as non-conforming uses, provided that continuance of such uses are not detrimental to the locality.

(3) All non-conforming uses of land and buildings shall be discontinued and the modified uses shall be made to conform with the proposed land use of the development plan within the time limit specified by the Authority.

Different use of land 70. (1) Permission for different uses shall be accorded outright for principal use earmarked in the different zones described in column (2) of the table No-17.

(2) Upto 30% of the land in a permissible zone can be utilised for the purpose of ancillary and compatible uses as specified in column (3) of the said table. Permission shall be granted on first-come-first serve basis.

(3) The purposes specified in column (4) of the said table shall not be permitted in the areas reserved for particular uses.

(4) In the 'open space use' zone, activities like parks, playgrounds, temporary fairs, plantations, may be taken up. Only Residential buildings may also be permitted in the open space use zone if the following conditions are satisfied along with other conditions of these Regulations.

(i) the land is a stitiban land and is not a leasehold land;

(ii) the coverage is not more than 40%;

(iii) the height is not more than 7.0 (seven) metres; and at least 20 percent of land is used for plantation;

(5) In transport use zone, activities relating to roads, transport depots, bus terminal, bus stop, truck terminal, shall be permissible. In case of such use, a fee will be charged by the Authority, which shall be spent for development and ancillary facilities in these zones.

- (6) In green belt use zone, the activities like agriculture, plantation, burial grounds, solid waste disposal units, shall be permissible.
- (7) The permissions granted in exception of zonal use shall be incorporated in the public notice in the manner as referred to in Regulation 12.
- (8) Where a land put to mixed use in a particular zone as per Regulations, the main use should cover not less than 2/3rd of the total floor area and the ancillary use should not exceed 1/3rd of the total area.

LAND USE PERMITTED/PROHIBITED IN DIFFERENT USE ZONES

(See Regulation 70)

Table-17

Use Zone	Use Permitted	Up to 30% of the area to be permitted on first-cum-first served basis.	Use prohibited
(1)	(2)	(3)	(4)
1. Residential Use Zone	<ol style="list-style-type: none"> 1. Residential, Hostel, Boarding houses with density limitations, if any. 2. Schools 3. Health clinics 4. Social, cultural and neighborhood, recreational institutions with adequate parking facilities 5. Public utilities and public buildings 6. Non-commercial agricultural gardens, nursery and green houses 7. Any neighborhood recreation uses including clubs and other semi-public recreational uses. 8. Accessory uses clearly incidental to residential use (except service uses) which will not create a nuisance or hazard. 9. Customary home occupation if the area for such use does not exceed 25 percent of the total floor area of the dwelling and there shall be no public display of the goods. 	<ol style="list-style-type: none"> 1. Places of worship 2. Professional, Commercial, Government and Semi-Government offices, Institutions 3. Service uses and shops 4. Hotels, Hospitals and Sanatoria not treating contagious diseases mental patients, if setback and coverage of plots are such as not to constitute nuisance to the residential area. 5. Colleges and Research Institutions of non-commercial nature, if the building is located at a distance of not less than 8 metres. From the boundary of the plot 6. Rearing of poultry and cattle for non-commercial use if no bird or animal is housed closer than 6 metres of a Dwelling. 7. Removal of gravel, clay sand or stone for development of site which will not result in the stagnation of water or cause other nuisance. 8. Bus stop 9. Petrol filling Station on roads of 12 metres. Or more width if they fulfill other requirement laid down in this connection. 	<ol style="list-style-type: none"> 1. Slaughter houses, Industries 2. All uses not specifically permitted

		<p>10. Service Industries and storage yards incidental to main use.</p> <p>11. Crematories and electric crematorium.</p> <p>12. Philanthropic uses</p> <p>13. Places of entertainment including cinema house can be permitted provided these are located on the important roads of not less than 12 metres. Width and no traffic problems are created</p> <p>14. The planning Authority in consultation with the Director of Town Planning, Orissa, can allow increased residential density, if in its opinion the purposed densities are desirable and necessary.</p> <p>15. Service industries / Cottage industries</p>	
2. (a) Commercial Use Zone (Central Business District)	<ol style="list-style-type: none"> 1. Retail shop 2. Business and Professional Offices 3. Services uses like Hair cutting Saloons, tailoring shops, beauty parlor, laundry and dry cleaning shops, etc. 4. Restaurants, hotels and eating houses 5. Boarding houses, social and welfare institutions 6. Clinics, public utilities and buildings. 7. Parking lots. 8. Public recreational uses. 9. Meat, fish, Vegetable & Fruit markets. 10. Wholesale & retail shops 11. Wholesale storage yards. 12. Weigh bridge & other uses incidental to main use. 	<ol style="list-style-type: none"> 1. Place of entertainment and recreational uses. 2. Place of worship 3. Petrol filling and service station. 4. Service garage provided they do not directly abut the main road. 5. Bus stop. 6. Printing presses employing not more than 10 persons. 7. Government and Semi-Government offices/institutions 8. Bank offices. 9. Residence on floor other than ground floor. 10. Hotels 	<ol style="list-style-type: none"> 1. Polluting industries. 2. All uses not specifically permitted in the column (2) and (3) 3. Large scale storage of petroleum materials expecting in area, specifically earmarked for the purpose.
(b) Zonal Commercial Area, (District Centre)	<ol style="list-style-type: none"> 1. Retail shops 2. Restaurants & eating house 3. clinics/nursing homes 4. Business & professional offices and institutional. 5. Parking lots. 6. Weekly market 7. Public utilities and services 8. Hotels 9. Parks, playgrounds, clubs 10. Service industries like motor garage workshop radio and television repairing shop alike. 	<ol style="list-style-type: none"> 1. Government offices in other than ground floor 2. Professional offices other than ground & first floor. 3. Bus stop. 4. Printing Press employing not more than 10 employees. 5. Banks 6. Place of entertainment and recreational uses 7. Place of worship 8. Petrol filling and service station 9. Residences on floor other than ground floor 	<ol style="list-style-type: none"> 1. Polluting industries 2. All uses not specifically permitted in columns (2)& (3) 3. large scale storage of petroleum and other inflammable materials excepting in areas, specifically earmarked for the purpose.

