

ANNUAL REPORT 2026

BHUBANESWAR
DEVELOPMENT
AUTHORITY





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Dr. Hari Babu Kambhampati
Governor, Odisha



LOK BHAVAN
BHUBANESWAR-751008

18th August 2026

No: 537/2026

Message

I am pleased to learn that the Bhubaneswar Development Authority (BDA) is celebrating its 44th Foundation Day on 1st September 2026 and publishing its Annual Report-2026 highlighting its achievements, initiatives and vision for sustainable and planned urban development.

Over the years, BDA has played an important role in the planned development and growth of Bhubaneswar, contributing to better urban infrastructure, organised development and improved civic amenities for the people. Its continued efforts towards creating a modern, sustainable and people-centric city are commendable.

I extend my warm greetings and best wishes to BDA on its Foundation Day and for the successful publication of its Annual Report-2026. May the Authority continue to serve the people with dedication and achieve greater milestones in the years ahead.



(Hari Babu Kambhampati)



Mohan Charan Majhi
CHIEF MINISTER, ODISHA



LOKASEVA BHAVAN
BHUBANESWAR-751008

Message

I am glad to know that the Bhubaneswar Development Authority is celebrating its 44th Foundation Day on 1st September 2026, and also bringing out its Annual Report-2026 in commemoration.

As the vibrant capital city of Odisha, Bhubaneswar is rapidly evolving into the state's dynamic socio-economic and cultural heartbeat. Driven by a surge in sports, IT, semiconductors, education, tourism, and healthcare, the city has become a magnet for ambitious young talent nationwide.

With the vision of the Bhubaneswar-Kataka-Puri-Paradip Economic Region taking shape, Bhubaneswar is poised to anchor a sprawling, prosperous mega-hub. Here, the BDA plays a pivotal role. Looking ahead, the BDA must champion forward-thinking urban planning that captivates an upwardly mobile generation while building resilient infrastructure to match the soaring aspirations of our rising metropolis.

I convey my warm greetings to the entire team at the Bhubaneswar Development Authority and wish the 44th Foundation Day celebrations every success.



(Mohan Charan Majhi)



Shri Kanak Vardhan Singh Deo
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BHUBANESWAR
Date 12.08.2026

Message

I am happy to convey my warm greetings to the Bhubaneswar Development Authority on completing 44 years of dedicated service in shaping our capital city.

Over the decades, BDA has played a pivotal role in planned urban development, housing, and infrastructure for Bhubaneswar. As our city grows, the challenge is to balance development with sustainability, inclusivity, and citizen-centric services.

BDA's commitment to planned, sustainable and people-friendly urban development is vital for the future of Bhubaneswar. Let us continue working together towards a Smart, Green, and Livable Bhubaneswar that sets an example for urban Odisha.

My best wishes for the continued success of BDA and its entire team. My best wishes for the success of BDA and for the publication of Annual Report-2026.



(K.V. Singh Deo)



SMT. PRAVATI PARIDA
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D.O. No. /DCMWCDMST.
BHUBANESWAR
Date 14.08.2026

Message

I am delighted to extend my warm greetings and best wishes to the Bhubaneswar Development Authority (BDA) on the occasion of its 44th Foundation Day.

Over the past four decades, BDA has played a significant role in shaping Bhubaneswar's growth through planned urban development, infrastructure creation and initiatives aimed at enhancing the quality of life for its citizens. As Bhubaneswar continues to evolve as a modern, sustainable and people-centric city, the role of BDA becomes even more important.

The vision of a well-planned, inclusive and sustainable Bhubaneswar requires a forward-looking approach that balances urban growth with environmental sustainability, efficient infrastructure and the aspirations of its citizens. I am confident that BDA will continue to embrace innovation and strengthen its efforts towards creating a more liveable and resilient city.

I congratulate the entire BDA fraternity for its achievements and commend its commitment to sustainable and planned urban development. I wish the Authority continued success in its endeavour to build a vibrant, inclusive and future-ready Bhubaneswar.



(SMT. PRAVATI PARIDA)



ଡଃ. କୃଷ୍ଣ ଚନ୍ଦ୍ର ମହାପାତ୍ର

ମନ୍ତ୍ରୀ

ଗୃହ ନିର୍ମାଣ ଓ ନଗର ଉନ୍ନୟନ
ସାଧାରଣ ଉଦ୍ୟୋଗ, ଓଡ଼ିଶା



ଦୂରଭାଷ : ୦୬୭୪-୨୮୩୬୯୫୨(୦)
ପି.ବି.ଏକ୍ସ.ନଂ : ୦୬୭୪-୨୮୩୯୦୫୨୫ (A)
ମୋବାଇଲ ନାମ : +୯୧ ୭୦୦୮୨୫୧୮୭୦
+୯୧ ୯୪୩୭୯୬୦୭୮୨

ପତ୍ର ସଂଖ୍ୟା/ମଗୁନଭସାଉ.

ଭୁବନେଶ୍ୱର

ତାରିଖ : ୧୯.୦୮.୨୦୨୬

ବାର୍ତ୍ତା

ଅତ୍ୟନ୍ତ ଆନନ୍ଦର ବିଷୟ ଯେ, ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ (ବିଡିଏ) ତା'ର ୪୪ତମ ପ୍ରତିଷ୍ଠା ଦିବସ, ୧ ସେପ୍ଟେମ୍ବର ୨୦୨୬ ରେ ପାଳନ ଏବଂ ବାର୍ଷିକ ରିପୋର୍ଟ—୨୦୨୬ ପ୍ରକାଶନ କରିବାକୁ ଯାଉଛି । ଏହି ରିପୋର୍ଟରେ ବିଗତ ଦିନରେ ବିଡିଏ ଦ୍ୱାରା ହୋଇଥିବା ବିଭିନ୍ନ ଉନ୍ନୟନମୂଳକ ପଦକ୍ଷେପ, ଯୋଜନା, ଉଲ୍ଲେଖନୀୟ ସଫଳତା, ନୂତନ ଅଭିନବ ପ୍ରୟାସ ଏବଂ ଭବିଷ୍ୟତ ବିକାଶର ଦୂରଦୃଷ୍ଟିର ଏକ ସୁନ୍ଦର ଓ ସମଗ୍ର ଚିତ୍ର ପ୍ରତିଫଳିତ ହୋଇଛି ।

ରାଜଧାନୀ ଭୁବନେଶ୍ୱରକୁ ଏକ ଯୋଜନାବଦ୍ଧ, ସୁସଂଗଠିତ, ସବୁଜ ସୁନ୍ଦର, ଭବିଷ୍ୟତମୁଖୀ ସହରୀୟ ବିକାଶ ଓ ନାଗରିକ-କେନ୍ଦ୍ରିକ ସହର ଭାବେ ଗଢ଼ି ତୋଳିବା ଦିଗରେ ଦୀର୍ଘ ଚାରି ଦଶନ୍ଧିରୁ ଅଧିକ ସମୟ ଧରି ବିଡିଏ ଏକ ଅଗ୍ରଣୀ ଓ ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ ଭୂମିକା ନିର୍ବାହ କରିଆସୁଛି । ନ୍ୟୁ ସିଟି ର ପରିକଳ୍ପନା ହେଉ କିମ୍ବା ଟିପି ସ୍କିମ୍, ରିଙ୍ଗ ରୋଡ୍, ଏକାମ୍ର ରେସିଡେନ୍ସିଆଲ୍, ବି.ଏସ.ଏ. ବି. ଟି ଆଦି ପ୍ରମୁଖ ପ୍ରକଳ୍ପ ଭୁବନେଶ୍ୱରର ଭିତ୍ତିଭୂମି ବିକାଶକୁ ନୂଆ ଦିଗ ଦେବା ସହ ଏହାକୁ ଏକ ଆଧୁନିକ ଓ ବିକଶିତ ସହର ଭାବେ ନୂଆ ପରିଚୟ ପ୍ରଦାନ କରିଛି । ଆଗାମୀ ଦିନରେ ଜଳବାୟୁ ପରିବର୍ତ୍ତନର ଆହ୍ୱାନ, ପରିବେଶ ସନ୍ତୁଳନ, ସ୍ମାର୍ଟ ଭିତ୍ତିଭୂମି, ନାଗରିକ ସହଭାଗିତା ଏବଂ ପ୍ରଯୁକ୍ତିଭିତ୍ତିକ ସେବାକୁ ପ୍ରାଥମିକତା ଦେଇ ଭୁବନେଶ୍ୱରକୁ ଅଧିକ ସରସ ସୁନ୍ଦର, ସବୁଜ, ସୁଚିତ୍ତ, ସୁସଂଗଠିତ ଓ ବାସଯୋଗ୍ୟ ଅତ୍ୟାଧୁନିକ ସହର ଭାବେ ଗଢ଼ି ତୋଳିବା ଦିଗରେ ବିଡିଏ ତାହାର ବିକାଶ ଯାତ୍ରାକୁ ଆହୁରି ସୁଦୃଢ଼ କରିବ ବୋଲି ମୋର ଦୃଢ଼ ବିଶ୍ୱାସ ।

