

The Odisha Gazette

EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 990 CUTTACK, WEDNESDAY, JUNE 20, 2018/JAISTHA 30, 1940

PANCHAYATI RAJ & DRINKING WATER DEPARTMENT

NOTIFICATION

The 7th June 2018

No. 10866—PR-CFC-MISC-0020/2015-PR & DW—In supersession to this Department Notification issued vide No. 8714., dated the 20th May 2016, Government in P.R. & D.W. Department in consultation with H. & U.D. Department have been pleased to formulate the revised guideline on approval of Building Plan/Land Subdivision Layout Plan in rural areas as details below :

INTRODUCTION :

With the objective of the regulating construction of Multistoreyed 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 basis services and off-site infrastructure as well as for increasing own Source of Revenue of Grama 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 building above G+2 floors and/or Land Subdivision Layout Plans above 1.0 Acre shall be received by the Grama Panchayat.
3. Scrutiny Fees shall be deposited by the applicant at the time of filing of application in the concerned Grama Panchayat as per rates specified below ;

Sl. No.	Types of use of Buildings	Rates in Rs/Sqmt.
1	Residential Buildings	Rs. 5 per Sqmt. of built up area (Floorwise)
2	Non-Residential Buildings	Rs. 10 per Sqmt. of built up area (Floorwise)
3	Land Subdivision Layout Plans/Scheme.	Rs. 5 per Sqmt. of land area

467 20/18 R-1

4. The applicant shall enclose the following documents along with the application :—
- Copy of Record of Rights (RoR) of Land/Site
 - 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 concerned 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 Grama Panchayat 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.
- Within the period of 15 days of Technical Sanction by the Town Planning Units, the concerned Grama Panchayat 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.
 - 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.

Sl. No.	Name of the Fee	Amount
1	Infrastructural Development Fee	@ 1% of the Project Cost.* (a) Rs.5 per sqm. of built up area for Residential Building.
2	Sanction Fee	(b) @ Rs. 10 per sqmt. of built up area for Non-Residential Building. (c) @ Rs. 5 per sqmt. 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 (floorwise) fixed by the State P.W.D.

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

8. In case of Building Plan approval/Land Subdivision Layout 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 Grama Panchayat and obtain money receipt from Panchayat Executive Officer and shall furnish the same to the Planning Authorities before issue of

119 G.M.F.M

Sl. No.	Name of the Fee	Amount
1	Infrastructural Development Fee	@ 1% of the Project Coast*
2	Sanction Fee	50% of the Sanction Fee of the concerned PLanning Authority.

- *1. Building Plan Approval (Residential/Non-Residential) : As per the bench mark value of built up area of Buildings (floorwise) fixed by the State P.W.D.
2. Land Subdivision Layout Pain—As per the bench mark value of the land.

9. The exemption from levy of Infrastructure Development Fee and Sanction Fee in case of individual residences, projects for Affordable Housing, projects for Housing for Pooors 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 and Building Standard Regulations of the concerned Planning Authority and the compounding rates fixed by Panchayati Raj & Drinking Warer 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 Grama Panchayat 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 Grama Panchayat before regularising the Buildings/Land Subdivision Layouts.
11. Responsibility of enforcement of construction activities will lie both with the Panchayati Raj Institutions and the Planning Authorities as per their respective jurisdictions.
12. The concerned Grama 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 it's 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

BUILDING PLAN/LAYOUT PLAN APPLICATION FORM

Serial No.....

Signature of PEO

From :

Name and Address.....

For Office Use Only

(in Block letters).....

Regd. No.

Tel No.

Scrutiny Fee

To

The Sarapanch, G.P.

Madam/Sir,

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

- (a) Building Plan Construction of new Buildings/Multistoreyed Buildings/Apartments/Group Housing Projects/Commercial Buildings etc.
- (b) Land Subdivision Layout plans
- (c) Reconstruction of existing building
- (d) Alteration or additions in the existing building
- (e) Regularization of Existing Building

In respect of Plot No. Khata No. Village.....of
Tahasil within the Grama Panchayat Area of the said land
building shall be used for..... purpose.