(c) Street shopping and other supplying area.	<ol style="list-style-type: none"> 1. Retail shop. 2. Business and professional offices 3. Services uses like hair-cutting, saloons, tailoring industry and dry cleaning etc. 4. Restaurants and eating houses 5. Boarding houses, social and welfare institutions. 6. Clinics, public utilities and buildings 7. Parking lots. 8. Floor, Rice meals not engaging more than 10 Horse Power motors. 	<ol style="list-style-type: none"> 1. Place of entertainment, recreational uses, hotels 2. Government & Semi-Government offices and institutions. 3. Petrol filling station on roads of 40' or more width. 4. Coal and wood depot 5. Service garages provided they do not directly abut the main road 6. Service industries 7. Printing Press 	<ol style="list-style-type: none"> 1. Polluting industries 2. All uses not specifically permitted in columns (2) & (3) 3. Large scale storage of petroleum & other inflammable materials excepting in areas, specifically earmarked for the purpose.
(d) Wholesale Warehousing and Storage.	<ol style="list-style-type: none"> 1. Wholesale and retail shops. 2. Wholesale and storage yard. 3. Commercial and business offices 4. Restaurants 5. Public utilities and buildings 6. Railway and road freight station 7. Weigh bridge and other uses incidental to main 	<ol style="list-style-type: none"> 1. Truck terminus and parking 2. Schools, clinics, social and welfare institutions 3. Filling and service stations on roads of 12 metre or more width 4. Government and semi Government offices 5. Residences on floor other Than on Ground floor 6. Junk-yards 7. Places of entertainments 	<ol style="list-style-type: none"> 1. Polluting Industries 2. All uses not specifically permitted in columns (2) & (3) 3. Large scale storage of petroleum & other inflammable materials excepting in areas, specifically earmarked for the purpose
3. Industrial use zone, light manufacturing industry, service industry and medium industry.	<ol style="list-style-type: none"> 1. Industries which will not cause excessive or objectionable noise, vibrations, smoke, gas, fume, odor, dust effluent and objectionable conditions. 2. Warehousing and storage of materials excepting these inflammable. 3. Public utilities and buildings, Hotels, IT Centres. 4. Parking, loading, unloading areas must be provided for all uses. 5. Bus and Truck terminal 6. Railway and Road freight terminals 7. Petrol filling and servicing stations on roads of 40' or more width provided they fulfill other requirements laid down in this regard 8. Residential use for managerial and staff in consistent with size of the industry 9. Junk-yards 10. Railway siding 11. Canteen and recreational facilities for the employees 12. Institutional and utility use incidental to the main use 	<ol style="list-style-type: none"> 1. Hotels and canteens incidental to the main use. 2. Bone mill, leather tanning 3. Animal fat, drystuff 4. Slaughtering of animal and connected use. 5. Light industries, causing objectionable noise, vibration, gas, fume, smoke, odour, dust and other objectionable conditions 6. Coaltar and allied industries 7. Distilleries and breweries 8. Acid and fertilizer 9. Ammonia and bleaching power industries 10. Industrial, alcohol and limelium 11. Residential use for choukidar and guards. 	<ol style="list-style-type: none"> 1. Polluting industries 2. General Residence 3. General business unless incidental to and one the same site with one industry. 4. Any manufacturing establishment detrimental by way of nuisance or hazard 5. All uses not specifically permitted in column 2 & 3

4. Administrative Use Zone.	<ol style="list-style-type: none"> 1. Local, State and Central Govt. offices 2. Research Institutions, Social and Cultural Institutions 3. Public utility buildings. 4. Uses incidental to Govt. offices. 5. Local Municipal offices 	<ol style="list-style-type: none"> 1 Residential and other uses which in no way causing any nuisance & hazard.(incidental to main use) 2 Hotels /Hostels 3. Retail shops/shopping complex 4. Bus and Railway Passenger terminals 5. Commercial use 	All uses not specifically permitted in column (2) and (3)
5. Institutional and utility use zone	<ol style="list-style-type: none"> 1. Educational and Medical Institutions, Research institutions 2. Hotels / Hostels 3. Social and cultural institutions 4. Monuments and religious institutions 5. Local municipal and community facilities, public utility buildings 6. Radio transmitters and wireless stations 	<ol style="list-style-type: none"> 1. Residential and other uses which in no way cause any nuisance and hazard (incidental to main use) 2. Bus Stop 	All uses not specifically permitted in column (2) and (3)
6. Open space use zone	<ol style="list-style-type: none"> 1. All recreational uses including parks, play grounds, parkways, picnic spots, stadium 2. Special educational and recreational areas 3. Bus and Railway passenger terminals and car parking area 4. All residential uses subject to fulfillment of condition specified in Regulation 70(4) 	<ol style="list-style-type: none"> 1. Out-door theatres, restaurants and selling of eatables. 2. Public utility and municipal facilities 3. Uses clearly incidental use which will not create nuisance and hazard 4. Dwelling for watch and ward staff 	1 All uses not specifically permitted in column (2) and (3).
7. Transportation use zone	<ol style="list-style-type: none"> 1. Roads and road transport depots and parking areas. 2. Bus terminus and bus stop 3. Parking lots 4. Development of traffic islands 5. Truck terminus 6. Expansion of existing railway and aerodrome 	<ol style="list-style-type: none"> 1. All ancillary activity and facilities within the bus stand and truck terminus, railways and aerodrome 	All uses not specifically permitted in column (2) and (3)
8.Green belt zone	<ol style="list-style-type: none"> 1. Agriculture and Horticulture 2. Dairy and poultry farming ,milk chilling centre farm houses and there accessory buildings 3. Brick, lime-kiln and removal of play beyond distance of a half mile from developable area 4. Burial and cremation grounds 5. Trenching grounds 6. Construction of building by government/development authorities beyond the existing developed basti area 7. Building construction over plot covered under town planning scheme and conforming uses 8. Normal expansion of land uses only in the existing homestead land of the villages subject to condition laid down by the authority 	<ol style="list-style-type: none"> 1. Houses incidental to place of worship (Dharmasala, lodging, rest shed etc) 2. School and libraries educational and cultural buildings 3. parks and other recreational uses 4. storage processing and sale of farm products 5. servicing and repair of farm machineries and the sale of agricultural supply 6. small scale fertilizer chemicals, alcohol and distillery industry 7. institutional uses incidental to the main use 	
9. Natural drainage channel zone	Agriculture	Horticulture	No construction of any kind