ଏହି ଗୌରବମୟ ଅବସରରେ ବିଡିଏର ସମସ୍ତ ଅଧିକାରୀ, କର୍ମଚାରୀ, ସହଯୋଗୀ ସଂସ୍ଥା ଓ ଅଂଶୀଦାରମାନଙ୍କର ନିଷ୍ଠା, ଅବିରତ ପରିଶ୍ରମ ଓ ସମର୍ପଣ ପାଇଁ ମୁଁ ହାର୍ଦ୍ଦିକ ସାଧୁବାଦ ଓ ଅଭିନନ୍ଦନ ଜଣାଇବା ସହିତ ୪୪ତମ ପ୍ରତିଷ୍ଠା ଦିବସ ଏବଂ ପ୍ରକାଶିତ ହେବାକୁ ଥିବା ବାର୍ଷିକ ରିପୋର୍ଟ — ୨୦୨୬ର ସମସ୍ତ ସଫଳତା କାମନା କରୁଛି ।

ବନ୍ଦେ ଉତ୍କଳ ଜନନୀ !

(ଡଃ. କୃଷ୍ଣଚନ୍ଦ୍ର ମହାପାତ୍ର)



ଅନୁ ଗର୍ଗ, ଭା.ପ୍ର.ସେ.
Anu Garg, IAS



ମୁଖ୍ୟ ଶାସନ ସଚିବ
Chief Secretary

ପତ୍ର ସଂଖ୍ୟା/ Letter No.:
ତାରିଖ/ Date : ୧୮.୦୮.୨୦୨୬

ବାର୍ତ୍ତା

‘ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ (ବିଡିଏ)’ର ୪୪ ତମ ପ୍ରତିଷ୍ଠା ଦିବସ ଆଗାମୀ ସେପ୍ଟେମ୍ବର ୧ ତାରିଖରେ ପାଳନ କରାଯାଉଥିବା ଏବଂ ଏହି ପରିପ୍ରେକ୍ଷାରେ ବିଡିଏ ର ‘ବାର୍ଷିକ ପ୍ରଗତି ରିପୋର୍ଟ-୨୦୨୬’ ପ୍ରକାଶ ପାଉଥିବା ଜାଣି ମୁଁ ଅତ୍ୟନ୍ତ ଆନନ୍ଦିତ ।

ଭୁବନେଶ୍ୱର ରାଜ୍ୟର ଏକ ପ୍ରମୁଖ ନଗର ଭାବେ ଦ୍ରୁତ ଭାବେ ବିକଶିତ ହେଉଥିବା ସ୍ଥଳେ, ଏହାର ଯୋଜନାବଦ୍ଧ, ସୁସ୍ଥାୟୀ ଓ ସମାବେଶୀ ବିକାଶ ସୁନିଶ୍ଚିତ କରିବାରେ ବିଡିଏର ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ ଭୂମିକା ରହିଆସିଛି । ସହରର କ୍ରମବର୍ଦ୍ଧିଷ୍ଣୁ ଜନସଂଖ୍ୟା, ପରିବର୍ତ୍ତିତ ତଥା ନଗରୀୟ ଭବିଷ୍ୟତ ବିକାଶର ଆବଶ୍ୟକତାକୁ ଦୃଷ୍ଟିରେ ରଖି ଯୋଜନା ପ୍ରସ୍ତୁତି, ଭୂମି ବିକାଶ, ଆବାସ, ଭିଡିଭୁମ ଉନ୍ନୟନ ଓ ଆନୁଷ୍ଠାନିକ ସୁବିଧାର ସମ୍ପ୍ରସାରଣ କ୍ଷେତ୍ରରେ ବିଡିଏ ନିରନ୍ତର ପଦକ୍ଷେପ ନେଉଛି । ନଗର ଯୋଜନା ଓ ବିକାଶ ପ୍ରକ୍ରିୟାକୁ ଅଧିକ ପାରଦର୍ଶୀ, ଦକ୍ଷ ଓ ନାଗରିକ-ଅନୁକୂଳ କରିବା ସହିତ ପ୍ରଯୁକ୍ତିର ସର୍ବୋତ୍ତମ ପ୍ରୟୋଗ, ଅନୁମୋଦନ ପ୍ରକ୍ରିୟାର ସରଳୀକରଣ କରି ଏକ ସୁସଂଗଠିତ, ସକ୍ଷମ, ଉନ୍ନତ ନାଗରିକ ସେବା ସହ ବାସଯୋଗ୍ୟ ସହର ଗଠନ ଦିଗରେ ନିରନ୍ତର ପ୍ରୟାସ ହେଉଛି ଆମର ଲକ୍ଷ୍ୟ ଓ ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ ଆବଶ୍ୟକତା ।

ବିଗତ ବର୍ଷରେ ବିଡିଏର ବିଭିନ୍ନ କାର୍ଯ୍ୟକ୍ରମ ଓ ବିକାଶମୂଳକ ପଦକ୍ଷେପର କାର୍ଯ୍ୟାଦାନରେ, ଅଧିକାରୀ ଓ କର୍ମଚାରୀମାନଙ୍କ ନିଷ୍ଠା ଓ ସମର୍ପଣ ପ୍ରଶଂସନୀୟ ରହିଆସିଛି । ଏହି ବାର୍ଷିକ ବିବରଣୀରେ ବିଡିଏର ବିଭିନ୍ନ କାର୍ଯ୍ୟକଳାପ, ପ୍ରଗତି ଓ ଉପଲବ୍ଧି ଏବଂ ସମନ୍ୱିତ ପ୍ରୟାସ ଆଗାମୀ ଭବିଷ୍ୟତ କାର୍ଯ୍ୟଦିଗରେ ଆଲୋକ ବର୍ତ୍ତକା ହେବ ବୋଲି ମୁଁ ଆଶା କରୁଛି ।

ଭୁବନେଶ୍ୱରର ଯୋଜନାବଦ୍ଧ ଓ ସୁସ୍ଥାୟୀ ବିକାଶ ପାଇଁ ବିଡିଏ ଭବିଷ୍ୟତରେ ମଧ୍ୟ ପାରଦର୍ଶିତା, ଦକ୍ଷତା ଓ ଦାୟିତ୍ୱବୋଧ ସହ କାର୍ଯ୍ୟ କରିବ ଏବଂ ରାଜ୍ୟର ନଗର ବିକାଶ ଲକ୍ଷ୍ୟ ପୂରଣରେ ଏକ ଅଗ୍ରଣୀ ଭୂମିକା ନିର୍ବାହ କରିବ ବୋଲି ମୋର ଦୃଢ଼ ବିଶ୍ୱାସ ।

(ଅନୁ ଗର୍ଗ)

ମୁଖ୍ୟ ଶାସନ ସଚିବଙ୍କ କାର୍ଯ୍ୟାଳୟ, ଓଡ଼ିଶା, ସାଧାରଣ ପ୍ରଶାସନ ଓ ସାଧାରଣ ଅଭିଯୋଗ ବିଭାଗ, ଲୋକ ସେବା ଭବନ, ଭୁବନେଶ୍ୱର-୭୫୧୦୦୧
Office of the Chief Secretary, Odisha, GA & PG Department, Lok Seva Bhavan, Bhubaneswar-751001

ଦୂରଭାଷ : ୦୬୭୪-୨୫୩୪୩୦୦/ ୨୫୩୭୭୦୦ (୦) । ଫାକ୍ସ : ୦୬୭୪-୨୫୩୭୭୨୦ । ଇ-ମେଲ : csori@od.gov.in
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ଉଷା ପାଢ଼ୀ, ଭା. ପ୍ର. ସେ.
Usha Padhee, IAS



ଅତିରିକ୍ତ ମୁଖ୍ୟ ଶାସନ ସଚିବ
ଗୃହ ନିର୍ମାଣ ଓ ନଗର ଉନ୍ନୟନ ବିଭାଗ
ଓଡ଼ିଶା ସରକାର

Additional Chief Secretary
Housing & Urban
Development Department
Government of Odisha

