



No. .... /BDA, Bhubaneswar,  
PLANNING -71/2019

Dated: .....

## **STANDARD OPERATING PROCEDURE**

### **For Approval of External Infrastructure Development Plan (EIDP) and deposit of External Infrastructure Development Fee in case of Urban Local Bodies and Rural Local Bodies located within Bhubaneswar Development Area**

#### **1.0 PROVISION OF SUBMISSION OF EIDP**

**1.1.** The provisions of EIDP have been prescribed under Clause (x) of sub-regulation (2) of regulation 5 of BDA (Planning & Building Standards) Regulations, 2018; and under Clause (ix) of sub-rule (2) of rule 5 and Clause (viii) of sub-rule (3) of rule 78 of the ODA (Planning & Building Standards) Rules, 2020.

**1.2** The EIDP shall be submitted along with submission of application for building/layout plan approval. The plan shall include provisions of External infrastructure such as roads, road system landscaping, water supply, sewage and drainage system, electric supply transformer, substations, solid waste management or disposal or any other work which may have to be executed in the periphery of or outside a project for its benefit. The calculation of requirement of aforesaid infrastructure based on population/DUs shall be submitted as part of the EIDP. The infrastructure already available on the site, adequacy/deficit of such existing infrastructure, proposed infrastructure development requirement and manner of development of such infrastructure, etc. shall be shown/specified in the EIDP.

**1.3** BDA has issued an office order vide no. 25434/BDA dated 25.10.2019 and subsequently Housing & Urban Development Department, Odisha vide Gazette notification no. 606 dated 21.04.2020 have notified process of issuance of NOC by different local body and approval of EIDP in case of deficit infrastructure.

**1.4** In view of above, there is a need to prescribe a Standard Operating Procedure (SOP) for bringing clarity and further streamlining of the process concerning H&UD notification and provisions of BDA (P&BS) Rules, 2018 /ODA (P&BS) Rules, 2020.

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## **2.0 REQUIREMENT AND APPLICABILITY OF SUBMISSION OF EIDP**

### **2.1 Requirement of submission of External Infrastructure Development Plan (EIDP):**

External Infrastructure Development Plan shall be prepared for all construction and sub-divisional layout projects, where there is deficit infrastructure in the periphery of the project which is necessary to be executed for satisfying the requirement of the project.

Where there is no deficit in external infrastructure, the EIDP shall show the project requirement and adequacy of all such available infrastructure in the periphery of the site. In such case, the non-requirement of development of external infrastructure shall be clearly specified in the EIDP. Submission of EIDP shall not be required for Low Risk Buildings.

While submitting the EIDP, the adequacy of external infrastructure shall be shown in the EIDP in GREEN colour and the deficit infrastructure shall be shown in RED colour with proper indexation of different infrastructure.

### **2.2 Requirement for deposit of External Infrastructure Development Fee:**

External Infrastructure Development Fee shall be deposited for any building (including low risk buildings) with total built-up area of 500 Sq.m or more and such buildings shall have to get NOC from local bodies before issuing the building plan approval. Affordable housing projects and projects for housing for poor shall be exempted from depositing the External Infrastructure Development Fee.

### **2.3 BDA Office Order no. 25434/BDA dated: 25.10.2019 shall be applicable in following cases where application for approval has been submitted prior to 21st April 2020.—**

- (i) Where building/layout plan application has already been approved and compliance of the provisions of aforesaid BDA office order was required for obtaining such approval.
- (ii) Where Payment of fees have already been deposited with the concerned Urban Local Body /Gram Panchayat, in compliance of aforesaid BDA Office order.
- (iii) Where letter has already been issued before 21st April 2020 for deposition of fees with the concerned Urban Local Body /Gram Panchayat, in pursuance with aforementioned BDA Office order.

(iv) Where the DP&BP committee has already recommended for deposition of fees with the concerned Urban Local Body /Gram Panchayat, prior to 21<sup>st</sup> April 2020 in pursuance with aforesaid BDA Office order.

(v) Where a building/ layout plan application submitted prior to 21.04.2020 is pending for approval.

(vi) Where the applicant has submitted application for regularisation of existing unauthorised constructions under the provisions of Scheme for regularisation of Unauthorised Constructions, 2018/2019.

(vii) Where the applicant has applied for regularisation of unauthorised constructions under the provisions of BDA (P&BS) Regulations, 2018 prior to 21.04.2020;

(viii) Where any EIDP has already been approved by the C.E.-cum-E.M., BDA, the same shall remain valid.

**2.4 The EIDP procedure and fees shall be applicable in accordance with H&UD Department's Gazette notification no. 606 dated 21st April 2020 in following cases, subject to provisions specified at Clause 2.3 above.—**

(i) Where the application for building plan has been received on or after 21<sup>st</sup> April 2020.

(ii) Where a building/ layout plan application submitted prior to 21.04.2020 is pending for approval but the applicant has submitted written request to BDA for considering the case as per aforementioned H&UD notification dated 21.04.2020.

However, in such cases any other applicable provisions on the date of such request shall also be applicable, including provisions of any rules/regulations in force at the time of such application.

(iii) Where approval has already been granted prior to 21.04.2020 but applicant has applied for approval of revised proposal with addition of built-up area or plot area; or where plan has been submitted to comply with provisions of ODA (P&BS) Rules, 2020.

