



ODISHA REAL ESTATE REGULATORY AUTHORITY  
Block-A/1,3<sup>rd</sup> floor, Toshali Bhawan,Satyanagar,Bhubaneswar-751007

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No. 2010 /ORERA  
Regd. MISC-25/21

Dated. 15/07/2021

**ORDER U/s 37 of RE(R&D)Act,2016**

**Sub: Fresh registration of projects seeking addition/ alteration/  
revision of building plan.**

**Back Ground:**

1. After formulation of new building Rules-2020 published in the Odisha Gazette vide No.1043 dtd.10.8.2020, there has been substantial revision in the prescriptions for Floor Area Ratio (FAR), Parking Requirements, Setback, Building Height etc.
2. In view of the this several project proponents are applying for fresh registration/revision of RC of already registered projects.
3. There have also been amendments in the O.D.A.Rules which has impacted earlier provisions.

**Consequences:**

1. Developers are required to be permitted by Competent Authorities to get their existing building plans revised as per the new regulations.
2. These Authorities are required to accord permission in conformity with the provisions in Section 14 (2) of the Real Estate (Reg & Devp) Act,2016.
3. These Authorities are also required to ensure No Objection Certificates' (NOC) from agencies responsible for Water Supply, Sewerage, Electricity, Fire Service, Traffic management etc.

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### Concerns of ORERA

1. As of now ORERA does not have any laid down mechanism to deal with such projects for which RC has already been approved but major addition/alteration/revision of building plan necessitates issue of fresh RC.
2. The software used by ORERA also does not have provisions for issue of fresh RC for such projects.
3. CREDAI Bhubaneswar and other promoters have been representing for finding solution to this.

### ORDERS

1. Promoter whose modified/revise Building Plan has already been approved by the Competent Authority shall apply for fresh Registration Certificate (RC) from ORERA for the entire project (subject to its conformity to the provisions in Section 14 (2) of the Real Estate (Reg & Devp) Act,2016) and this will be treated as a new proposal.
2. After due scrutiny, ORERA shall issue fresh RC in supersession of any RC that might have been issued earlier to the promoter in the same area.
3. The completion date mentioned in the previous RC shall be adhered to for those allottees for whom allotments have already been made based on the RC issued earlier. However, a fresh completion date as requested by the promoter shall be specified for the new allottees.

  
Member-II

  
Member-I

  
Chairperson