ବାର୍ତ୍ତା

ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ (ବିଡିଏ)ର ୪୪ତମ ପ୍ରତିଷ୍ଠା ଦିବସ ଅବସରରେ ଆମ ସହରବାସୀଙ୍କୁ ମୁଁ ହାର୍ଦ୍ଦିକ ଅଭିନନ୍ଦନ ଓ ଶୁଭେଚ୍ଛା ଜଣାଉଛି ।

ଭୁବନେଶ୍ୱରକୁ ଏକ ଆଧୁନିକ ଓ ସ୍ଥାୟୀ ସହରରେ ପରିଣତ କରିବାରେ ପ୍ରମୁଖ ଭୂମିକା ଗ୍ରହଣ କରିଥିବା ବିଡିଏର ଯାତ୍ରାରେ ସେପ୍ଟେମ୍ବର ୧ ତାରିଖ ଏକ ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ ମାଲ୍‌ଖୁଣ୍ଟ । ରାଜଧାନୀର ଯୋଜନାବଦ୍ଧ ବିକାଶରେ ବିଡିଏ ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ ଭୂମିକା ଗ୍ରହଣ କରିଛି, ଯାହା ଦ୍ୱାରା ଭୁବନେଶ୍ୱରର ସମୃଦ୍ଧ ସାଂସ୍କୃତିକ ଐତିହ୍ୟ ସୁରକ୍ଷିତ ରହିବା ସହ ବିକଶିତ ହେବ । ସୁପରିକଳ୍ପିତ ଆବାସିକ ଅଞ୍ଚଳ ସୃଷ୍ଟି ଠାରୁ ଆରମ୍ଭ କରି ସବୁଜ ଜାଗାର ବିକାଶ ଓ ଦକ୍ଷ ସହରୀ ଭିତ୍ତିଭୂମି ଗଢିବା ସହିତ ଭୁବନେଶ୍ୱରକୁ ଏକ ଆଦର୍ଶ ସହରରେ ପରିଣତ କରିବାରେ ବିଡିଏ ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ ଯୋଗଦାନ ଦେଇଛି । ବର୍ତ୍ତମାନ ନିଉ ସିଟି, ଲେକ ଜୋନ, ଟିପିସିଏ ଏବଂ ଏକାମ୍ର ରେସିଡେନ୍ସି ବଡ଼ ପ୍ରକଳ୍ପ ଚାଲୁ ରହିଛି । ଏହି ପ୍ରକଳ୍ପଗୁଡ଼ିକ ଭୁବନେଶ୍ୱରକୁ ସବୁଜ, ସୁନ୍ଦର ଓ ଆଧୁନିକ ସହର ଭାବେ ଗଢିତୋଳିବାରେ ସହାୟକ ହେବ ।

ଆସନ୍ତୁ ସମସ୍ତେ ମିଳିମିଶି ଏକ ଉତ୍କଳ ଭବିଷ୍ୟତ ପାଇଁ ପ୍ରସ୍ତୁତ ଭୁବନେଶ୍ୱର ନିର୍ମାଣ କରିବାକୁ ଚେଷ୍ଟା କରିବା ଯାହା ସମସ୍ତଙ୍କ ପାଇଁ ପ୍ରଗତି ଓ ସମୃଦ୍ଧିର ପ୍ରତୀକ ହୋଇ ରହିବ ।

ଉଷା ପାଢ଼ୀ
(ଉଷା ପାଢ଼ୀ)



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ଶ୍ରୀ ଚଞ୍ଚଳ ରାଣା, ଭା.ପ୍ର.ସେ

ଉପାଧ୍ୟକ୍ଷ

SRI CHANCHAL RANA, IAS
Vice-Chairman

ବାର୍ତ୍ତା

ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ (ବିଡିଏ)ର ୪୪ତମ ପ୍ରତିଷ୍ଠା ଦିବସ ଅବସରରେ ଆମ ସହରବାସୀଙ୍କୁ ମୁଁ ହାର୍ଦ୍ଦିକ ଅଭିନନ୍ଦନ ଓ ଶୁଭେଚ୍ଛା ଜଣାଉଛି ।

ଭୁବନେଶ୍ୱରକୁ ଏକ ଆଧୁନିକ ସହରରେ ପରିଣତ କରିବାରେ ପ୍ରମୁଖ ଭୂମିକା ଗ୍ରହଣ କରିଥିବା ବିଡିଏର ଯାତ୍ରାରେ ସେପ୍ଟେମ୍ବର ୧ ତାରିଖ ଏକ ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ ମାଲଲଖୁଷ୍ଟ । ବିଡିଏ ଆମ ରାଜଧାନୀର ଯୋଜନାବଦ୍ଧ ବିକାଶରେ ମହତ୍ୱପୂର୍ଣ୍ଣ ଭୂମିକା ଗ୍ରହଣ କରିଛି ଏବଂ ଭୁବନେଶ୍ୱରର ସମୃଦ୍ଧ ସାଂସ୍କୃତିକ ଐତିହ୍ୟ ସୁରକ୍ଷିତ ରହିବା ସହ ବିକଶିତ ହୋଇ ପାରିଛି । ସୁପରିକଳ୍ପିତ ଆବାସିକ ଅଞ୍ଚଳ ସୃଷ୍ଟିଠାରୁ ଆରମ୍ଭ କରି ସବୁଜ ସହରର ଭିତ୍ତିଭୂମି ଗଢ଼ିବା ଦିଗରେ ବିଡିଏ ଭୁବନେଶ୍ୱରକୁ ଏକ ଆଦର୍ଶ ସହରରେ ପରିଣତ କରିଛି । ସେହିଭଳି ଆଗାମୀ ଦିନରେ ଭୁବନେଶ୍ୱରକୁ ସବୁଜ ଓ ଆଧୁନିକ ସହରରେ ରୂପାନ୍ତରିତ କରିବା ଦିଗରେ ନ୍ୟୁ ସିଟି, ଲେକ୍ ଜୋନ୍, ଏକାମ୍ର ରେସିଡେନ୍ସିଆଲ ଟାଉନ୍ ପ୍ଲାନିଙ୍ଗ୍ ସ୍କିମ୍ (ଟିପିସ୍କିମ୍) ଭଳି ଚାଲୁଥିବା ପ୍ରକଳ୍ପଗୁଡ଼ିକ ବିଶେଷ ଭୂମିକା ନିର୍ବାହ କରିବ । ଏହା ସହିତ ସମାବେଶମୂଳକ ଆବାସ, ବହୁମୋଡାଲ୍ ପରିବହନ କେନ୍ଦ୍ର, ଯୋଜନାବଦ୍ଧ ବିକାଶକୁ ପ୍ରୋତ୍ସାହିତ କରିବା ଏବଂ ବିକାଶ ପାଇଁ ନୂଆ ନିୟମ ଓ ନିର୍ଦ୍ଦେଶ ତିଆରି କରିବା ଦିଗରେ ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ ଭୂମିକା ନେବ ବୋଲି ଆଶା କରୁଛି । ଆସନ୍ତୁ ଏହି ପ୍ରତିଷ୍ଠା ଦିବସ ପାଳନ ଅବସରରେ ଯେଉଁମାନେ ଏହି ଯାତ୍ରାରେ ସାମିଲ ହୋଇଛନ୍ତି, ସମସ୍ତଙ୍କ କଠିନ ପରିଶ୍ରମ ଏବଂ ସମର୍ପଣକୁ ସ୍ୱୀକୃତି ଦେବା ।

ଆମେ ସମସ୍ତେ ମିଳିମିଶି ଏକ ଉଜ୍ଜ୍ୱଳ ଭବିଷ୍ୟତ ନିର୍ମାଣ କରିବାକୁ ଚେଷ୍ଟା କରିବା, ଯାହା ସମସ୍ତଙ୍କ ପାଇଁ ପ୍ରଗତି ଓ ସମୃଦ୍ଧିର ପ୍ରତୀକ ହୋଇ ରହିବ ।

ଶ୍ରୀ ଚଞ୍ଚଳ ରାଣା, ଭା.ପ୍ର.ସେ

ଉପାଧ୍ୟକ୍ଷ, ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ



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ମାନସ ରଞ୍ଜନ ପାଢ଼ୀ (ଓ.ପ୍ର.ସେ.)
ସଚିବ, ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ

ବାର୍ତ୍ତା

ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷର ୪୪ତମ ପ୍ରତିଷ୍ଠା ଦିବସ ଅବସରରେ ଆମ ସହରର ସମସ୍ତ ସହରବାସୀ ତଥା ଏହି ସମ୍ମାନଜନକ ଅନୁଷ୍ଠାନ ସହ ଜଡ଼ିତ ସମସ୍ତଙ୍କୁ ମୁଁ ହାର୍ଦ୍ଦିକ ଅଭିନନ୍ଦନ ଓ ଶୁଭେଚ୍ଛା ଜଣାଉଛି ।