PART - V

COMPOUNDING

Restriction
on
compounding

71. (1) Any deviation pertaining to unauthorised development shall not be compounded :

- (i) where construction has been undertaken on Government land or land belonging to local body or a land not owned by the person undertaking such development;
 - (ii) where FAR or height has been exceeded or front setback has been reduced from the prescribed norms under these regulation and/or charges for public utility services has not been deposited;
 - (iii) where development has been undertaken un-authorisedly within the prohibited limits of any ancient or archaeological monuments or where such developments interfere with the natural drainage of the locality;
 - (iv) where development has been undertaken unauthorisedly over the area earmarked or approved for parking; and,
 - (v) where road or drain whether public or private, whether constructed or natural, has been encroached.
- (2) Subject to the provisions contained in sub-Regulation (1), the Authority shall have the power to determine further such circumstances under which compounding may be prohibited. Every such decision shall be notified under Regulation 12, and will be enforceable for all plans submitted for approval after expiry of six months from the date of Notification
- (3) The Authority may, either before or after the institutions of the proceedings under the provision of the Act compound any offence:-
- (i) where development has been undertaken without permission, but within the frame work of use restrictions and the provisions of these Regulations applicable to the concerned plot;
 - (ii) where development has been undertaken in deviation of the approved plan, but within the framework of the use restriction and the provisions, norms, and stipulations of these Regulations; and
 - (iii) The Authority may however compound deviations upto 5% (five percent) beyond the permissible norms of these regulation with respect to coverage, side and rear setbacks .

Power of
the Govt.
to exempt

72. (1) Notwithstanding anything containing in these, Regulation, the Government may compound any deviations in the constructions undertaken prior to enforcement of these Regulations.
- (2) For the purpose of compounding the deviations under clause-(1) the Government may formulate a Scheme specifying a maximum time period of four months after publication of the same in the Gazette, local news paper, electronic media and Web site of the Government and Authority.

Note- The above two clauses shall seize its effect after six months from the date of publication of this Regulation.

Compounding
amount

73. (1) The compounding amount shall be such as may be decided by the Authority with approval of the Government from time to time.
- (2) At least 50% of the compounding amount shall be utilised for development of public utility services, and protection of heritage sites and structures.
- (3) The instances of compounding, the compounding amount collected, and the amount utilised for development or deposited with agencies of public utility services shall be published in the public notice in the manner referred to in Regulation 12.

PART-VI

REMOVAL OF UNAUTHORISED CONSTRUCTIONS

Unauthorised
construction

74. (1) The Secretary of the Authority shall be competent to order for removal of any construction which in his opinion, is in violation of any of the provisions of the Act, rules, or these Regulations, under the Act.
- (2) The Secretary of the Authority may, if he is of such opinion, seek the advice of the Vice-Chairman regarding implementation of any provision of these Regulations.
- (3) The Vice-Chairman may call for any records, and in writing, give direction to the Secretary for implementation of any provision of these Regulations.

PART-VII

GENERAL

Repeal and
Savings

75. (1) The Bhubaneswar Development Authority (Multi-storeyed Building) Regulations, 1998 and the Bhubaneswar Development Authority (Planning and Building Standards) Regulations 1993 are hereby repealed.

(2) Notwithstanding such repeal, anything done or any action taken under the said Regulations so repealed shall be deemed to have been done or taken under these Regulations, and those pending on the date of commencement of these Regulations, shall be done or taken under the provisions of these Regulations.

(3) Where a plan had been approved in relaxation of the norms of earlier Regulations, through compounding or otherwise, and subsequently new construction has been taken up without plan approval, or, where, permission for fresh construction is sought for, the stipulations of the present Regulation shall apply.

Illustration- If additional FAR is requested for, then, the present stipulations regarding setback, coverage, and height restrictions shall apply.

Educating
the People

76. (1) The Authority shall take a pro-active role in educating the land owners within their jurisdiction so that (a) there will be a planned growth within development area and (b) expensive demolition will be avoided.

(2) A copy of these Regulations shall be printed by the Authority and sold to public in the sales counter of the Authority.

