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GOVERNMENT OF ORISSA
HOUSING & URBAN DEVELOPMENT DEPARTMENT

No 8346 /HUD
TP Dev-54/2019

Dated the 21.4.2020

Notification

Multi-storeyed buildings, Apartments, Group Housing Projects, Residential Buildings and Commercial Buildings are coming up in the jurisdiction of Planning Authorities which impact the existing infrastructure surrounding the project areas. The local authorities face challenges in coping with the increased load on the existing infrastructure and to provide additional infrastructure or fill the infrastructure gaps near the project areas due to their poor financial conditions.

Hence, it is decided that the Developers of such projects shall execute the external infrastructure development plans for all such projects coming within the jurisdiction of planning authorities and also pay lump sum amount to the concerned local bodies to maintain the infrastructure so created on regular basis. The projects with total built-up area of 500 Sq. Mtr. and / or more shall have to get No-Objection Certificate (NOC) from the local bodies before issuing the building plan approval.

Under 5-T intervention of the government, such NOCs are required to be given by the local bodies within 15 days of receipt of the application.

Hence it is decided to streamline the process of issuance of NOC by adopting the following procedure;

I. Within the limits of Urban Local Bodies (ULBs):

1. The Planning Authority (Development Authorities or Special Planning Authorities or Regional Improvement Trusts) or the ULBs as the case may be, shall collect 1% of the project cost as External Infrastructure Development Plan (EIDP) fee from the Developer towards maintenance of external infrastructure development works to be developed by the Developer. This amount should be deposited in the SB Account opened by the Planning Authority (Development Authorities or Special Planning Authorities or Regional Improvement Trusts) or the ULBs, as the case may be, in a Public Sector Bank through RTGS/NEFT mode.
2. If there is deficit infrastructure in the periphery of the project, the Developer shall prepare the EIDP and estimate for filling the gap in the infrastructure and

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get it duly approved by a Committee comprising of the (i) Municipal Commissioner/ Executive Officer (ii) City Engineer/ Municipal Engineer and (iii) Planning Member in Development Authority/ Secretary in Regional Improvement Trust/ Special Planning Authority.

3. The Developer shall execute the approved EIDP at his/her own cost and on satisfactory completion of the external infrastructure development works, the Committee shall recommend for issuance of No-Objection Certificate (NOC) for the purpose of obtaining Occupancy Certificate. The developer will also have the option of depositing the estimated cost of EIDP with the Planning Authority/ULB as the case may be.
4. The Planning member/ Municipal Engineer as the case may be shall issue the NOC in favour of the Developer within 7 days of the recommendation.
5. The Planning Authority shall transfer the amounts received in a month towards EIDP fees and the estimated cost of the infrastructure, if any, to the concerned ULB by 5th of the next month. In such cases, where the developer has deposited the estimated cost of the infrastructure, it will be the responsibility of the ULB to complete execution of such infrastructure within the time stipulated for completion of the project in order to ensure that there is no deficit of infrastructure at the time of issuance of Occupancy Certificate.

II. **Within Rural Areas of Development Authorities:**

1. The Developer / applicant shall deposit 1% of the project cost (excluding land cost) as EIDP fee in the SB Account opened by the Project Director, DRDA of the District in a Public Sector Bank through RTGS/NEFT mode towards maintenance of external infrastructure.
2. If there is deficit infrastructure in the periphery of the project, the Developer shall prepare the EIDP for filling the gap in the infrastructure and get it duly approved by a Committee comprising of (i) Vice-Chairman (ii) Engineer Member and (iii) Planning Member (iv) PD-DRDA (v) Addl. PD(Tech.),DRDA.
3. The Developer shall execute the approved EIDP at his/her own cost and on satisfactory completion of the external infrastructure development works, the Committee shall recommend for issuance of NOC for the purpose of obtaining Occupancy Certificate. The developer will also have the option of depositing the

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estimated cost of EIDP in the SB Account of Project Director, DRDA as mentioned above.

4. The Engineer Member shall issue the NOC in favour of the Developer within 7 days of the recommendation.
6. The Project Director, DRDA shall transfer the amount received in a month towards EIDP to the concerned Gram Panchayat by 5th of the next month. In such cases, where the developer has deposited the estimated cost of the infrastructure, it will be the responsibility of the Grama Panchayat to complete execution of such infrastructure within the time stipulated for completion of the project in order to ensure that there is no deficit of infrastructure at the time of issuance of Occupancy Certificate.