I/We enclosed herewith the following plans (4 copies) and specifications duly signed by me and Architect/Engineer/Supervisor/Group agency..... who has/have prepared the plans, designs etc. and who will supervise the developments. The building parameters checklist prepared by the Technical person is enclosed.

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

Documents furnished :—

- | | |
|---|--------------------------|
| 1. Four sets of the building plan | .. Yes/No/Not applicable |
| 2. Ownership document | .. Yes/No/Not applicable |
| 3. Affidavit for peaceful possession of the land. | .. Yes/No/Not applicable |
| 4. Structural stability certificate | .. Yes/No/Not applicable |
| 5. NOC from lessee in case of leasehold | .. Yes/No/Not applicable |
| 6. NOC from Fire Prevention Officer | .. Yes/No/Not applicable |
| 7. NOC from airport authority | .. Yes/No/Not applicable |
| 8. Environmental clearance | .. Yes/No/Not applicable |
| 9. Checklist of the proposed building | .. Yes/No/Not applicable |
| 10. Any other certificate/NOC (please specify) | .. Yes/No/Not applicable |
| 11. Money receipt of scrutiny fees issued by G.P. | .. Yes/No/Not applicable |

Place :

Signature of owner (s)

Date :

Name of owner (s)

CHECK LIST

- | | | | |
|----------------------------------|---|-----------------------------|------------|
| 1. Name of the Applicant | : | | |
| 2. Name of the Owner | : | | |
| 3. Name of the Builder/Developer | : | | |
| 4. Ownership documents | : | Established/Non established | |
| 5. As per Document | : | Building Plan | Possession |

Area :

6. Tenancy :—Leasehold/Freehold/Stitiban

If leasehold :

- (i) Name of the lease holder :
- (ii) Purpose of lease :
- (iii) Duration of lease :

7. Kissam of Land/Plot :—

8. Existing off-site Physical Infrastructure :

- (i) Road
- (ii) Sewerage
- (iii) Drainage
- (iv) Water facility
- (v) Availability of drain
- (vi) Telephone
- (vii) Electric

9. Nature of Construction : New Construction/Reconstruction/Addition/Alteration

10. Amount of fee deposited :

- (i) Amount of fee deposited
- (ii) Built up area on all floors

11. Whether first permission/Revised permission :

- (i) Whether first permission/Revised permission.....
- (ii) No. of floor (s).....

12. Contents of Building Plan :

- (i) Site plan
- (ii) Layout plan
- (iii) All floor plan
- (iv) Elevation-Front/Rear/Right/Left/Cross Section
- (v) Plan of foundation
- (vi) Septic tank and soak pit
- (vii) Recharging pit
- (viii) Drain Section
- (ix) Area statement
- (x) Schedule of doors and windows

13. Approach Road :

- (i) Nature of road
- (ii) Width of road :—

As per site/key plan	Site inspection report

- (iii) Whether the approach road as shown connected to an existing public road in the site plan.....
- (iv) Whether such connection is available in settlement sheets. .. Yes/No
- (v) If private, whether (a) transferred to the Grama Panchayat. .. Yes/No
 - (a) Indicated in the not final settlement plan. .. Yes/No
 - (b) Mentioned in the ownership document. .. Yes/No

14. Whether the plot is affected by proposed road/proposed drain/proposed lake/any other public use.....
15. Whether the plot is within 100 meter/100—300 meter of State/A.S.I protected monuments.....

16. Building Parameters :

Category (1)	Requirement as per norm (2)	Approved Building Plan (3)	Proposal (4)	REMARKS (5)
Basement				
Ground Floor/Stilt floor				
1st floor				
2nd Floor				
3rd floor				
4th floor				
Society room				
Front set back				
Rear set back				
Left side set back				
FAR				
Parking				
Height				
No. of dwelling unit				
No. of staircase				
No. of lift				
Recharging pit				
Scrutiny fee deposited				
Exemptions :				
(i) Height				
(ii) Setback				
(iii) FAR				

17. Whether falls in the Airport funnel Zone.....

18. Provision of proposed on-site physical infrastructure

- (i) Water Supply :
- (ii) Sewerage :
- (iii) Drainage :
- (iv) Electrical Installation :