Interim
Development
Plans

77. (1) The Authority may prepare Interim Development Plans (IDP) for newly included development areas including stitiban/ ryoti land within a reasonable time frame so that development may not be held up in the name of pendency of Interim Development Plan. Where such IDP has not been prepared, the general provisions of this Regulation shall apply without any zonal restrictions.

(2) The Authority shall ensure that resources for land acquisition and cost of land are mobilised or are likely to be mobilised within the time frame projected for implementation of such Interim Development Plans.

Provision of
development
plan to
prevail

78. In case any of the provisions of these regulations are at variance with those contained in any Development Plan or Town Planning Scheme, the provisions of such plan or scheme shall prevail.

Applicability
of National
Building Code
of India.

79. Where no express provision has been made in respect of any matter connected with planning and building standards by the Act, the Rule, the Development Plan, the Town Planning Schemes, or these Regulations or by any resolution of the Authority, the provisions of the National Building Code of India shall mutatis mutandis be applicable.

Barrier free
access for
the disabled.

80. Adequate provision for facilitating easy access of disabled persons shall be made in all public buildings in accordance with the provisions of National Building Code of India including the minimum facility to reach the staircase/ lift without any barrier.

81. (1) The qualification, experience and competence of technical personnel and Builders are given in Schedule-I, which are to be followed as per relevant regulations.

(2) The industries that can be considered in residential area is to be decided by the Authority in consultation with Directorate Town Planning, Orissa from time to time.

(3) The forms prescribed for application under section-16 (1) permission under section-16(3) drawing attention of Vice-Chairman u/s 16(7) of ODA Act and others in connection with commencement of work, completion certificate, Occupancy Certificate, Structural stability certificate and periodic progress report are provided in Schedule-2.

Constitution of
D.P & B.P.
Committee.

82. (1) The Authority may constitute a Committee under section-6 of ODA Act to be called Development Plan and Building Permission Committee with members from the following organizations/department besides those required from BDA.

1. Bhubaneswar Municipal Corporation
2. Directorate of Town Planning, Orissa
3. Chief Architect, Orissa
4. Housing and Urban development deptt., Orissa
5. Public Health Engineering Deptt., Orissa
6. Fire Services
7. G.A. Deptt., Orissa
8. Orissa State Pollution Control Board

Additional member(s) can be associated for specific meetings depending upon the purpose.

(2) The Authority may be notification delegate such of its powers relating to approval of schemes, projects and building plans to the Committee constituted under Sub-Regulation (1) as it may deem appropriate.

(3) Matters and cases relating to permission under section 16 of the ODA Act and such others which are deemed fit may be referred to the Committee from time to time for advice & recommendations.

Activities
along National
Highway

83. While regulating activities along National Highway the provisions contained under the relevant rules and regulations are to be adhered to.

Decision of the
Government to
be final

84. In case of any dispute in interpretation of these regulations, the decision of the State Government shall be final.

SCHEDULE-1

QUALIFICATION, EXPERIENCE & COMPETENCE OF TECHNICAL PERSONNEL AND BUILDER

1. ARCHITECT

A) Qualification & Experience

The minimum-qualification for an Architect shall be the Associate Membership of the Indian Institute of Architects or such degree or diploma which makes him eligible for such membership or such qualifications as listed in the Architects Act 1972, and shall be registered with the Council of the Architecture under the Act. In addition to the above qualifications the Architect should have at least two years experience in professional work.

B) Competence

The Licensed Architect shall be competent to carry out the work related to the building permit as given below and shall be entitled to submit :

- i) All plans and informations connected with the building permit.
- ii) Structural details and calculations for residential buildings on plot up to 500 sq. metres and upto three storeys or 10 metre in height.
- iii) Certificate of supervision and completion of all buildings.

C) Duties & Responsibilities

- i) He/She shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also in confirmation with the stipulations of the National Building Code and the I.S.I. standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned designated Authority/Consultant before applying for occupation certificate.
- ii) He/She shall, on behalf of the owner, apply for the progress certificates completion certificates and the occupation certificate and obtain the same as required under the regulations.
- iii) If the services of the registered architect are terminated, he shall immediately inform the Competent Authority about his termination and the stage of work at which his services have been terminated. The registered architect appointed on the job shall inform the Authority of any deviation

that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.

- iv) The registered architect appointed on the work shall inform the Authority immediately on discontinuation of the services of the registered/structural designer, construction contractor, clerk of works, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the Authority.
- v) He/She shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
- vi) He/She shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and erection.

D) Registration

- i) The registration fee if any shall be payable as prescribed by the Authority from time to time.
- ii) The Authority may black-list an architect in case of serious defaults or repeated defaults and shall inform the council of Architect Act-1972. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence or default.

2. ENGINEER

A) Qualification and Experience

The minimum qualification for an Engineer shall be the Corporate Member of Civil Engineering Division of the Institution of Engineers, India or such Degree or Diploma in Civil, Municipal or Structural Engineering, which makes him eligible for such membership. In addition to the qualifications stated above the Degree Engineers and Diploma Engineers should have at least two and five years of experience respectively in professional work.

B). Competence

The Licensed Engineers shall be competent to carryout the work related to the building permit as given below and shall be entitled to submit :

- i) All plans and informations connected with building permit.

- ii) Structural details and calculations of buildings on plot up to 500 square metres and up to four storeys excluding basement/stilt or below 15 metre in height.
- iii) Certificate of supervision and completion for all buildings.

