NOTIFICATION
No. PR-CFC-MISC-0020/2015/PR & DW 10866 Date: 07.06.18

In supersession to this Deptt Notification issued vide No.87-14 DTD. 20.05.2016, Government in PR & DW Deptt. in consultation with H & UD Deptt. have been pleased to formulate the revised guideline on approval of building plan / Land Subdivision layout plan in rural areas as detail below.

INTRODUCTION:

With the objective of the regulating construction of Multistoried Buildings, Apartments, Group Housing Projects, Commercial Buildings and Land Subdivision 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 as well as for increasing own Source of Revenue of Gram Panchayats.

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 land areas exceeding 500 Sq. Mtrs and / or buildings above G+2 floors and / or Land Subdivision Layout Plans above 1.0 Acre shall be received by the Gram Panchayat.

3. Scrutiny Fees shall be deposited by the applicant at the time of filing of application in the concerned Gram Panchayat as per rates specified below:

<table>
<thead>
<tr>
<th>Sl.No.</th>
<th>Types of use of Buildings</th>
<th>Rates in Rs/Sq.mt.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential Buildings</td>
<td>Rs.5/- per sq.mt. of built up area (Floor wise)</td>
</tr>
<tr>
<td>2.</td>
<td>Non-Residential Buildings</td>
<td>Rs.10/- per sq.mt. of built up area (Floor wise)</td>
</tr>
<tr>
<td>3.</td>
<td>Land Subdivision Layout Plans/Scheme</td>
<td>Rs.5/- per sq.mt. of land area</td>
</tr>
</tbody>
</table>

4. The applicant shall enclose the following documents along with the application.
   a) Copy of Record of Rights (ROR) of Land/Site.
   b) Any one proof of Identity.

5. The P.E.O. after receiving the scrutiny fee shall transmit the building plan / Land Subdivision Layout Plan application to the concern Panchayat Samiti within 7 days and the Panchayat Samiti shall transmit the same within 15 days of receipt of the application to the District Town Planning Units for obtaining the technical sanction.
6. The District Town Planning Units after proper scrutiny of the application shall obtain concurrence of Director of Town Planning, Odisha, Bhubaneswar and accord Technical Sanction to the Building Plan/ Land Subdivision Layout Plan and communicate the said Technical Sanction to the concerned Panchayat Samiti within a period of 30 days.

7. The Panchayat Samiti shall communicate the said Technical Sanction to the concerned Grampanchayat within 7 days for collection of following fees from the applicant with proper money receipt separately affixing prescribed seal and filling up details on the body of the Plan.

(a) Within the period of 15 days of Technical Sanction by the Town Planning Units, the concerned Grampanchayat shall issue notice to the Land Owners/ Builders/ Applicants to deposit the following requisite fees and receive the approved copy of the Building Plan/ Land Subdivision Layout Plan (as the case may be) from Panchayat Executive Officer.

(b) After issue of Building Plan Approval, the PEO shall send the copy of the letter along with approved copy of the Plan to the B.D.O. and the District Town Planning Units.

<table>
<thead>
<tr>
<th>Sl.No</th>
<th>Name of the Fee</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Infrastructural Development Fee.</td>
<td>@ 1% of the Project Cost.</td>
</tr>
</tbody>
</table>
| 2.    | Sanction Fee                             | a) @ Rs.5/- per sqm. of built up area for Residential Building.  
b) @ Rs.10/- per sqm. of built up area for Non-Residential Building.  
c) Rs.5/- per sqm. of Land area for Land Subdivision Layout Plan. |

* 1) Building Plan Approval- (Residential / Non-Residential): As per the bench mark value of built up area of Buildings (floor wise) fixed by the State PWD.

2) Land Subdivision Layout Plan- As per the bench mark value of the land.

