



## **NOTIFICATION**

### **Sub: Standard Building Plans of Low Risk Building Category**

Whereas, the Authority in its 138<sup>th</sup> meeting held on 08.07.2019 had approved the proposal to prepare building plans of low risk buildings for standard size plots and make it available to public who can adopt the standard building plans of choice which will make the approval process faster.

And whereas in pursuance to the decision of the Authority, 104 numbers of Standard Building Plans for different plot sizes and road width have been prepared and the same is available for the public in online System (e-BPAS).

And whereas, Rule 6 of the Odisha Development Authorities (Planning & Building Standards) Rules, 2020 prescribes provision in respect of Standard Building Plans, wherein no prior approval shall be required for undertaking Construction in an approved plot as per Standard Building Plan notified by the Authority, subject to following conditions.—

- (i) The building shall be a low risk building, i.e. building which confirms to following criteria.
  - a. The plot shall be a standard-size residential plot which is either a part of the layout approved by Bhubaneswar Development Authority or a part of any Residential scheme plots allotted by BDA or Housing Board or G.A. Department; or a final plot in Town Planning Scheme / Development Scheme by BDA;
  - b. Size of the plot shall not be more than 500 Square meters;
  - c. Height of the building shall not be more than 10 meters and without a basement;
- (ii) The plot shall also confirm to the following conditions.—
  - a. Where approval of DP&BP committee is not required, i.e. the Land Use of the plot in CDP shall be Residential (R) use;
  - b. The plot shall not be within Eco-Sensitive Zone, ASI/State Archaeology Protected/ Prohibited /Regulated area, areas where NOC required as per Airports Authority of India (AAI) Colour Coded Zoning Map; and
  - c. The means of access along with storm-water drains have been laid down as per the approved layout plan; and

- d. The applicant's plot shall conform to the plot size/dimension and road width specified in the identified Standard Building Plan.
- (iii) The plot owner shall submit requisite fees (fee for building operation, sanction fee and Construction Workers Welfare Cess) along with an undertaking /intimation of commencement of construction in Form-VI (A) as appended to ODA (P&BS) Rules, 2020 in BDA or BMC office, as the case maybe.
  - (iv) After completion of the building, intimation of completion of construction in Form-VI (B) shall be submitted by the plot owner.
  - (v) If the building is not completed within three years of such intimation, the applicant shall be required to deposit applicable revalidation fee and such revalidation shall be for another one year.
  - (vi) Any violation to the Standard Building Plan shall be considered as unauthorised or deviated constructions.
  - (vii) All other provisions of Rule 6 of ODA (P&BS) Rules, 2020 shall be applicable.

Therefore in pursuance with sub-rule (1) of Rule 6 of ODA (P&BS) Rules, 2020, 104 numbers of Standard building plans of low risk building category for different standard-size residential plots prepared by Bhubaneswar Development Authority are hereby notified (Annexure-I). The same will be available in BDA website [www.bda.gov.in](http://www.bda.gov.in).