C) Duties & Responsibilities

- i) He/She shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is confirmation with the stipulations of the National Building Code and the I.S.I. standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned designated Authority/Consultant before applying for occupation certificate.
- ii) He or She shall, on behalf of the owner, apply for the progress certificates completion certificates and the occupation certificate and obtain the same is required under the regulations.
- iii) If the services of the registered Engineer are terminated, he shall immediately inform the Authority about his termination and the stage of work at which his services have been terminated. The registered Engineer appointed on the job, and inform the Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Authority has inspected the site for his report, the newly appointed Engineer shall allow the work to proceed under his direction.
- iv) The registered Engineer appointed on the work shall inform the Authority immediately on discontinuation of the services of the registered/structural designer, construction contractor, clerk of works, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the Authority.
- v) He or She shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
- vi) He shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and erection

D) Registration

- i) The registration fees if any shall be payable as prescribed by the Authority from time to time.
- ii) If he/she is found negligent in his/her duties and responsibilities. The Authority may black-list an Engineer in case of serious defaults or repeated defaults and shall inform the Institute of Engineers, India to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default.

3. STRUCTURAL ENGINEER

A) Qualification & Experience

The minimum qualifications for a structural engineer shall be graduate in civil engineering of recognized Indian or foreign university, or Corporate Member of Civil Engineering Division of Institution of Engineers (India) or equivalent overseas institution, and with minimum 3 years experience in structural engineering practice with designing and field work.

Note – The 3 years experience shall be relaxed to 2 years in the case of post graduate degree of recognized Indian or foreign university in the branch of structural engineering. In case of doctorate in structural engineering, the experience required would be one year.

B) Competence

The licensed structural Engineers shall be competent to submit the structural details and calculations for all buildings and supervision.

In case of buildings having special structural features, as decided by the Authority, which are within the horizontal areas and vertical limits specified in chapter A-2.1.1(b), A-2.2.1(b) and A-2.4.1(a) of NBC of India shall be designed only by structural engineers.

C) Duties and Responsibilities

- i) To prepare a report of the structural design.
- ii) To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant Indian Standard specifications.
- iii) To prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.

- iv) To supply two copies of structural drawings to the site supervisor.
- v) To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect/Engineer.
- vi) To certify the structural safety and overall structural soundness of the building to the Architect/Engineer.
- vii) To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- viii) He shall prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing and design in a particular case.
- ix) To submit the certificate of structural safety and over all structural soundness of building to Authority.

D) Registration

- i) The registration fees if any shall be payable as prescribed by the Authority from time to time.
- ii) If he/she is found negligent in his/her duties and responsibilities. The Authority may black-list an Engineer in case of serious defaults or repeated defaults and shall inform the Institute of Engineers, India to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default

4. TOWN PLANNER

A) Qualification & Experience

The minimum qualification for a town planner shall be the Associate Membership of the Institute of Town Planners or post-graduate degree or diploma in town and country planning which makes him eligible for such membership or recognized by the Public Service Commissions for the post of Assistant Town Planner.

B) Competence

The licensed town planner shall be entitled to submit :

- i) all plans and related information connected with development of land of all areas and
- (ii) Certificate of supervision for development of land of all areas.

C) Duties and Responsibilities

- i) He/She shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is confirmation with the stipulations of the National Building Code and the I.S.I standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned designated Authority/Consultant before applying for occupation certificate
- ii) He/She shall, on behalf of the owner, apply for the progress certificates completion certificates and the occupation certificate and obtain the same is required under the regulations.
- iii) If the services of the Town planner are terminated he shall immediately inform the Authority about his termination and the stage of work at which his services have been terminated. The registered Town Planner appointed on the job, shall inform the Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed Town planner shall allow the work to proceed under his direction.
- iv) The registered architect appointed on the work shall inform the Authority immediately on discontinuation of the services of the registered/structural designer, construction contractor, clerk or works, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the Authority.
- v) He /She shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
- vi) He/She shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required construction and erection.

D) Registration

- (i) The registration fee if any shall be payable as prescribed by the Authority from time to time.
- (ii) The Authority may black list the Town planner in case of serious defaults or repeated defaults and shall inform the Institute of Town planners, India. The registration shall be liable to be revoked temporarily or permanently by the Authority in such case of negligence or default.

5. SUPERVISOR

A) Qualification and Experience

The minimum qualifications for a supervisor shall be qualification in architecture or engineering equivalent to the minimum qualification prescribed for recruitment to non-gazetted service by the Government of India plus 5 years experience in building design, construction and supervision.

B) Competence

The licensed supervisor shall be entitled to submit:

- i) All plans and related information connected with building permit for residential buildings on plot up to 200 m² and up to two storeys or 7.5 m in height; and
- ii) Certificate of supervision for buildings in (i).

C) Duties and Responsibilities

- i) To adhere strictly to the structural drawing specifications and written instructions of the structural designer and architect/Engineer.
- ii) To follow the provisions of N.B.C. or I.S. specifications as regards materials, components, quality control and the process of construction.
- iii) To provide for safety of workers and others during excavation, construction and erection.
- iv) To provide safe and adequate temporary structure required for construction and erection.
- v) To bring to the notice of the structural Engineer and Architect/Engineer/any situation or circumstances which in his opinion are liable to endanger the safety of structure.
- vi) To deposit with the Authority one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work.
- vii) He shall be in charge of site and responsible for overall supervision of the work.
- viii) He shall ensure that all the works under his charge are carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect/Engineer.

- ix) He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- x) He shall also ensure that no undue inconvenience is caused in the course of his work in the people in neighbourhood.
- xi) He shall also ensure that no nuisance is caused to traffic and neighbouring people by way of noise, dust, smell, vibration etc. in the course of his work.

