

# Government of Odisha

## Housing & Urban Development Department

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No. 14926/HUD  
HUD-TP-PLAN-0004-2021

Dated the 21.08.2021

### ORDER

Whereas, the Government in H&UD Department have taken initiatives for introduction of Online Building Plan Approval System (OBPAS) across the state in all Development Authorities and Urban Local Bodies under overall umbrella of SUJOG for streamlining and fast tracking of the building plan approval process.

And whereas, after detailed discussion with all the Planning Members of different Development Authorities within the State, a uniform delegation of power for approval of building plan at different level has been fixed. The aforesaid delegation is based on height of building, plot size and type of building and accordingly, the OBPAS system has been developed incorporating this process of approval.

Therefore, in exercise of powers conferred under sub-section (1) of section 103 of ODA Act, 1982, all the Development Authorities are directed to adopt the uniform delegation of power for approval of building plans as outlined in the table given below for different categories of projects.

Category A - Planning Assistant			
	Actors	Role and Responsibility	Project Criteria
1	Document verifying officer	Checking of documents in terms of clarity and correctness	1. Height- Up to 10 m 2. Plot Area- up to 500 sqm 3. Excluding Special Buildings
2	Joint Field Inspector	Site inspection and reporting	
3	Planning Assistant	Approval / Rejection	
Category B - Planning Officer			
	Actors	Role and Responsibility	Project Criteria
1	Document verifying officer	Checking of documents in terms of clarity and correctness	1. Height- from 10 - 15 m 2. Plot Area - From 500 sqm - 1 Acre 3. Special Buildings Height - Upto 15 m
2	Joint Field Inspector	Site inspection and reporting	
3	Planning Assistant	Level 1 Verification	
4	Planning Officer	Approval / Rejection	

Category C - Planning Member			
	Actors	Role and Responsibility	Project Criteria
1	Document verifying officer	Checking of documents in terms of clarity and correctness	1. Height - from 15 - 30 m 2. Plot Area - From 1 Acre - 1 Hectare 3. Special Buildings Height - from 15 - 30 m
2	Joint Field Inspector	Site inspection and reporting	
3	Planning Assistant	Level 1 Verification	
4	Planning Officer	Level 2 Verification	
5	Planning Member	Approval / Rejection	
Category D - DP and BP Committee			
	Actors	Role and Responsibility	Project Criteria
1	Document verifying officer	Checking of documents in terms of clarity and correctness	1. Height - Beyond 30 m 2. Plot Area - Beyond 1 Hectare 3. Special Buildings Height - Beyond 30 m
2	Joint Field Inspector	Site inspection and reporting	
3	Planning Assistant	Level 1 Verification	
4	Planning Officer	Level 2 Verification	
5	Planning Member	Level 3 Verification	
6	DP and BP Committee	Approval / Rejection	

This order shall come into force with immediate effect.

**By Order of the Governor**

*G. J. J. 21/8/24*

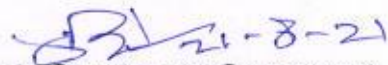
**Principal Secretary to Government  
Housing and Urban Development Department**



Memo No. 14927 /HUD, Dated 21.08.2021


Copy forwarded to the Gazette Cell, Lokseba Bhawan, C/o-Commerce Department, Bhubaneswar with request to publish this Notification in the next 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.

  
Deputy Secretary to Government


Memo No. 14928 /HUD, Dated 21.08.2021

Copy forwarded to the P.S. to the Hon'ble Chief Minister, Odisha / P.S. to the Hon'ble Minister, Housing & Urban Development, Panchayati Raj and Drinking Water, Law / P.S to Chief Secretary, Odisha / P.S. to Development Commissioner-cum-Additional Chief Secretary, Odisha / P.S to Principal Secretary to Govt., Housing & Urban Development Department for information and necessary action.

  
Deputy Secretary to Government

Memo No. 14929 /HUD, Dated 21.08.2021

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

  
Deputy Secretary to Government


Memo No. 14930 /HUD, Dated 21.08.2021

Copy forwarded to all Departments of Government/All Heads of Departments/ R.D.C (CD), Cuttack / R.D.C(ND), Sambalpur/ R.D.C(SD), Berhampur/ All Collectors/ D.T.P, Odisha, Bhubaneswar for information and necessary action.

  
Deputy Secretary to Government


Memo No. 14931 /HUD, Dated 21.08.2021

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 (20 spare copies), H & U.D. Department for information and necessary action.

  
Deputy Secretary to Government

Memo No. 14932 /HUD, Dated 21.08.2021

Copy forwarded to the TASU, H & U.D. Department with a request to take necessary steps in order to make the said Notification available in the official website of this Department.

  
Deputy Secretary to Government