**(By Order of Vice-Chairman)**

  
**Planning Member,  
BDA, Bhubaneswar**

## ANNEXURE-I

SL no	Plot size (in ft)	Length (in ft)	Width (in ft)	Road width	Plot Area (in sqmt)	Built up area (in sqmt)	Reference Code	Fee for Building Operation	Sanction Fee	Construction Workers Welfare Cess	Total Fees	Revalidation Fee	
1	25 x 40	25	40	9	92.88	148.22	<b>25400901</b>	973	2,223	27,920	<b>31,117</b>	1,112	
2		25	40	9	92.88	148.22	<b>25400902</b>	973	2,223	27,920	<b>31,117</b>	1,112	
3		25	40	9	92.88	69.07	<b>25400903</b>	250	1,036	13,011	<b>14,297</b>	518	
4		25	40	9	92.88	69.59	<b>25400904</b>	250	1,044	13,109	<b>14,403</b>	522	
5		25	40	9	92.88	69.37	<b>25400905</b>	250	1,041	13,067	<b>14,358</b>	520	
6		25	40	9	92.88	67.59	<b>25400906</b>	250	1,014	12,732	<b>13,996</b>	507	
7		25	40	9	92.88	69.37	<b>25400907</b>	250	1,041	13,067	<b>14,358</b>	520	
8		25	40	12	92.88	67.59	<b>25401201</b>	250	1,014	12,732	<b>13,996</b>	507	
9		25	40	12	92.88	69.37	<b>25401202</b>	250	1,041	13,067	<b>14,358</b>	520	
10		25	40	12	92.88	67.59	<b>25401203</b>	250	1,014	12,732	<b>13,996</b>	507	
11		25	40	12	92.88	69.37	<b>25401204</b>	250	1,041	13,067	<b>14,358</b>	520	
12		25	40	18	92.88	67.59	<b>25401801</b>	250	1,014	12,732	<b>13,996</b>	507	
13		25	40	18	92.88	69.37	<b>25401802</b>	250	1,041	13,067	<b>14,358</b>	520	
14		25	40	18	92.88	67.59	<b>25401803</b>	250	1,014	12,732	<b>13,996</b>	507	
15		25	40	18	92.88	69.37	<b>25401804</b>	250	1,041	13,067	<b>14,358</b>	520	
16		25 x 50	25	50	9	116.13	164.96	<b>25500901</b>	1,224	2,474	31,074	<b>34,772</b>	1,237
17			25	50	9	116.13	164.96	<b>25500902</b>	1,224	2,474	31,074	<b>34,772</b>	1,237
18			25	50	9	116.13	164.96	<b>25500903</b>	1,224	2,474	31,074	<b>34,772</b>	1,237
19			25	50	9	116.13	93.78	<b>25500904</b>	250	1,407	17,665	<b>19,322</b>	703
20			25	50	9	116.13	171.24	<b>25500905</b>	1,319	2,569	32,256	<b>36,144</b>	1,284
21			25	50	12	116.13	164.96	<b>25501201</b>	1,224	2,474	31,074	<b>34,772</b>	1,237
22			25	50	12	116.13	164.96	<b>25501202</b>	1,224	2,474	31,074	<b>34,772</b>	1,237
23			25	50	18	116.13	164.96	<b>25501801</b>	1,224	2,474	31,074	<b>34,772</b>	1,237
24		25	50	18	116.13	164.96	<b>25501802</b>	1,224	2,474	31,074	<b>34,772</b>	1,237	

**ANNEXURE-I**

SL no	Plot size (in ft)	Length (in ft)	Width (in ft)	Road width	Plot Area (in sqmt)	Built up area (in sqmt)	Reference Code	Fee for Building Operation	Sanction Fee	Construction Workers Welfare Cess	Total Fees	Revalidation Fee
25	30 x 40	30	40	9	111.48	159.12	<b>30400901</b>	1,137	2,387	29,973	<b>33,497</b>	1,193
26		30	40	9	111.48	158.3	<b>30400902</b>	1,125	2,375	29,819	<b>33,318</b>	1,187
27		30	40	9	111.48	159.12	<b>30400903</b>	1,137	2,387	29,973	<b>33,497</b>	1,193
28		30	40	9	111.48	88.27	<b>30400904</b>	250	1,324	16,627	<b>18,201</b>	662
29	30 x 40	30	40	9	111.48	193.74	<b>30400905</b>	1,656	2,906	36,495	<b>41,057</b>	1,453
30		30	40	9	111.48	88.27	<b>30400906</b>	250	1,324	16,627	<b>18,201</b>	662
31		30	40	9	111.48	81.35	<b>30400907</b>	250	1,220	15,324	<b>16,794</b>	610
32		30	40	9	111.48	176.54	<b>30400908</b>	1,398	2,648	33,255	<b>37,301</b>	1,324
33	30 x 43	30	43	9	118.42	176.44	<b>30430901</b>	1,397	2,647	33,236	<b>37,279</b>	1,323
34		30	50	9	139.38	179.76	<b>30500901</b>	1,446	2,696	33,861	<b>38,004</b>	1,348
35		30	50	9	139.38	162.29	<b>30500902</b>	1,184	2,434	30,571	<b>34,189</b>	1,217
36		30	50	9	139.38	179.76	<b>30500903</b>	1,446	2,696	33,861	<b>38,004</b>	1,348
37	30 x 50	30	50	9	139.38	161.72	<b>30500904</b>	1,176	2,426	30,463	<b>34,065</b>	1,213
38		30	50	9	139.38	161.72	<b>30500905</b>	1,176	2,426	30,463	<b>34,065</b>	1,213
39		30	50	9	139.38	242.44	<b>30500906</b>	2,387	3,637	45,668	<b>51,692</b>	1,818
40		30	50	9	139.38	208.02	<b>30500907</b>	1,870	3,120	39,185	<b>44,175</b>	1,560
41	30 x 50	30	50	9	139.38	242.44	<b>30500908</b>	2,387	3,637	45,668	<b>51,692</b>	1,818
42		30	50	9	139.38	208.78	<b>30500909</b>	1,882	3,132	39,328	<b>44,341</b>	1,566
43		30	50	9	139.38	169.38	<b>30500910</b>	1,291	2,541	31,906	<b>35,738</b>	1,270
44		30	50	9	139.38	123.42	<b>30500911</b>	601	1,851	23,249	<b>25,701</b>	926
45	30 x 50	30	50	12	139.38	179.76	<b>30501201</b>	1,446	2,696	33,861	<b>38,004</b>	1,348
46		30	50	12	139.38	162.29	<b>30501202</b>	1,184	2,434	30,571	<b>34,189</b>	1,217
47		30	50	12	139.38	179.76	<b>30501203</b>	1,446	2,696	33,861	<b>38,004</b>	1,348
48		30	50	12	139.38	169.38	<b>30501204</b>	1,291	2,541	31,906	<b>35,738</b>	1,270