D) Registration

- i) The registration fees if any shall be payable as prescribed by the Authority from time to time.
- ii) If he/she is found negligent in his/her duties and responsibilities. The Authority may black-list supervisor in case of serious defaults or repeated defaults. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default

6. GROUP AGENCY

When any Group or Agency comprising of qualified Architect/Engineer/Town Planner is practicing, then the qualifications and experience, competence, duties and responsibilities and registration will be the combination individual qualification and experience, competence, duties & responsibilities and registration as provided in Schedule 1 to 5.

7. BUILDER

A) Qualification and experience

- a) The person/ firm engaged in construction activities / building activities in an urban area having proved merit and experience may be considered for registration as a builder. He/She should have at least five years experience in the line.
- b) A person or group of persons having a qualification of Civil Engineering Diploma /Degree, Architecture and Planning Degree may be registered and builder. He/She should have at least three years experience in the professional work.
- c) The Authority may classify the builders into three classes namely, class-A, Class-B and Class-C considering their experience and annual turnover.

B) Duties and Responsibilities of Builders

- 1) Any person acting in the capacity of the owner shall be the bonafide owner or authorised agent of the owner for developmental work proposed. He shall satisfy the Authority that he is the actual owner to undertake total

responsibility as the owner, employer and manager of the property and its development and of all the assets and liabilities of the property and the project.

- 2) He/She shall appoint a registered Architect/ Engineer/ Town Planner to prepare plan, design, drawings and specifications and to direct the execution of the work in accordance with the requirements of these regulations.
- 3) The appointment of the registered Architect/ Engineer/ Town Planner shall mean that he/she has authorised them to do all things necessary and to take all adequate measures for preparing the design, drawings and specifications for the project and to appoint on his behalf appropriate persons to act as registered Site Supervisor, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project.
- 4) He/Architect/Engineer/Town Planner shall give written information to the Competent Authority about the commencement of the execution work. He shall see that all requirements of Authority are fulfilled by the registered Architect/Engineer/Town Planner.
- 5) He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project against the instruction of Architect/Engineer/Site Supervisor/Structural Designer and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
- 6) He shall inform the Authority immediately if the services of the Architect/Engineer appointed on the project are terminated or has ceased to function due to any reason and shall not allow any work to proceed till another Architect/Engineer is appointed on the project.
- 7) When no registered construction contractor or site supervisor is required to be appointed and not appointed he shall be responsible for their duties and responsibilities under the Regulations.
- 8) He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Authority.
- 9) He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the regulations.
- 10) He shall exhibit the names of registered persons only, on site and no additional names will be exhibited/displayed.

11) He shall explain the construction design and its intended use as per approved plan only, to the prospective purchaser of the premises under construction.

C) REGISTRATION

- i) The builders shall have to be registered with the Authority on payment of such fees as decided by the Authority from time to time.
- ii) The Authority may debar or black list the builder as referred to in Regulation-8 and Regulation-62.

SCHEDULE-2

FORM-I
PART-I
APPLICATION FORM
(See Regulation 6 & 62)

Building Plan application Form

Form No.....

Authorised Signature

APPLICATION FOR PERMISSION FOR DEVELOPMENT OF BUILDING *and*
~~(OTHER THAN SUB-DIVISION OF LAND)~~ UNDER SECTION-16 OF
THE ORISSA DEVELOPMENT AUTHORITIES ACT 1982

From:
Name and Address
(in Block letters)
(Tel No.....)

For Office use only

Regd. No.

Fees realized

Receipt No & Date.....

TO

THE VICE-CHAIRMAN,
BHUBANESWAR DEVELOPMENT AUTHORITY,
BHUBANESWAR.

Sir/Madam,

I/We hereby apply for permission to undertake development and carry out :-

- (a) Construction of storeyed building;
- (b) Re-construction of an existing building;
- (c) Alteration/additon to the existing building;
- (d) Revalidation/renewal of plan for construction of all

..... storeyed building;
(e) *Sub-division of land* (If any other, please specify)

(A) in respect of Plot No. Khata No.
Village Thana No. of
Holding No. Ward No. of
Municipality/NAC within the development area of Bhubaneswar. The said land building shall
be used for

..... purpose.

I/We enclosed herewith the following plans (7 copies in case of privately owned plots/8 copies in case of Govt. leased Govt. plots) and specifications duly signed by me/ registered Architect / Licenced / Engineer / Supervisor / Group or agency being Regd. No. /Licence No. who hve proposed the plans, designs etc and who will supervise the developments.

I/We the owner(s) of every part of the land/building to which this application relates, requests, the permission for the above development may kindly be accorded.

Place :
Date :

Signature of Owner(s)

Name of Owner(s)

Print
Date
MC

**FORM-I
PART-II**

(See Regulation 6 & 52)

From:

.....
.....
.....

(Name and address of the Architect / Engineer / Supervisor / Group with Registration Licence No.)

TO

**THE VICE-CHAIRMAN,
BHUBANESWAR DEVELOPMENT AUTHORITY,
BHUBANESWAR.**

Sir/Madam,

I/We hereby certify that the erection/ re-erection/ demoliton or material alteration in/of building in respect of Plot No. Khata No
..... Village Thana No.
..... Holding No. Ward No.
..... shall be carried out under my/our supervision and I/W e certify that all the materials (type and grade) and the workmanship of thw work shall be gen erally in accordance with the general specifications submitted along with and that work shall be carried out accoreing to the sanctioned plans and the structured designs proposed by the taking into account of all safety facators recommended by NBC.

