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HOUSING & URBAN DEVELOPMENT DEPARTMENT

ORDER

The 9th February, 2024

No.3337—HUD-TP-POLICY-0005/2020/HUD.— Whereas, the Odisha Apartment (Ownership and Management) Act, 2023 (Odisha Act-8 of 2023) came into force on the dated 28th June, 2023;

And, whereas, Section 14 of the said Act provides provision for formation of association of allottees and sub-section (6) thereof provides that if any person in the name of his family or in case of companies or firms or association of individual booked or purchased more than one apartment than such person shall be considered as one member of association of allottees and shall have one voting right;

And, whereas, in absence of definition of family in the said sub-section (6) of Section 14, even if major sons and daughters who are not dependant on their parents and purchase apartment they will be considered as members of the family and can not be treated as independent members of association of allottees and will have no right to vote;

And whereas, it is required to define the expression 'family' to remove the difficulties;

Now, therefore, in exercise the of the powers conferred by Section 34 of the Odisha Apartment (Ownership and Management) Act, 2023 (Odisha Act 8 of 2023), the State Government do hereby make the following Order to remove the difficulties, namely :-

1. Short title and commencement: (1) This Order may be called the Odisha Apartment (Ownership and Management) Removal of Difficulties Order, 2024.

(2) It shall come into force on the date of its publication in the *Odisha Gazette*.

2. In sub-section (6) of Section 14 of the Odisha Apartment (Ownership and Management) Act, 2023, the expression “family” in relation to a person, shall mean the person, husband or wife, as the case may be, of such person and their children but does not include major son and daughter (whether married or not) not wholly dependent on earning of such a person.

By Order of the Governor

G. MATHI VATHANAN

Additional Chief Secretary to Government