୧୯୮୩ ମସିହା ସେପ୍ଟେମ୍ବର ପହିଲାରୁ ଆରମ୍ଭ ହେଇଥିବା ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ ସମୟକ୍ରମେ ଆମ ପ୍ରିୟ ସହରର ପ୍ରଗତି ଓ ବିକାଶର ସ୍ତମ୍ଭ ପାଲଟିଛି । ଭୁବନେଶ୍ୱରକୁ ଏକ ଆଧୁନିକ ଏବଂ ସବୁଜ ସହରରେ ପରିଣତ କରିବାରେ ବିଭିନ୍ନ ଏକ ଗୁରୁତ୍ୱପୂର୍ଣ୍ଣ ଭୂମିକା ଗ୍ରହଣ କରିଛି ।

ସେହିପରି ଭୁବନେଶ୍ୱରକୁ ଅଧିକ ବସବାସଯୋଗ୍ୟ, ସବୁଜ ଓ ଆଧୁନିକ ସହର ଭାବେ ଗଢ଼ିତୋଳିବାରେ ନିଜ ସିଟି, ଲୋକ ଜ୍ଞାନ, ଏକାମ୍ର ରେସିଡେନ୍ସି ଏବଂ ଟାଉନ୍ ପ୍ଲାନିଂ ସ୍କିମ୍ (ଟିପିସ୍କିମ୍) ଭଳି ଚାଲୁଥିବା ପ୍ରକଳ୍ପଗୁଡ଼ିକ ସହାୟକ ହେବ ବୋଲି ଆଶା କରୁଛି । ଯେତେବେଳେ ଆମେ ଏହି ମାଲଲଖୁଷ୍ଟ ପାଳନ କରୁଛୁ, ଆସନ୍ତୁ ଉଲ୍ଲେଖନୀୟ ଉପଲବ୍ଧି ଉପରେ ଚିନ୍ତା କରିବା ଏବଂ ଏକ ନୂତନସୁଯୋଗରେ ପରିପୂର୍ଣ୍ଣ ଭବିଷ୍ୟତର କଳ୍ପନା କରିବା । ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷର ପ୍ରତ୍ୟେକ ସଦସ୍ୟଙ୍କ ନିଷ୍ଠା ଓ କଠିନ ପରିଶ୍ରମ ଆମ ବିକାଶରେ ସହାୟକ ହୋଇଛି ଏବଂ ସେମାନଙ୍କ ନିରନ୍ତର ପ୍ରୟାସ ଦ୍ୱାରା ହିଁ ଆମେ ଆମର ଶ୍ରେଷ୍ଠତାର ପରମ୍ପରାକୁ ଗଢ଼ିତୋଳିବୁ । ଆସନ୍ତୁ ନିରନ୍ତର ବିକାଶ, ଅଭିନବ ଯୋଜନା ଏବଂ ଗୋଷ୍ଠୀ କଲ୍ୟାଣର ଆମର ମିଳିତ ଲକ୍ଷ୍ୟ ପ୍ରତି ଆମର ପ୍ରତିବଦ୍ଧତାକୁ ନବୀକରଣ କରିବା । ମିଳିତ ଭାବେ ଆମେ ପ୍ରଗତି ଜାରି ରଖି ଭୁବନେଶ୍ୱରକୁ ଅନ୍ୟମାନଙ୍କ ପାଇଁ ଏକ ଆଦର୍ଶ ସହରରେ ପରିଣତ କରିପାରିବା ।

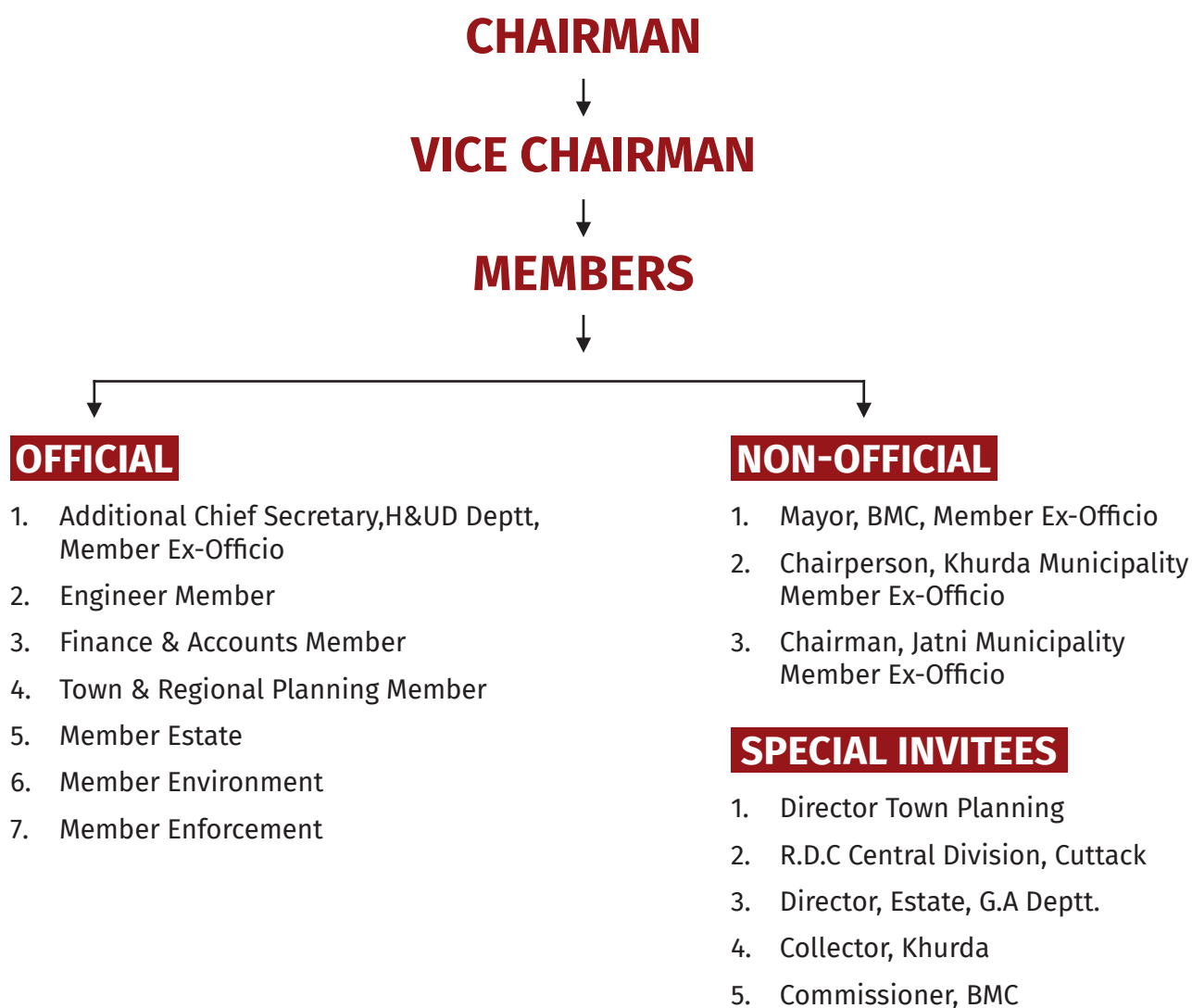
ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷଙ୍କ ସଫଳତାରେ ଆପଣଙ୍କ ଅତୁଟ ସମର୍ଥନ ଓ ଅବଦାନ ପାଇଁ ଧନ୍ୟବାଦ । ବିଭିନ୍ନ ପ୍ରୟାସ ଆଗାମୀ ଦିନରେ ଭୁବନେଶ୍ୱରବାସୀଙ୍କ ଜୀବନକୁ ସମୃଦ୍ଧ କରିବା ସହ ଉତ୍ତୁଳ, ଅଧିକ ସମୃଦ୍ଧ ଭବିଷ୍ୟତ ପାଇଁ ମାର୍ଗ ପ୍ରଶସ୍ତ କରିବ ।

ମାନସ ରଞ୍ଜନ ପାଢ଼ୀ

ସଚିବ

ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ

THE AUTHORITY



ORGANISATION STRUCTURE



Section Officers



Manoranjan Sethi
Section Officer (Enforcement)



Arabinda Ku Mahunta
Section Officer (Estate-I)



Ashok Kumar Mohanty
Section Officer (Estate-II)



Subasini Parida
Section Officer (F&A-I)



Subransu Sekhara Mohanty
Section Officer (Estate-I)



Nihar Ranjan Satpathy
Section Officer (Planning)



Indramani Nahaka
Section Officer (Horticulture)



Chhoturam Soren
Section Officer
(Land Acquisition)



Abhiram Murmu
Section Officer (Land)



Laurance Dung Dung
Section Officer, Establishment



Dilip Kumar Kanhar
Section Officer (Estate-II)



Siba Prasad Das
Section Officer (Estate-I)



Sri Prasanna Patra
Section Officer (F&A-II)



Surendra Kumar Das
Section Officer (Establishment)

PLANNING

(Activities & Achievements during year 2026)

1. Preparation of Comprehensive Development Plan for BDPA

The Comprehensive Development Plan (CDP) for Bhubaneswar Development Plan Area (BDPA), encompassing 205 villages, was notified with a vision period up to 2030 via Gazette Notification No. 474 dated 08.04.2010. Subsequently, in 2011, 363 additional villages covering an area of 691 sq. km were included under BDA jurisdiction as per Gazette Notification No. 1662 dated 18.07.2011.