Yours faithfully,

Place :

Date :

Registered Engineer/ Supervisor/Group

FORM-II

BHUBANESWAR DEVELOPMENT AUTHORITY
[See Regulation 10 (I)]

No. /BDA, Bhubaneswar

Dated

Permission Under Sub-Section (3) of the Section -16 of the Orissa Development Authorities Act, 1982 (Orissa Act, 1982) is hereby granted in favour of

Shri / Smt

- a) Sub-Division of lands.
- b) Institution of change of the used land or building
- c) Construction of abuilding
- d) Reconstruction of building
- e) Alternation of
- f) Alternation or additions in the existing building.

.....(Specify in
respect of Plot No. Khata No.
Drawing No. Village Thana No.
..... Holding No. Ward No.
..... of Municipality/NAC with the
Development plan area of subject to following
additions/ restrictions.

- (a) The land/ Building shall be used exclusively
..... 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 plans enclosed with
necessary permission endorsement.
- (c) Parking space measuring Sq.ft. as shown in the approval
plan shall be left open to sky and no part of it will be build upon.
- (d) The land over which construction is proposed is accessible by an approved means
of access of ft. in width.
- (e) The land in question must be in lawful ownership and peaceful possession of the
applicant.
- (f) The applicant shall free gift ft. wide trips or
land in the Municipality/ NAC for the further widening of
the read to the standard width.
- (g) The permission is valid for period of three years with effect from the date of its
issue.

- (h) Permission accorded under the provision of section 16 of ODA Act, can not be construed as an evidence in respect of right title interest of the plot over which the plan approved.
- (i) Any dispute arising out of land record or in respect of right title interest after this approval the plan shall treated automatically cancelled during the period of disputed.
- (j) Any other conditions.

BY ORDER

**AUTHORISED OFFICER
Bhubaneswar Development Authority**

Meme No. /BDA, Bhubaneswar Dated

Copy forwarded alongwith Copies of the approved plans to
Shri/Smt
.....
.....

**AUTHORISED OFFICER
Bhubaneswar Development Authority**

Meme No. /BDA, Bhubaneswar Dated

Copy with a copy approved plan forwarded to the Executive Officer, Bhubaneswar Municipality/ Executive Officer, Khurda, NAC/ Executive Officer, jatani, NAC for information.

**AUTHORISED OFFICER
Bhubaneswar Development Authority**

Meme No. /BDA, Bhubaneswar Dated

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar. Director of Town Planning, Orissa, Bhubaneswar. Enforcement Section, BDA, Bhubaneswar.

**AUTHORISED OFFICER
Bhubaneswar Development Authority**

FORM-III
[See regulation 10(2)]

APPLICATION FORM DRAWING OF ATTENTION UNDER SUB-SECTION (7) OF SECTION-16 OF THE ORISSA DEVELOPMENT AUTHORITIES ACT-1982

From:

.....
.....

.....
(Name and address of the applicant in block letters)

TO

**THE VICE-CHAIRMAN,
BHUBANESWAR DEVELOPMENT AUTHORITY,
BHUBANESWAR**

Subject: Statutory Notice under sub-section (7) of Section -16 of the ODA Act, 1982

Sir/Madam,

I/ We do bring to your kind notice that I/We had applied for permission to the Bhubaneswar Development Authority on to undertake development with respect to Plot No.Khata No. Village Thana No. Holding No. Ward No. within the Development Plan area of Municipality/NAC. My/Our application was registered vide No. dated Two months have elapsed since the submission of my / our application and I / We have not received any communication with respect to the said application.

Please take notice that if within a further period of one month from the date of receipt of this notice by you no communication either granting or refusing permission or requisitioning any relevant information is received by me/us, I/We shall presume that permission as applied for has been granted in my/tour favour.

Yours faithfully

Signature of the applicant(s)

Place :

Date :

FORM -IV
(See Regulation 13)

Form of Registered to be maintained under sub-section (12) of Section 16

Sl. No.	Name and address of the applicant	Date of receipt	Date of permission with letter No.	Date of refusal with letter No.	Date of endorsement to Enforcement Branch	Date of return from Enforcement Branch	Date of sending to record room	Signature of the dealing Assistant	Signature of the Section Officer
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

FORM -V

FORM OF NOTICE FOR COMMENCEMENT OF WORK

TO BE FURNISHED BY THE PLOT OWNER(S) & THE DEVELOPER
[(See Regulation 14, 54 (1)]

From:

.....
.....
.....

(Name and address in Block Letters)

TO

THE VICE-CHAIRMAN,
BHUBANESWAR DEVELOPMENT AUTHORITY,
BHUBANESWAR.

Sir,

I/We hereby give notice that the erection of building in respect of Plot No.
..... Khata No. Village
Ward No. will be commenced on as per
the permission given in your letter no. dated
..... under the supervision Registered Architect / Registered structural
Engineer, Name Regn. No. in accordance
with the approved plan.

Yours faithfully,

Signature of the Owner(s) & Developer.

FORM -VI

CERTIFICATE OF COMPLETION

[(See Regulation 18(1) & 67)]

(To be given by the Owner and Counter Signed by
the Registered Architect / Registered Structural Engineer. To be submitted in Triplicate)

Office Use

Date of Receipt

Amount of fee deposited

Receipt No. & Date

From:

.....
.....
.....

(Name and address in Block Letters)

TO

**THE VICE-CHAIRMAN,
BHUBANESWAR DEVELOPMENT AUTHORITY,
BHUBANESWAR**

Sir,

I/We hereby certified that the erection of building as per the schedule below. Plot No. Khata No. Mouza Ward No. has been supervised by me/us and has been completed on Date Strictly according to the plan sanctioned vide letter No. dated The work has been completed to my/our best satisfaction. All the material (type of grade) have been used strictly in accordance with the general and detail specification. The structural safety with respect to cyclone & earthquake has been taken care as per the provisions of the NBC. The fire safety measures have also been adopted as per the clearance of the fire officer.

