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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 22nd November, 2021

**ODISHA DEVELOPMENT AUTHORITIES (PLANNING AND BUILDING STANDARDS)-  
(AMENDMENT) RULES, 2021**

**S.R.O.No.456/2021** – Whereas the draft of the Odisha Development Authorities (Planning and Building Standards)-(Amendment) Rules,2021 was published as required under section 125 of Odisha Development Authorities Act.,1982 (Odisha Act. 14 of 1982) in the Extraordinary issue No.306 of the *Odisha Gazette* dated the 22nd February,2021 under the Notification of the Government of Odisha in the Housing & Urban Development Department No. 4187-HUD-TP-POLICY-0003-2020, dated the 22nd February, 2021 inviting objection and suggestions from all persons and Authorities likely to be affected thereby, till the expiry of a period of 15 days from the date of publication of the said Notification in the *Odisha Gazette*.

And, whereas, objections and suggestions received in respect of the said draft before the expiry of the period so specified have been duly considered by the State Government;

Now, therefore, in exercise of the powers conferred by Section 123 of the said Act., the State Government do hereby make the following rules, namely:—

**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:—

<b>Table No. 9: Off Street Parking Space for Different Category of Occupancies</b>		
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.	<b><u>50</u></b>
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.	<b><u>40</u></b>
3	Residential Apartment buildings, Housing Project, Guest Houses, Dharmasalas, Hostels, Work-cum-Residence, Lodging, Boarding, Hotels, Institutional, Industrial Buildings.	<b><u>30</u></b>
4	Storage Godown.	<b><u>20</u></b>

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.19911—HUD-TP-POLICY-0003-2020/HUD.]

By Order of the Governor

G. MATHIVATANAN

Principal Secretary to Government