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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 1st June, 2022

No.752—HUD-HU-POLICY-0002-2019/HUD.— It has been brought to notice of the Government through ORERA that, some developers/builders are avoiding to register their real estate projects with ORERA even if the area of land proposed to be developed exceeds 500 sq. meters or the number of apartment proposed to be developed exceeds eight inclusive of all phases as required under Sec. 3 (2) (a) of the Real Estate (Regulation & Development) Act, 2016.

The Government in H&UD Department in consultation with PR&DW Department have been pleased to formulate the following guidelines on issuance of Completion Certificate or Occupancy Certificate:

1. The ULBs/DAs/SPAs/RITs have to issue Completion Certificate or Occupancy Certificate only after registration of the projects with ORERA, if the area of land proposed to be developed exceeds 500 sq. meters or the number of apartment proposed to be developed exceeds eight inclusive of all phases as required under Sec. 3 (2) (a) of the Real Estate (Regulation & Development) Act, 2016.
2. In absence of separate planning and Building Standard Rules/ Regulations for rural areas the BDOs should follow the procedure for issuance of completion Certificate or Occupancy Certificate to deal with the Technical Sanction outside the jurisdiction of Development Authorities / Regional Improvement Trusts/ Special Planning Authorities, as outlined in the Section-17 and Section - 60,61 and 62 of the Odisha Special Planning Authorities and Regional Improvement trusts Common Planning and Building Standard Rules, 2017.

By Order of the Governor

G. MATHI VATHANAN

Additional Secretary to Government



ODISHA REAL ESTATE REGULATORY AUTHORITY
Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar, Bhubaneswar-751007

(Regult-21/22)

Memo No. 4814

Dt. 09/11/2022

Copy along with copy of the Notification No. 752 dt. 01.06.2022 published in extra-ordinary issue of Odisha Gazette dt. 02.06.2022 forwarded to P.A to Chairperson/P.S to Member (Administration)/P.S to Member (Judicial)/P.A to Adjudicating Officer for kind perusal of Chairperson, Member (Administration), Member (Judicial) & Adjudicating Officer of ORERA.

EO
9.11.22

Secretary
Odisha RERA

Memo No. 4815

Dt. 09/11/2022

Copy along with copy of the Notification No. 752 dt. 01.06.2022 published in extra ordinary issue of Odisha Gazette dt. 02.06.2022 forwarded to Addl. Secretary & Registrar/Joint Secretary (Finance)/ OSD (Land Matters)/Consultant (Legal)/ Enforcement Officer/Consultant (P.R)/OSD (Legal) for information and appropriate action.

EO
9.11.22

Secretary
Odisha RERA

Memo No. 4816

Dt. 09/11/2022

Copy along with copy of the Notification No. 752 dt. 01.06.2022 published in extra ordinary issue of Odisha Gazette dt. 02.06.2022 forwarded to all Sections of ORERA for information and necessary action.

EO
9.11.22

Secretary
Odisha RERA

Memo No. 4817

Dt. 09/11/2022

Copy along with copy of the Notification No. 752 dt. 01.06.2022 published in extra ordinary issue of Odisha Gazette dt. 02.06.2022 forwarded to P.A to Chairperson for uploading the same in ORERA website for wide circulation.

EO
9.11.22

Secretary
Odisha RERA