No provision of the Orissa Development Authorities Act, 1982 & Orissa Development Authorities Rule 1983 and the Relevant Building Regulation has been violated. No requestion made, conditions imposed or orders issued with respect to the above quoted sanctioned plan have been transgressed in the course of the work. The building is fit for use for which it has been erected.

Signature of the
Owner(s) & Developer

Yours faithfully

Signature of Rgd. Architects.

Signature of the Rgd. Str. Engr.

FORM -VII
[[See Regulation 52 (1) (v)]]

STRUCTURAL STABILITY CERTIFICATE

(To be furnished by the Registered Structural Engineer/~~Architect~~ ^{BDA})

Recast as per MEX Plan-2 (Page-21)

This is to certify that I/We/M/s.....
has / have prepared the structural design of the building over Plot No.....
..... Mouza For construction of
..... storey building as per the provisions of National Building Code. I
undertake the responsibility with regard to supervision of the work at each stage of
construction, (after laying of foundation & after casting of each floor) and submit the report to
BDA to the effect that the building is being constructed confirming to the approved plan and as
per the structural design prepared by me/ firm as per the provisions of NBC taking in to
account the safety factors like cyclone & each quake etc. I/We will be responsible and liable
for action by BDA/ Govt. if the plan/ design submitted contain misrepresentation or fraud and
construction is made in deviation of approved plan or if there is structural failure & fire
endangering the inmates & the public.

(i) Signature and Seal
Registered Structural Engineer

(i) Present & Permanent Address:

(ii) Present & Permanent Address:

(iii) Signature of the Plot Owner/
Owners & Developer/Builder.

FORM-VIII
PERIODIC PROGRESS REPORT
[(See Regulation 54 (4))]

(To be submitted by the Registered Structural Engineer/ Architect/ Registered Civil Engineers Supervising the construction with counter signature of the plot owner/ owners & developer)

From:

.....
.....
.....

TO

**THE PLANNING MEMBER,
BHUBANESWAR DEVELOPMENT AUTHORITY,
BHUBANESWAR.**

Ref: (i) BDA approval letter No.dt
(ii) BPBA No.....

Sir/Madam,

I/We hereby certify that the construction of the building up to foundation, plinth/ground floor/ floors of the building plot No. Mouza has been supervised by me/us and has been constructed strictly conforming to the sanctioned plan and structural design as per the provision of NBC. The work has been done to my/ our best satisfaction. All the materials used in construction of this building are strictly in accordance with BIS/ ISI specifications and norms conforming to National Building Code, covering all the safety factors related to earthquake and cyclone. I will be responsible and liable for action by BDA/ Govt. if there is any structural failure and Fire endangering the inmates and public.

Yours faithfully,

Signature & Seal

Date:
Yours faithfully,

Address:
Permanent

Name & Designation
of the Registered Architect

Present

Signation of the Registered Architect

Address:
Present

**Name & Designation of the
Registered Structural Engineer**

Permanent

Address:
Present

Signature of Plot Owner/Developer

Permanent

FORM - IX

(See Regulation 10(1))
BHUBANESWAR DEVELOPMENT AUTHORITY

No. _____ /BDA, Bhubaneswar, Dated the _____

REFUSAL OF PERMISSION UNDER SUB-SECTION (3) OF SECTION 16 OF
ORISSA DEVELOPMENT AUTHORITIES ACT -1982 FOR UNDERTAKING
DEVELOPMENT OF PLOT NO. _____ IN MOUZA _____

TO

SMT/SRI _____

His/Her reply to this office letter No. _____ Dt _____ has
not been found to be satisfactory. He/She has failed to show any cause in response to this
office letter No. _____ Dated _____

Hence, in exercise of the powers under Sub-section (3) of section-16 of the Orissa
Development Authority Act, 1982, permission to undertake development on plot No. _____
_____ Mouza _____ of Bhubaneswar/ Khurda/ Jatni Master
plan area is hereby refused on the following grounds.

- 1 _____
- 2 _____
- 3 _____
- 4 _____

Two copies of the plans are retained in this office for record and reference and the rest
are returned herewith.

BY ORDER

AUTHORISED OFFICER

Memo.No. _____ /BDA, Bhubaneswar, Dated _____

Copy to Executive Officer, Bhubaneswar Municipal Corporation,
Bhubaneswar/Director of Estates, General Administration Department (in case of lease plots)

Authorised Officer

FORM -X
FORM FOR OCCUPANCY CERTIFICATE
(See Regulation -68)

TO

.....
.....
.....

The work of erection, re-erection or alteration undertaken in respect of Plot No. Village is / are completed under the supervision of Architect (licensee No.....) Structural Engineer (License No.....) Supervisor (License No.....) as per the completion certificate submitted dt On inspection it is observed that the erection, re-erection or alternation undertaken with respect to above plot(s) conform/ do not conform the approved plan and the conditions imposed vide letter No. dt Hence in pursuance of Regulation 19/68 of BDA (Planning & Building Standards) Regulation the building(s) is permitted/ not permitted for occupation subject to the following.

- 1.
- 2.
- 3.

One set of completion plan duly certified is returned herewith.

BY ORDER

Date:

Authorised Officer
Bhubaneswar Development Authority

SECRETARY
BHUBANESWAR DEVELOPMENT AUTHORITY