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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 22nd February, 2021

S.R.O. No.50/2021— In exercise of powers conferred by Section 123 of the Odisha Development Authorities Act., 1982 (Odisha Act. 14 of 1982) the State Govt. do hereby make the following rules further to amend the Odisha Development Authorities (Planning and Building Standards) Rules, 2020 and published as required by Section 125 of the said Act. for information of all persons, likely to be affected thereby and notice is hereby given that the said draft rules will be taken into consideration on or after expiry of a period of 15 days from the date of their publication in the *Odisha Gazette*.

Any objection or suggestion which may be received from any person with respect to the said draft before expiry of the period specified above will be considered by the State Government.

DRAFT RULES

1. Short title, extent and commencement.—

(1) These rules may be called the Odisha Development Authorities (Planning and Building Standards) – (Amendment) Rules, 2021.

(2) They shall extend to all the “development areas” which are so declared under sub-section (1) of Section 3 of the Odisha Development Authorities Act., 1982.

(3) They shall come into force on the date of their publication in the *Odisha Gazette*.

2. In the Odisha Development Authorities (Planning and Building Standards) Rules, 2020 (hereinafter referred to as the Said Rules), in sub-rule (1) of rule 37 for Table No. 9 the following table shall be substituted, namely:—

Table No. 9: Off Street Parking Space for Different Category of Occupancies		
Sl. No.	Category of building/ activity	Parking area to be provided as percentage of total built-up area towards FAR.
(a)	(b)	(c)
1	Multiplexes, Shopping Malls, Cinema Halls, Kalyan Mandaps, Banquet Halls, Auditorium, Stadium, Sports Complex, Gymnasium, Convention Halls and clubs	50
2	Restaurants, Local Retail Shopping, Convenience Shopping, Banks, Commercial and Corporate Office, Mercantile Buildings like shops/stores/ market display and sale of mercantile either wholesale or retail stores, IT / ITES Complexes, Community Centres	40
3	Residential Apartment buildings, Housing Project, Guest Houses, Dharmasalas, Hostels, Work-cum-Residence, Lodging, Boarding, Hotels, Institutional, Industrial Buildings	30
4	Storage Godown.	20

3. In the said rules, in rule 43, after clause (viii), the following clause shall be inserted, namely:—

“(ix) Toilet blocks not connected to sewer system shall have onsite sanitation systems like septic tanks constructed as per IS: 2470 (Part 1) -1985 and Leach Pit constructed as per IS: 12314-1987”

[No.4187—HUD-TP-POLICY-0003/2020/HUD.]

By Order of the Governor

G.MATHI VATANAN

Principal Secretary to Government