(iv) In cases where approval has not been obtained earlier for the project and the applicant has applied for regularisation of unauthorised constructions under the provisions of.—

- BDA (P&BS) Regulations, 2018 on or after 21.04.2020; or
- ODA (P&BS) Rules, 2020.

**Note:** To provide a single-window mechanism for deposit of EID fee and to streamline the process of payment in rural areas of BDPA, the PD DRDA may allow deposition of fees in the PD DRDA's EIDP account for such earlier cases where the applicant is required to deposit EID fees in the office of the Gram Panchayat.

### 3.0 PROCEDURE FOR SUBMISSION OF EIDP

#### 3.1 Procedure for Projects within the limits of Bhubaneswar Municipal Corporation, Khordha Municipality, Jatani Municipality and Pipili NAC:

**3.1.1** If the project site is located within the limits of Urban Local Bodies (Bhubaneswar Municipal Corporation / Khordha Municipality / Jatani Municipality / Pipili NAC), the applicant shall deposit 1% of the estimated project cost (excluding land cost) as External Infrastructure Development Fee in the concerned ULB, prior to building plan approval. In case there is any variation of project cost, subsequent to approval exceeding 5%, then 1% of the differential project cost shall be deposited with 15% interest.

**3.1.2** The submission of the acknowledgement receipt toward 1% deposit shall be accepted as the NOC.

**3.1.3** 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. The EIDP shall be approved by the committee as given below.—

Name of ULB	EIDP Committee Members	
<b>Bhubaneswar Municipal Corporation</b>	Commissioner, BMC	Chairman
	City Engineer, BMC	Member
	Sr. Municipal Planner, BMC	Member Convener
<b>Khordha Municipality</b>	Executive Officer, Khordha Municipality	Chairman
	Municipal Engineer, Khordha Municipality	Member
	Engineer, DUDA	Member
	Asst. Town Planner, BDA (Concerned Planning Div.)	Member Convener
<b>Jatani Municipality</b>	Executive Officer, Jatani Municipality	Chairman
	Municipal Engineer, Jatani Municipality	Member
	Engineer, DUDA	Member
	Asst. Town Planner, BDA (Concerned Planning Div.)	Member Convener
<b>Pipili NAC</b>	Executive Officer, Pipili NAC	Chairman
	Municipal Engineer, Pipili NAC	Member
	Engineer, DUDA	Member
	Asst. Town Planner, BDA (Concerned Planning Div.)	Member Convener

**Note:** Prior to placing the EIDP proposal before the committee, site verification shall be conducted by the engineering section of concerned ULB.

**3.1.4** The Developer shall execute the approved EIDP at his/her own cost. The developer shall also have the option of depositing the estimated cost of EIDP with the Urban Local Body.

**3.1.5** If the developer has executed the approved EIDP at his/her own cost, the Committee shall recommend for issuance of NOC on satisfactory completion of the external infrastructure development works, for the purpose of obtaining Occupancy Certificate.

**3.1.6** The City Engineer /Municipal Engineer shall issue the NOC in favour of the Developer within 7 days of the recommendation.

**3.1.7** 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.

**3.2 Procedure for Projects within the Rural Areas of Bhubaneswar Development Authority:**

**3.2.1** If the project site is located within the Rural Areas of Bhubaneswar Development Authority, the applicant shall deposit 1% of the project cost (excluding land cost) as External Infrastructure Development Fee in the SB Account opened by the Project Director, DRDA of concerned District through RTGS/NEFT mode towards maintenance of external infrastructure. In case there is any variation of project cost, subsequent to approval exceeding 5%, then 1% of the differential project cost shall be deposited with 15% interest.

**3.2.2** The submission of the acknowledgement receipt toward 1% deposit shall be accepted as the NOC.

**3.2.3.** 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. The EIDP shall be approved by the committee under the chairmanship of Vice-Chairman, BDA as given below.—

(i) Vice-Chairman, BDA, (ii) Engineer Member, BDA, (iii) Planning Member, BDA, (iv) PD, DRDA of concerned District, (v) Addl. PD (Tech)-DRDA.
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**Note:** Prior to placing the EIDP proposal before the committee, site verification by a joint team of Engineering and Planning department of BDA and engineering section of DRDA shall be conducted.

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**3.2.4** The Developer shall execute the approved EIDP at his/her own cost. The developer shall also have the option of depositing the estimated cost of EIDP in the SB Account of PD-DRDA of concerned district.


**3.2.5** If the developer has executed the approved EIDP at his/her own cost, the Committee shall recommend for issuance of NOC on satisfactory completion of the external infrastructure development works, for the purpose of obtaining Occupancy Certificate.

**3.2.6** The Engineer Member shall issue the NOC in favour of the Developer within 7 days of the recommendation.

**3.2.7** In such cases where the developer has deposited the estimated cost of the infrastructure, it will be the responsibility of the Gram 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.

However, if the same is not initiated by the Gram Panchayat within 6 months, the PD DRDA, with approval of the District Collector may assign the execution of work to any other Government agency. The PD, DRDA shall have the option to release the cost towards execution of EIDP to the Gram Panchayat in a stage-wise manner depending on the status of execution of the work to the satisfaction of PD, DRDA.

**3.2.8** The Project Director, DRDA shall transfer the amount received in a month towards EIDP to the concerned Gram Panchayat by 5<sup>th</sup> of the next month as specified in the H&UD Deptt. Gazette Notification no. 606 dated 21<sup>st</sup> April 2020.

  
10/1/2021  
**VICE-CHAIRMAN,  
BDA, BHUBANESWAR**