## ANNEXURE-I

SL no	Plot size (in ft)	Length (in ft)	Width (in ft)	Road width	Plot Area (in sqmt)	Built up area (in sqmt)	Reference Code	Fee for Building Operation	Sanction Fee	Construction Workers Welfare Cess	Total Fees	Revalidation Fee	
49		30	50	12	139.38	123.42	<b>30501205</b>	601	1,851	23,249	<b>25,701</b>	926	
50		30	50	18	139.38	179.76	<b>30501801</b>	1,446	2,696	33,861	<b>38,004</b>	1,348	
51		30	50	18	139.38	162.29	<b>30501802</b>	1,184	2,434	30,571	<b>34,189</b>	1,217	
52		30	50	18	139.38	179.76	<b>30501803</b>	1,446	2,696	33,861	<b>38,004</b>	1,348	
53		30	50	18	139.38	169.38	<b>30501804</b>	1,291	2,541	31,906	<b>35,738</b>	1,270	
54		30	50	18	139.38	123.42	<b>30501805</b>	601	1,851	23,249	<b>25,701</b>	926	
55		40 x 30	40	30	9	111.46	139.93	<b>40300901</b>	849	2,099	26,359	<b>29,307</b>	1,049
56		40	50	9	185.77	216.3	<b>40500901</b>	1,995	3,245	40,744	<b>45,983</b>	1,622	
57		40	50	9	185.77	318.45	<b>40500902</b>	3,435	4,777	59,986	<b>68,198</b>	2,388	
58		40	50	9	185.77	241.62	<b>40500903</b>	2,374	3,624	45,514	<b>51,513</b>	1,812	
59		40	50	9	185.77	241.62	<b>40500904</b>	2,374	3,624	45,514	<b>51,513</b>	1,812	
60		40	50	9	185.77	175.82	<b>40500905</b>	1,387	2,637	33,119	<b>37,144</b>	1,319	
61		40	50	9	185.77	175.82	<b>40500906</b>	1,387	2,637	33,119	<b>37,144</b>	1,319	
62		40	50	9	185.77	241.62	<b>40500907</b>	2,374	3,624	45,514	<b>51,513</b>	1,812	
63		40	50	9	185.77	241.62	<b>40500908</b>	2,374	3,624	45,514	<b>51,513</b>	1,812	
64		40 x 50	40	50	9	185.77	242.44	<b>40500909</b>	2,387	3,637	45,668	<b>51,692</b>	1,818
65		40	50	9	185.77	242.44	<b>40500910</b>	2,387	3,637	45,668	<b>51,692</b>	1,818	
66		40	50	9	185.77	240.34	<b>40500911</b>	2,355	3,605	45,273	<b>51,233</b>	1,803	
67		40	50	12	185.77	216.3	<b>40501201</b>	1,995	3,245	40,744	<b>45,983</b>	1,622	
68		40	50	12	185.77	318.45	<b>40501202</b>	3,435	4,777	59,986	<b>68,198</b>	2,388	
69		40	50	12	185.77	175.82	<b>40501203</b>	1,387	2,637	33,119	<b>37,144</b>	1,319	
70		40	50	12	185.77	175.82	<b>40501204</b>	1,387	2,637	33,119	<b>37,144</b>	1,319	
71		40	50	12	185.77	240.34	<b>40501205</b>	2,355	3,605	45,273	<b>51,233</b>	1,803	
72		40	50	12	185.77	179.76	<b>40501206</b>	1,446	2,696	33,861	<b>38,004</b>	1,348	