The draft proposal of Comprehensive Development Plan for the newly added villages within the BDPA has been prepared and notified in the extraordinary issue of Odisha Gazette vide notification no. 458 Dtd 02.03.2024 and notification no. 4467 dtd 16.10.2025. The objections/suggestions received were reviewed by the Board of Enquiry and suggested changes are being incorporated accordingly.

The CDP 2030 encompassing 205 villages, formulated 16 years ago, is based on the development potential of Bhubaneswar as assessed at that time. Hence, BDA has initiated the modification of the CDP 2030 in alignment with the Draft CDP for the extended BDPA area and engaged its consultant IBI Group India Pvt. Ltd. on Dt. 17.04.2026 to complete the assignment within 2.5 years. This will enable the preparation of a comprehensive and unified development plan for Bhubaneswar Development Plan Area as a whole, ensuring integrated planning and development.



Socio Economic survey at slums



OD Traffic Survey



IPT survey



Existing Land Use Survey



CDP review meeting on Updation of GIS based Comprehensive Development plan for 205 villages - 22.07.2026



Agreement signing of IBI GROUP with BDA for taking up the Updation of GIS based CDP (BDPA) - 17.04.2026



Board of Enquiry meeting for finalisation of CDP for extended area (364) villages

2. Preparation of Town Planning Scheme:

The “**SAMRUDDHA SAHAR**” Scheme is a strategic initiative of the Government of Odisha aimed at promoting planned urbanisation, sustainable growth and economic development through comprehensive urban and regional planning. The Scheme provides a long-term development path for cities, focusing on social and economic development, integrated urban infrastructure, essential amenities and services, improved liveability and enhanced economic opportunities.

The Samruddha Sahar Scheme comprises two major components:

- A. Town Planning Scheme** – Planned land development and infrastructure provision through implementation of Town Planning Schemes.
- B. Cities as Growth Hubs** – Transforming cities into dynamic centres of economic activity by leveraging their infrastructure, economic potential and regional linkages.

The **Samruddha Sahar Scheme** was **approved by the State Cabinet on 16.07.2025**.

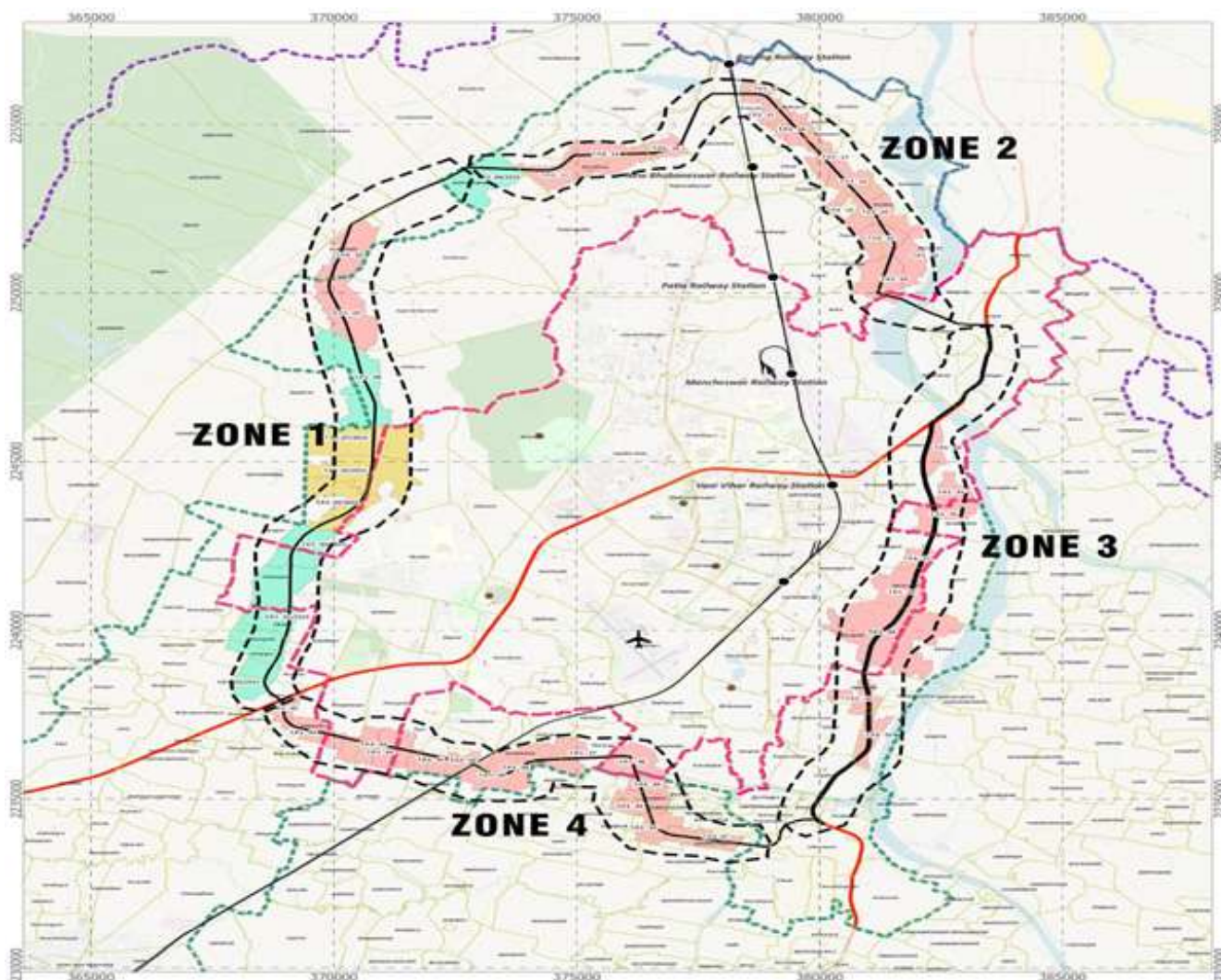
Town Planning Scheme:

Preparation and implementation of Town Planning Schemes in the Bhubaneswar has been taken up under the provisions contained in Chapter VI of the ODA Act, 1982 and Rules framed there under in Chapter VI of the ODA Rules, 1983. Town Planning Scheme branch has been constituted in BDA under Planning Section.

As per the Comprehensive Development Plan-2010, there is a provision of developing a Ring Road of 64.90 km within Bhubaneswar Development Planning Area. Bhubaneswar Development Authority has proposed to take up 45 Town Planning Schemes in 58-part Revenue Villages along the proposed Ring Road as per the CDP-2010, so that it will be helpful in getting the land for ring road development without going for land acquisition. All these 45 TP Schemes will cover a vast area of 9171.81 acres (approx.) of land.

The entire stretch of Ring Road is divided in Four Zones and incorporation of TP projects as follows:

Zone	Extent of Zone	Nos. of villages under TPS	Length of Ring Road covered	TP Schemes	Status
1	Tamando-Chandaka	13	15.00km	1,2,3	Final Scheme in Progress
				5,6,7	Intention declared
				8	Draft Scheme approved by Govt. & Preliminary Scheme in Progress
2	Chandaka-Pahal	15	17.75km	4	Final Scheme in Progress
				11, 12 & 13	Total Station Survey in progress
3	NH-16-NH-316	8	15.52km	24 to 31	-
4	Dhauili-Tamando	22	16.63km	32 to 41	Total Station Survey Completed
				42 to 45	Intention declared



Map showing zone wise distribution of the TP Schemes along the Proposed Ring Road

Out of the 45 T.P. schemes, 4 T.P. Schemes (Preliminary Town Planning Schemes TPS-01/2015 to 04/2015) have been approved by the State Government covering part mouzas of Bijipur, Tamando, Sahajpur, Naragoda, Sijuput, Paikarapur, Nuagaon and Shyamsundarpur over an area of 1596 Acres (approx.). Handing over the possession of TP final plots to the landowners are under progress in TP Scheme 01, 02, 03 & 04 and preparation of Final Scheme is in progress.