8. In case of Building Plan approval/ Land Subdivision Lay out Plan approval within the jurisdiction of Planning Authorities (Development Authorities/ Regional Improvement Trusts/ Special Planning Authorities), the Builders/ Developers/ Land Owners shall deposit the following fees 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.
<table>
<thead>
<tr>
<th>Sl.No</th>
<th>Name of the Fee</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Infrastructural Development Fee</td>
<td>@ 1% of the Project Cost.</td>
</tr>
<tr>
<td>2.</td>
<td>Sanction Fee</td>
<td>50% of the Sanction Fee of the concerned Planning Authority</td>
</tr>
</tbody>
</table>

1) Building Plan Approval- (Residential / Non-Residential): As per the bench mark value of built up area of Buildings (floor wise) fixed by the State PWD.

2) Land Subdivision Layout Plan- As per the bench mark value of the land.

9. The exemption from levy of Infrastructural Development Fee and Sanction Fee in case of individual residences, projects for Affordable Housing, projects for Housing for Poors and such other projects shall be notified by Panchayati Raj and Drinking Water Department from time to time.

10. In case of any construction activities already taken up without prior approval of Development Authorities/ Regional Improvement Trusts/ Special Planning Authorities/ District Town Planning Units/ Panchayat Samiti within the jurisdiction of the Planning Authorities or in rural areas as the case may be, the Building/land subdivision Layout may be regularised by way of compounding as per the prevailing Planning & Building Standard Regulations of the concerned Planning Authority and the compounding rates fixed by Panchayati Raj & Drinking Water Department as the case may be.

(a) In case of above regularization on payment of compounding fee by the Planning Authority within their respective jurisdiction, 50% of the said compounding fee shall be deposited with concerned Grampanchayat by the concerned Planning Authority before regularising the Buildings/Land Subdivision Layouts.

(b) In case of regularization on payment of compounding fee by District Town Planning Unit/ Panchayat Samiti for rural areas, 100% of the said compounding fees shall be deposited with concerned Grampanchayat before regularizing the buildings/Land Subdivision Layouts.

11. Responsibility of enforcement of construction activities will lie both with the Panchayat Raj Institutions and the Planning Authorities as per their respective jurisdictions.

12. 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 the approval process.

13. The requisite forms No. I to IV are attached herewith for implementation.

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

ORDER

Ordered that this notification be published in the extraordinary issue of the Odisha Gazette.

By order of the Governor

(D.K. SINGH)
Principal Secretary to Government
Copy forwarded to the Director, Printing, Stationery and Publication, Odisha, Cuttack/ Gazette Publication Cell, Commerce and Transport Deptt. with a request to publish the notification in the next extra-ordinary issue of Odisha Gazette and to supply 100 copies to the Department.

Memo No. 10867 /PR & DW, Dated 07.06.18

Copy forwarded to the Principal Secretary to His Excellency, the Governor of Odisha/ Private Secretary to Hon'ble Chief Minister, Odisha for kind information of His Excellency, the Governor of Odisha and Hon'ble Chief Minister.

Memo No. 10868 /PR & DW, Dated 07.06.18

Copy forwarded to the Private Secretary to Hon'ble Minister, Panchayati Raj & DW, Odisha/ Private Secretaries to all other Hon'ble Ministers/ Private Secretary to Chief Secretary, Odisha/ Principal Secretary, Finance Deptt./ Commissioner cum Secretary, H & UD Deptt./ Principal Secretary, Panchayati Raj & DW Deptt. for kind information of Hon'ble Minister, Panchayati Raj & DW/ all other Hon'ble Ministers/ Chief Secretary, Odisha/ Principal Secretary, Finance/ Commissioner cum Secretary, H & UD Deptt./ Principal Secretary, Panchayati Raj & DW Deptt.

Memo No. 10869 /PR & DW, Dated 07.06.18

Copy forwarded to AG(A&E), Odisha/ All Departments of Govt./ All RDCs/ All Collectors/ Director, Town Planning, Odisha/ All Project Director, DRDAs/ All BDOs/ All DPOs/ All Sarpanches of GPs for information and necessary action.

Memo No. 10870 /PR & DW, Dated 07.06.18

Copy forwarded to all Officers. All Sections of this Deptt. for information and necessary action.

Additional Secretary to Government