19. Clearance/Certificate Produced :

- (i) General Affidavit :
- (ii) Structural Stability Certificate :
- (iii) NOC from Chief Fire Prevention Officer :
- (iv) NOC from PHED :
- (v) Undertakings with regard to quality
construction/Water supply/Sewerage/
Drainage/Waste disposal/Fire fighting :
- (vi) Any other (specify) :

N.B:—(RS: Required and Submitted, RNS : Required not Submitted, NR : Not Required)

19. Involvement of Technical Person and Builder :

- (i) Architect/Engineer :
Name :
C.A. No. :
- (ii) Engineer/Structural Engineer :
Name :
- (iii) Builder :
Name :
- (iv) Any other :

Signature of Technical Person

OFFICE OF THE PANCHAYAT SAMITI.....

District.....

Forwarding of (Residential/Non-Residential) Building Plan/Land Subdivision
Layout Plan Application Form for Technical Sanction

Letter No. Date.....

To

The District Town Planning unit.....

Madam/Sir,

I do hereby enclose herewith the application form of Shri.....
for for Technical sanction of :

- (a) Building plan Construction of New Buildings/Multistoreyed Buildings/Apartments/Group Housing Project/Commercial Building etc.,
- (b) Land Subdivision Layout Plans
- (c) Reconstruction of existing building
- (d) Alteration or additions in the existing building
- (e) Regularization of existing building,

Which may be acknowledged and returned the same within 30 days to the undersigned.

Yours faithfully

Block Development Officer

Enclosure as above :

Memo No..... Date.....

Copy forwarded to Shri.....(Applicant) of village..... P.O. P.S.....
Dist. PIN..... for information and necessary action.

Block Development Officer

467 E-902/5-2

CERTIFICATE FOR STRUCTURAL STABILITY

With respect to the building work of erection, re-erection or for making alteration in the building on Plot No.Khata No.....Village/Mouza.....Tahasil.....of Grama PanchayatI certify that the structural plan and details of the building submitted for approval satisfy the structural safety requirements for all situations including natural disasters like cyclone and earthquake etc., as applicable, as stipulated under Para.6(Structural Design) of the National Building Code of India, 2005 and other relevant codes :

And the information given therein is factually correct to the best of my knowledge. I undertake responsibility with regard to supervision of the work at each stage of construction, (after laying of foundation and after casting of each floor) and submit the report to Grama Panchayat regularly to effect that the building is being constructed conforming the approved plan and as per the structural plan prepared by me. I will be responsible and liable for action by Grama Panchayat. If the plan/design contain misrepresentation or fraudulent information and the construction is made in deviation of approved plan or if there is any structural failure due, to wrong/unsafe structural design, use of low quality material and/or poor workmanship endangering the inmates and public.

Signature of owner

with date

Name.....

Address.....

Signature of the registered

Structural Engineer with date

.....

.....

OFFICE OF THE GRAMA PANCHAYAT

Panchayat Samiti....., District.....

No. /dated.....

Permission is hereby granted in favour of :

Smt./Shri..... for.....

- (a) Building plan Construction of New Buildings/Multistoreyed Buildings/Apartments/Group Housing Projects/Commercial Building etc.
- (b) Land Subdivision Layout Plans
- (c) Reconstruction of existing building
- (d) Alteration or additions in the existing building
- (e) Regularization of existing building.

.....(Specify) in respect of Plot No., Khata No., Village/
Mouza..... of Tahasil..... subject to following additions/restrictions:—

- (a) The land/building shall be used exclusively for..... purpose and the uses shall not be changed to any other use without prior approval of this Grama Panchayat.
- (b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- (c) Parking space measuring.....sqmt. as shown in the approved plan shall be kept open and no part of it will be built upon.
- (d) The land over which construction is proposed is accessible by an approved means of access of.....m. width.
- (e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (f) The applicant shall free gift.....m. wide strip of land in the..... Grama Panchayat for further widening of the road to the standard width.
- (h) Permission accorded cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- (i) Any dispute arising out of land record or in respect of right/title/interest after this approval, the plan shall be treated as automatically cancelled during the period of dispute.
- (j) Any other conditions.

Signature of Sarapanch