Ariel view of TP Scheme No. -01 & 02

Further, the Ring Road and other CDP Roads (60 mtr & 30 mtr) within TP Scheme are being taken up for development by Works Department, Govt. of Odisha and internal road work by BDA.

Other Infrastructure work such as Water Supply, Sewerage and Electricity are being taken up by the concerned line departments i.e. WATCO and TPCODL.

The Draft plan for TP Scheme No.-08 was submitted to the H & UD Department, Govt. of Odisha on 25.7.2025 which covers part mouzas- Andharua, Daspur extended over an area of 560.81 Acres. The processing of the preliminary scheme is underway. Pillar posting work along the scheme boundary has commenced. Preparation of the Detailed Project Report (DPR) for infrastructure work is under progress.

Sl. No.	Town Planning Scheme No.	Mouzas (part)	Area (in Ha)	Area (in Acre)
1	08/2024	Andharua, Daspur	226.95	560.81



Display of Draft TP Scheme No.-08 to the Public

Further, in respect of Town Planning Schemes (TP Schemes) No. 05, 06 and 07, the agency for undertaking the planning and design work has been finalized. The requisite survey work has been completed and the Declaration of Intention to prepare the respective Town Planning Schemes has been done. The notices under Form III and Form IV have also been notified as per the prescribed procedure.

Sl. No.	Town Planning Scheme No.	Mouzas (part)	Area (in Ha)	Area (in Acre)
1	05/2026	Malipada	100.188	247.57
2	06/2026	Malipada	94.834	234.34
3	07/2026	Malipada and Daspur	154.339	381.38
	Total		349.361	863.29

Furthermore, the agency for preparation of the Town Planning Scheme (Zone-4), comprising of 14 Town Planning Schemes, has been finalized. The Total Station survey work has been completed. The intention to prepare the Town Planning Schemes has been declared for TP Schemes No. 42 to 45. Notices under Form III and Form IV have also been notified as per the prescribed procedure.

Sl. No.	TP Scheme No.	Mouzas (part)	Area (in Ha)	Area (in Acre)
1	42/2026	Patrapada	133.57	330.07
2	43/2026	Bhagabanpur	106.97	264.33
3	44/2026	Bijipur, Bhagabanpur, Kasipur and Baliapada	117.63	290.67
4	45/2026	Bijipur	33.86	83.68
	Total		392.04	968.75

Furthermore, the agency for preparation of Town Planning Schemes (TP Schemes) No. 11, 12 and 13 has been finalized. The survey work and finalization of the scheme boundaries are currently in progress.

Additionally, the Standard Operating Procedure (SoP) for reconstitution of plots under Town Planning Schemes (TP Schemes) No. 05, 06 and 07, as well as TP Schemes No. 42, 43, 44 and 45 has been prepared and duly notified.



Review meeting of TP Schemes under the Chairmanship of Vice-Chairman, BDA



Site Visit of the Hon'ble Minister to TP Scheme No. 02

Extension of Odisha Development Authority Act over 143 Revenue Villages under 3 (1) of ODA Act, 1982.

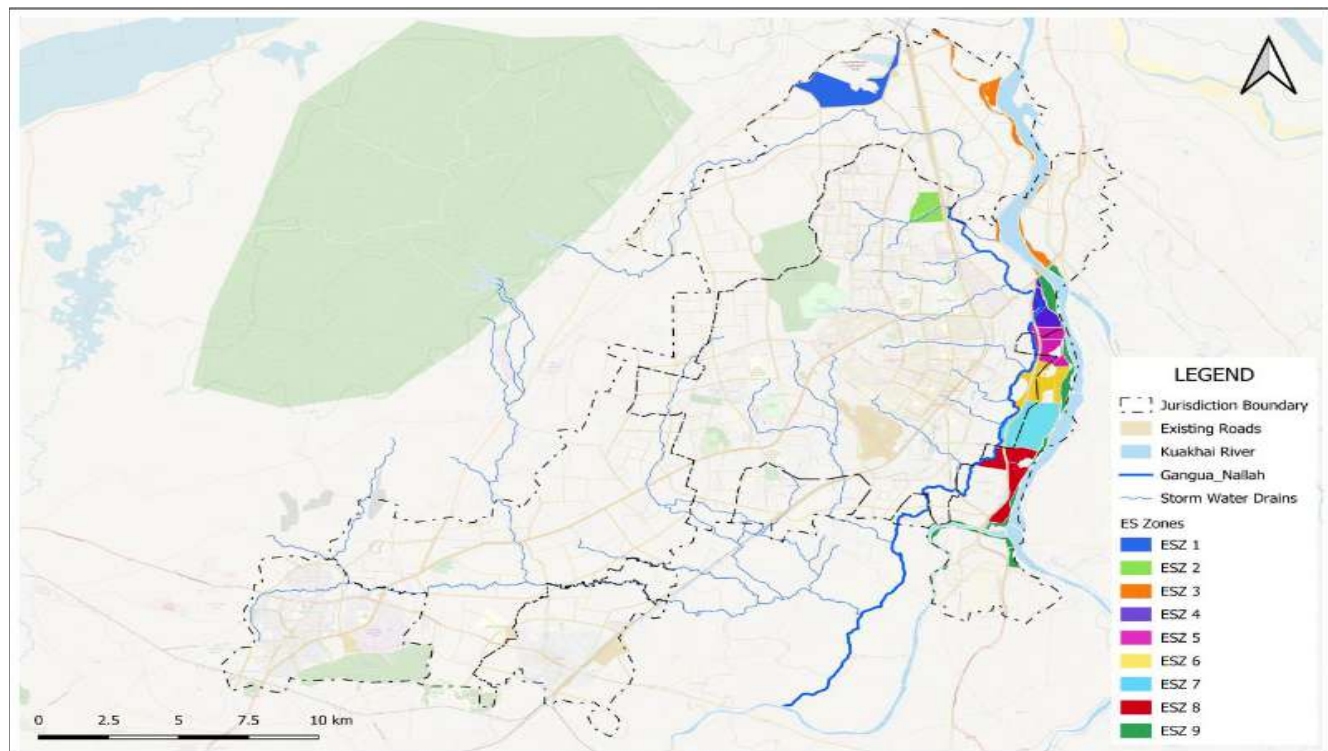
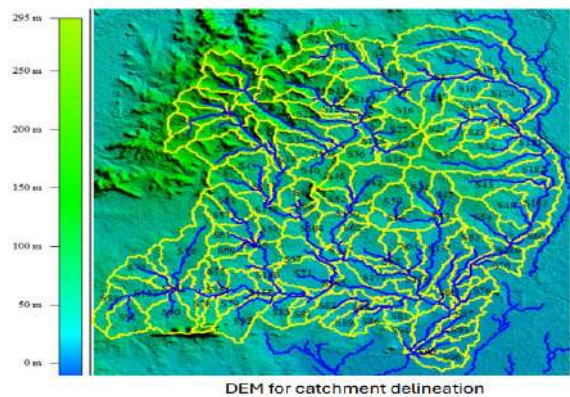
In view of the proposed Capital Region Ring Road" (CRRR) by the National Highways Authority of India (NHAI) and proposed outer ring road and other major linkages in the city, it is noted that a large number of develop area are required to be incorporated in the jurisdiction of Bhubaneswar Development Plan Area, to ensure that, upon completion of the ring roads, development remains regulated under the BDA, thereby achieving planned and controlled urban expansion. The authority in its 150th meeting has approved 143 nos. of revenue villages identified by BDA for inclusion within administrative jurisdiction of BDA covering 239.58 Sqkm. of land. Following due procedure the said proposal has been sent to Government for further notification.

3. Preparation of Comprehensive Drainage and Road Master Plan for the Environmentally Sensitive Zones of CDP-2010:

BDA has taken initiative to prepare a Comprehensive Drainage and Road Master Plan for the Environmentally Sensitive Zones of CDP-2010. Through this project, BDA aims to restore the Gangua Nalla by restricting the pollution from various effluents and optimizing its flow and use it as an active Storm water channel through design intervention supported by scientific analysis.