## ANNEXURE-I

SL no	Plot size (in ft)	Length (in ft)	Width (in ft)	Road width	Plot Area (in sqmt)	Built up area (in sqmt)	Reference Code	Fee for Building Operation	Sanction Fee	Construction Workers Welfare Cess	Total Fees	Revalidation Fee
73	40 x 60	40	50	12	185.77	162.29	<b>40501207</b>	1,184	2,434	30,571	<b>34,189</b>	1,217
74		40	50	12	185.77	179.76	<b>40501208</b>	1,446	2,696	33,861	<b>38,004</b>	1,348
75		40	50	12	185.77	123.42	<b>40501209</b>	601	1,851	23,249	<b>25,701</b>	926
76		40	50	18	185.77	216.3	<b>40501801</b>	1,995	3,245	40,744	<b>45,983</b>	1,622
77		40	50	18	185.77	318.45	<b>40501802</b>	3,435	4,777	59,986	<b>68,198</b>	2,388
78		40	50	18	185.77	175.82	<b>40501803</b>	1,387	2,637	33,119	<b>37,144</b>	1,319
79		40	50	18	185.77	175.82	<b>40501804</b>	1,387	2,637	33,119	<b>37,144</b>	1,319
80		40	50	18	185.77	240.34	<b>40501805</b>	2,355	3,605	45,273	<b>51,233</b>	1,803
81		40	50	18	185.77	179.76	<b>40501806</b>	1,446	2,696	33,861	<b>38,004</b>	1,348
82		40	50	18	185.77	162.29	<b>40501807</b>	1,184	2,434	30,571	<b>34,189</b>	1,217
83		40	50	18	185.77	179.76	<b>40501808</b>	1,446	2,696	33,861	<b>38,004</b>	1,348
84		40	50	18	185.77	123.42	<b>40501809</b>	601	1,851	23,249	<b>25,701</b>	926
85		40	60	9	222.95	388.49	<b>40600901</b>	4,135	5,827	73,180	<b>83,142</b>	2,914
86		40	60	9	222.95	287.76	<b>40600902</b>	3,066	4,316	54,205	<b>61,588</b>	2,158
87		40	60	9	222.95	388.05	<b>40600903</b>	4,131	5,821	73,097	<b>83,048</b>	2,910
88		40	60	9	222.95	387.91	<b>40600904</b>	4,129	5,819	73,071	<b>83,018</b>	2,909
89	40	60	9	222.95	387.84	<b>40600905</b>	4,128	5,818	73,057	<b>83,003</b>	2,909	
90	40	60	9	222.95	328.05	<b>40600906</b>	3,531	4,921	61,795	<b>70,246</b>	2,460	
91	40	60	9	222.95	296.52	<b>40600907</b>	3,198	4,448	55,855	<b>63,501</b>	2,224	
92	40	60	9	222.95	386.17	<b>40600908</b>	4,112	5,793	72,743	<b>82,647</b>	2,896	
93	40	60	9	222.95	287.75	<b>40600909</b>	3,066	4,316	54,203	<b>61,586</b>	2,158	
94	40	60	9	222.95	193.52	<b>40600910</b>	1,653	2,903	36,453	<b>41,009</b>	1,451	
95	40	60	12	222.95	328.05	<b>40601201</b>	3,531	4,921	61,795	<b>70,246</b>	2,460	
96	40	60	12	222.95	193.52	<b>40601202</b>	1,653	2,903	36,453	<b>41,009</b>	1,451	

**ANNEXURE-I**

SL no	Plot size (in ft)	Length (in ft)	Width (in ft)	Road width	Plot Area (in sqmt)	Built up area (in sqmt)	Reference Code	Fee for Building Operation	Sanction Fee	Construction Workers Welfare Cess	Total Fees	Revalidation Fee
97		40	60	12	222.95	296.52	<b>40601203</b>	3,198	4,448	55,855	<b>63,501</b>	2,224
98		40	60	12	222.95	150.71	<b>40601204</b>	1,011	2,261	28,389	<b>31,661</b>	1,130
99		40	60	18	222.95	328.05	<b>40601801</b>	3,531	4,921	61,795	<b>70,246</b>	2,460
100		40	60	18	222.95	193.52	<b>40601802</b>	1,653	2,903	36,453	<b>41,009</b>	1,451
101	60 x 40	40	60	18	222.95	296.52	<b>40601803</b>	3,198	4,448	55,855	<b>63,501</b>	2,224
102		40	60	18	222.95	150.71	<b>40601804</b>	1,011	2,261	28,389	<b>31,661</b>	1,130
103		60	40	18	222.95	424.68	<b>60401801</b>	4,497	6,370	79,997	<b>90,864</b>	3,185
104		60	40	18	222.95	386.5	<b>60401802</b>	4,115	5,798	72,805	<b>82,718</b>	2,899