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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 18th October, 2019

S.R.O. No.369/2019. Whereas, with the objective of regulating construction of Multi-storeyed 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 & Drinking Water Department in consultation with the Housing & Urban Development Department have notified a detail procedure in Extraordinary issue of *Odisha Gazette* vide **S.R.O No.188/2016**, dated the 20th May, 2016.

And, whereas, under point-2 of the said Notification, 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 layout Plan up to Ac.1.00 shall be exempted from plan approval.

And, whereas, under point-6 of the said Notification, in case of construction activities 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 regularised by way 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 Samitis before technical sanction by the District Town Planning Units.

And therefore in the absence of separate Planning and Building Standard Rules/ Regulations for rural areas to deal with the Technical Sanction outside the jurisdiction of Development Authorities/ Regional Improvement Trusts/ Special Planning Authorities, Government in Housing & Urban Development Department have been pleased to decide that Odisha Special Planning Authorities and Regional Improvement Trusts Common Planning and Building Standard Rules, 2017 will be applicable in the said rural areas which will be followed for according Technical Sanction.

[No.18175-HUD-TP-PLAN-0001/2019/HUD.]

By Order of the Governor

S. KANUNGO

Special Secretary to Government