For the Environmentally Sensitive Zones, the project seeks to develop an integrated Master Plan with drainage and road layouts, primarily to mitigate waterlogging and drainage issues observed in the area.

The planning area has been divided into nine zones, of which Zones 3 and 9, covering the riverbanks of the Kuakhai and Daya Rivers, are specifically proposed for waterfront development.



The scope includes the following:-

- a. **Drainage and Road Master Plan for Environmental Sensitive Zone of CDP-2010 including Gangua Nalla:**
The proposal will outline a framework for Blue-Green Infrastructure and Water Sensitive Urban Design Regulations within the master plan. It will also cover the execution, budget, land acquisition, project phasing, and a procedure for Value-Capture Financing as per the ODA Act, 1982.
- b. **Detailed Project Reports for Identified drainage Projects:** Based on the Drain and Road Master Plan, the consultant will prepare Detailed Project Reports for the identified projects.



Drainage & Road Design

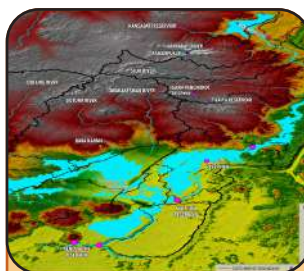
Primary, Secondary and Tertiary level Storm Water drains

Road Network to ensure accessibility and supplement provision of tertiary level drains



Strategies to improve water quality

Ensure all water quality parameters are within the limits prescribed by OSPCB



Gangua Nalla Analysis

Hydrological & Hydraulic Analysis of Gangua Nallah and Re-sectioning based on the Analysis



Waterfront development

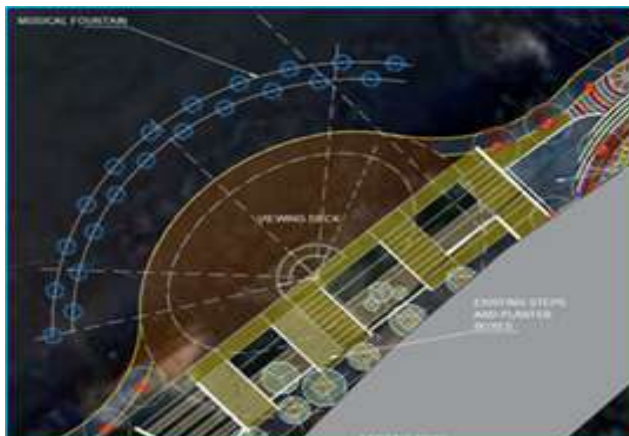
Waterfront development of River Kuakhai and Landscape plan for it and vibrant recreational areas

Schematic representation of the broad objectives of the project

BDA has engaged TATA Consulting Engineers Ltd. (TCE) for this assignment. The Draft Master Plan has been prepared by the consultant thorough a comprehensive and consultative process with all stakeholder departments/agencies.

Basing on the hydraulic analysis proposal for re-sectioning of Gangua Nalla have been completed as per in-principle approval and DPR for a part has been submitted to the Water Resources Department for vetting and subsequent implementation. The DPR of remaining part is under preparation.

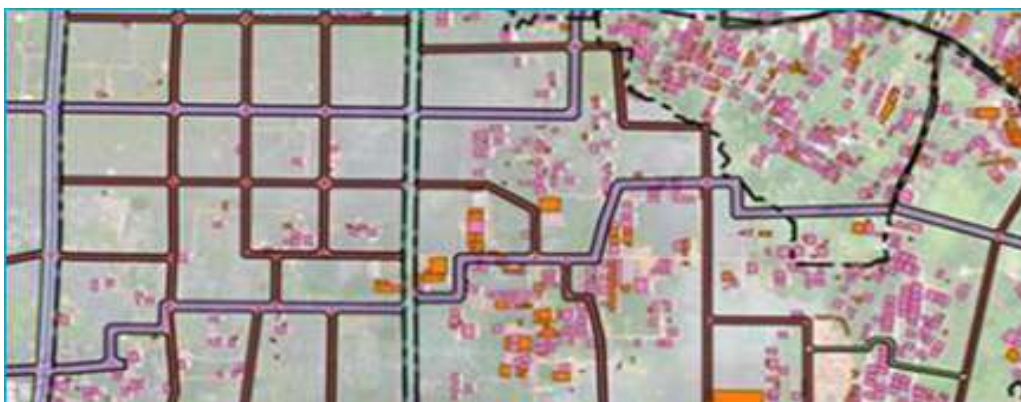
The proposal also includes waterfront development initiatives along the Kuakhai, Bhargavi and Daya rivers. DPRs for 5 number of sites have been prepared and submitted to Water Resources Department for preliminary vetting. The proposal includes, Gangua River Rejuvenation Park – cum- Wayside Amenities in Pandara mouza, Daya Riverfront near Dhauli foothills, Bhargavi Riverfront.

Illustration showing key proposals under the project:

Waterfront Development

Gangua Nalla
Re-sectioning

Landscaped Pockets

Road and Drain
Master Plan

Proposal for New City Development:

The proposed “New City Development” scheme covering Mouza: Gothapatna, Malipada & Daspur with an area of around 788.936 Acres (319.271 Ha) of land area within the Bhubaneswar Development Plan Area (BDPA) aims at creating an inclusive and resilient urban form designed to facilitate multi economic development in alignment with Vikshit Odisha 2036. The concept emphasizes the harmonious integration of working, living, and recreational spaces.



Conceptual Master Plan for the Proposed New City in Bhubaneswar

The major features of the proposal includes the followings:

- **Transit Supportive Development:** The New City proposal emphasizes the goals for transit oriented city that includes prioritizing public transit use, reducing length trip, providing convenient & efficient access to mix of land uses etc.
- **Housing for All:** to render varied types of services within its limits and will be an inclusive city with varied kinds of housing availability.
- **Development of state-of-the-art facilities** such as MICE (meetings, incentives, conferences, and exhibitions), Innovations plug & play hubs and Data Management Centers

- **Creative Place making:** Designing central forest park, gateway plaza, and other public open spaces to better meet the social and human needs
- **Smart & Green Infrastructure:** Concepts of grey, green and smart infrastructure shall be integrated into the New City's design to make the city climate resilience.

Status:

- The Bhubaneswar Development Authority (BDA) is the Nodal Agency for implementation of New City project. The project is currently in various stages of planning and early implementation.
- During the State Visit to India by Singapore President Tharman Shanmugaratnam on 14 to 18 January 2025; a Memorandum of Understanding (MoU) has been signed by Bhubaneswar Development Authority (BDA) with Surbana Jurong Infrastructure PTE Ltd. for New City development in Bhubaneswar on 17 January 2025, for leveraging the comprehensive multidisciplinary consultancy services of SJ in master planning, urban design, architectural design, engineering, and project management.

Subsequently, the Contract for Consultancy Services for preparation of the Master Plan for the proposed New City in Bhubaneswar with Surbana Jurong Infrastructure PTE Ltd. has been executed on 31st March 2026. Currently, the agency is in the process of preparation of the Master Plan for the New City.

- A reputed real estate consultancy firm, (M/s Jones Lang LaSalle (JLL)), has been engaged to conduct the market feasibility study for the proposed New City in Bhubaneswar. The agency has submitted the Final Market Feasibility Report, which will guide the Real Estate Product Mix, Anchor Developments, and Investment Opportunities for the New City.



Stakeholder Consultation with various department/ government agencies undertaken under the chairmanship of ACS to Government, H&UD Dept. on 29.05.2026 for New City Master Plan Preparation.

Steps are being taken for construction of approach road (Road-1: Chandaka - Khandagiri Road to Pitapalli-Baranga Road and Road-2: Road from Nuagaon-Kateni Road) to the proposed new city. Currently, forest diversion proposal has been submitted for the forest land coming under the Road-1 and Road-2 and land acquisition process has been initiated for development of Road-2.



Aerial view of Site

Bhubaneswar Town Center (BTC) Project – Redevelopment of Bhubaneswar Railway Station Area

The Bhubaneswar Town Centre (BTC) Project is envisioned as the city's first planned Transit Oriented Development (TOD) development in Bhubaneswar. BTC project will serve as Bhubaneswar's new Multimodal hub project build on the opportunities of the Bhubaneswar Railway Station's expansion by ECoR; while at the same time maximizing the site's potential to promote transit and pedestrian oriented development that will ultimately help in leveraging the private sector investment.

