

Guidelines for the Promoter for submission of Layout Plan of a real estate Project

The Real Estate (Regulation & Development) Act 2016 requires that while applying for registration of a real estate project, the layout plan as approved by the concerned planning authority has to be submitted as one of the documents.

Rule-2 (f) of the Odisha Real Estate (Regulation and Development) Rules 2017 also defines Layout plan and the definition is quoted below for ready reference.

“Layout plan means a plan of the project depicting the division or proposed division of land in to plots, roads, open spaces, amenities, etc and other details as may be necessary”.

It is seen from a number of layout plans submitted by promoters that no uniformity is being followed in legending the layout plan to indicate the locations of the amenities to be provided nor provision of such amenities is easily identifiable while referring any lay out plan. It may be underlined that a prospective purchaser of any real estate project is entitled to all the information in regard to, inter alia, Layout plan to appraise spatial location of land based amenities promised and indicated in the brochure of the project to enable him to take an informed decision on purchase of any apartment/plot as the case may be. In addition, individual purchasers or association of purchasers can monitor whether promised amenities are provided or not as per layout plan or brochure. Accordingly, it is necessary that the layout plan should reflect, over a glance, the location and area extent of each land based amenities for the appreciation of prospective purchasers. The Layout plan should be prepared in the manner prescribed below.

- a. The Layout plan shall be drawn to a scale.
- b. The boundary or perimeter of the project area shall be drawn with bold black line.
- c. The project area shall depict the division of area into built-up area, road, open space, park/garden, plantation etc in accordance with the guidelines of planning authorities.

- d. The depiction of divisions as mentioned above shall be coloured as per the colour code prescribed.
- e. The layout plan shall show colour legends representing the land use and its statistics in the following format.

Sl.	Land use Description	Colour Code	Area under the land use	% of land use to the total project area	Prescribed norm of the planning authority

The layout plan prepared in the manner prescribed above and approved by concerned planning authority shall be submitted along with application for registration of a real estate project.

COLOUR CODE FOR DIFFERENT LANDUSE IN THE PROJECT AREA		
SI	DESCRIPTION OF LANDUSE	COLOUR CODE
1	RESIDENTIAL USE	Yellow
2	COMMERCIAL USE	Blue
3	PLANTATION USE	Green
4	PARK/GARDEN USE	Light Green
5	PLAY GROUND USE	Light Yellow-Green
6	COMMUNITY HALL USE	Red
7	GYMNASIUM USE	Brown
8	SWIMMING POOL USE	Blue
9	ROAD USE	Grey
10	ELECTRICAL SUB-STATION USE	Orange
11	STP USE	Purple
12	RAIN WATER RECHARGE PIT USE	Pink