III. **Within Rural Areas of SPAs and RITs:**

1. The Developer / applicant shall deposit 1% of the project cost in the EIDP Account opened by the Project Director, DRDA of the concerned District in a Public Sector Bank through RTGS/NEFT mode towards maintenance of external infrastructure development works.
2. If there is deficit infrastructure in the periphery of the project, the Developer shall prepare the EIDP for filling the gap in the infrastructure and get it duly approved by a Committee comprising of (i) Project Director, DRDA and (ii) Secretary, RIT/ SPA (iii) Additional Project Director(Technical), DRDA (iv) Concerned BDO and (v) Concerned AEE/AE.
5. The Developer shall execute the approved EIDP at his/her own cost and on satisfactory completion of the external infrastructure development works, the Committee shall recommend for issuance of NOC for the purpose of obtaining Occupancy Certificate. The developer will also have the option of depositing the estimated cost of EIDP in the SB Account of Project Director, DRDA as mentioned above.
3. The Project Director, DRDA shall issue NOC for the purpose of occupancy in favour of the Developer within 7 days of the recommendation.
7. The Project Director, DRDA shall transfer the amount received in a month towards EIDP to the concerned Gram Panchayat by 5th of the next month. In such cases, where the developer has deposited the estimated cost of the infrastructure, it will be the responsibility of the Grama Panchayat to complete

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execution of such infrastructure within the time stipulated for completion of the project in order to ensure that there is no deficit of infrastructure at the time of issuance of Occupancy Certificate.

In all cases above, 1 % of the project cost shall be the cost of the project, derived as per built-up area and estimates submitted by the applicant duly certified by a competent technical person.

Affordable housing projects and projects for housing for poor shall be exempted from depositing the aforesaid External Infrastructure Development Fee.

This has also been concurred by the Panchayati Raj and Drinking Water Department vide their letter No. 1990, dated 24.1.2020.

This shall come in to force from the date of publication in the Odisha Gazette.

By Order of Governor

G. Jais
20/4/20

**Principal Secretary to Government
Housing & Urban Development Department**

Memo No. 8347 /HUD, Dated 21.4.2020

Copy forwarded to the Gazette Cell, Lokseba Bhawan, C/o-Commerce Department, Bhubaneswar with request to publish this Notification in an extraordinary issue of the Odisha Gazette and supply 50 spare copies to this Department for reference.

The Notification is statutory and will bear SRO Number and date.

G. Jais
Joint Secretary to Government


Memo No. 8348 /HUD, Dated 21.4.2020

Copy forwarded to the P.S. to the Hon'ble Minister, Housing & Urban Development, Panchayati Raj and Drinking Water, Law/ P.S. to the Principal Secretary to Govt., Panchayati Raj and Drinking Water Department / P.S. to the Principal Secretary to Govt., H & U.D. Department / P.S. to the Director of Municipal Administration and Ex-Officio Additional Secretary to Govt., H & U.D. Department / P.S. to the Joint Secretary to Govt., H & U.D. Department for information and necessary action.

G. Jais
Joint Secretary to Government


Memo No. 8349 /HUD, Dated 21.4.2020

Copy forwarded to the all Collectors/ Director, Town Planning Odisha, Bhubaneswar/ Vice Chairman, all Development Authorities/Secretary, all Regional Improvement Trusts/all Special Planning Authorities/Municipal Commissioner, all Municipal Corporations/ Executive Officer, all Urban Local Bodies of the State for information and necessary action.


Joint Secretary to Government

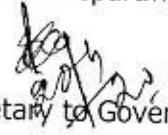
Memo No. 8350 /HUD, Dated 21.4.2020

Copy forwarded to all Departments of Government/All Heads of Departments for information and necessary action.


Joint Secretary to Government

Memo No. 8351 /HUD, Dated 21.4.2020

Copy forwarded to the Directorate Section/ P.H, section/ Water Supply section / L.F.S Section / Municipal Section/ Project Section / Housing Section / Sanitation Section / UPA Section / T.P. Section (10 spare copies), H & U.D. Department for information and necessary action.


Joint Secretary to Government