The expected outcomes of the project includes:

- Integration of transit solutions covering all modes of transportation including the upcoming Bhubaneswar Metro.
- AMA Bus intermodal transfer facility.
- Roadways & streetscape improvement.
- Place making intervention including transit plaza
- Multi-level parking facilities to address the parking requirement for new railway station building & commercial component.
- Mixed use development over the land parcel with private sector investment

SITE AREA 10.69 ACRES	TOTAL SITE 43,260 SQM	COMMERCIAL DEVELOPMENT AREA 4.10 ACRES	PUBLIC INFRASTRUCTURE AREA 6.59 ACRES
Strategic TOD Node Transit-oriented precinct anchoring the city core	Multimodal Connectivity Rail · Metro · Bus · IPT · Pedestrian integrated	Mixed-Use Urban Catalyst Commercial, retail, hospitality & public realm	Gateway for Bhubaneswar Premier arrival and civic destination of Bhubaneswar

Status:

Steps are being taken for redesigning the earlier prepared Master Plan for the BTC project to accommodate the current development undertaken by the ECoR for the Bhubaneswar Railway Station Redevelopment and to integrate various transit modals.

Contract Agreement for Consultant's Services for Redesigning of the BTC project has been executed between BDA and Jurong Consultants (India) Pvt. Ltd. on dtd. 13th January 2026. Currently, the agency is in the process of preparing the Master Plan and Detailed Design Report for the BTC project.



Artist Impression_ Proposed Bhubaneswar Town Center (BTC) Project

The proposal of Bhubaneswar Town Center (BTC) along with the Development of Lake Zone (Zone-1: Nicco Park) under Creative Redevelopment Category has been approved under the Urban Challenge Fund (UCF) of the Central Government for funding support.

1. Initiatives under Environment, Heritage and Public Space Management for Bhubaneswar

Number of theme based heritage walks have been conducted by Heritage Cell, BDA under the brand name of 'Ekamra Walks' as part of Ekamra Utsav and was very well appreciated by the public. (Website Link: www.ekamrawalks.com)



Visitors at the Jungle Safari Bharatpur enjoying under the Ekamra walks



Visitors enjoying "Odia Literaty trail" under the Ekamra Walks



Mystical Odyssey trail under Ekamra Walks



Culture Crafts & Conversations under Ekamra Walks

2. Building Plan Approval:

Online Building Plan Approval System (OBPS) under SUJOG platform:

Bhubaneswar Development Authority continues to process online building plan applications through the Online Building Plan Approval System (OBPS) under the SUJOG platform of Housing and Urban Development Department. During the year, the system has been functioning smoothly with all major modules such as Auto-Scrutiny, integration with external and internal departments for NOCs, sub-division layout approvals, land and building regularization, occupancy certificate, Demolition, construction commencement and Plinth

Approval applications being processed online. A self-ticketing system has been implemented where issues can be addressed by Applicants and resolution will be provided accordingly. Minor and major enhancements like integration with Bhulekh and e-registration, Council of Architecture etc have been made live in SUJOG by the development team to further streamline the approval process. BDA is consistently working through the SUJOG OBPS platform to provide faster, transparent, and efficient services to citizens.

Works related to GIS:

During the year, the GIS Branch of the Planning Department provided GIS-based technical and planning support for various activities of the Bhubaneswar Development Authority. The Branch facilitated spatial verification, preparation of maps and land schedules, analysis of planning proposals and integration of GIS inputs into building plan approval, Lease NOC, OLR and Town Planning Scheme related works.

The Branch undertook GIS-based scrutiny of building plan applications and other planning proposals with reference to the CDP, zoning provisions, road networks, land-use classifications and other spatial constraints. GIS inputs were also utilised for preparation of technical remarks, planning notes, presentations and agendas for consideration of the competent authorities and DPBP meetings.

The Branch extended technical support in processing Lease NOC and OLR cases received from Revenue and Tahasil offices. Spatial verification of plots was carried out with reference to cadastral maps, satellite imagery, CDP provisions, proposed roads, land-use restrictions and other planning parameters. GIS-based observations and maps were prepared wherever required to support informed decision-making and inter-departmental correspondence.

The GIS Branch also carried out various mapping and spatial analysis activities, including preparation of base maps, land schedules, area computations, buffer analysis, land-use verification and identification of spatial constraints. Print-ready maps and GIS outputs were prepared for official correspondence, planning reports, presentations, public communication and other departmental requirements.

The Branch coordinated with ORSAC and other agencies in connection with updation and consolidation of the GIS database covering 205 villages and 363 extended villages. Necessary coordination, file work, verification and follow-up were undertaken for updation of the GIS database. The consolidated GIS database was maintained centrally in the Branch for facilitating its use by different sections of the Planning Department.

In addition to regular GIS assignments, the Branch provided technical and presentation support for various departmental initiatives, review meetings, proposed BCPPER constitution and other planning-related projects. GIS data and maps were also extracted and supplied, as required, for RTI matters, departmental reports and other official purposes.

The Branch further supported public facilitation by providing plot-specific GIS and planning inputs and assisting applicants, architects and other stakeholders in understanding CDP provisions, zoning classifications, land-use restrictions and other spatial aspects relevant to their applications.

Overall, the GIS Branch served as a central technical support unit for spatial analysis, mapping, database management and GIS-based decision support, thereby strengthening the planning, scrutiny, monitoring and coordination functions of the Authority.

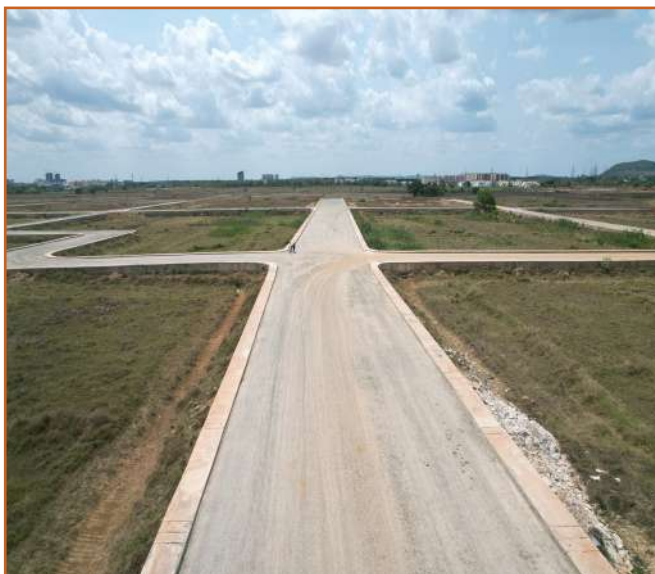


ENGINEERING WING

(Activities & Achievements of Engineering Division-I, During 2026)

Engineering Division No.1 of BDA is headed by the Superintending Engineer and is responsible for planning, execution, supervision and maintenance of various infrastructure development works under BDA. The Division primarily undertakes infrastructure development works under Town Planning Schemes, construction and improvement of CDP roads, development and improvement of playgrounds, and other essential civic infrastructure works as and when required and as directed by the higher authorities.

The Division ensures timely and quality execution of works in accordance with approved plans, specifications and prescribed Government norms. It also coordinates with concerned departments and agencies for effective implementation of infrastructure projects, with the objective of improving public amenities and supporting the planned and sustainable development of Bhubaneswar.



Town planning works



Ghatikia Play Ground



Nakhara Play Ground



Kolathia Play Ground



Bajarangi play Ground



(Activities & Achievements of Engineering Division-II, During 2026)

ONGOING PROJECTS

Commercial-cum-Residential Building (K9 A) at Kalinga Nagar

The scheme comprises of a building of (B+S+9) structure with G.F & F.F commercial area and 2nd floor to 8th floor of Residential flats as follows:

- 56 Nos. 3 BHK flats.
- Cost of the Project (₹ in Crore)- ₹88.36
- Work in progress.
- 14 Nos. 4 BHK flats.
- Achievement (₹ in Crore)- ₹67.66



Residential Complex at Subudhipur

The scheme comprises of (B+S+12) Residential Complex.

- 416 Nos. 2 BHK flats.
- Cost of the Project (₹ in Crore)- ₹390.16
- Work in progress.
- 288 Nos. 3 BHK flats.
- Achievement (₹ in Crore)- ₹347.87



Redevelopment of Maa Shikharchandi Temple & its peripheral area at Patia, Bhubaneswar

The Redevelopment plan includes the following:

Zone-1

Public Parking
Community Center
Children's Play Area
Recreational Infrastructure

Zone-2

View point
Trekking route

Zone-3

View point
Public Convenience
Drop off for B.O.V. & Electric bus

Zone-4

Redevelopment of Main Temple zone
Temple Office & Shops

- Cost of the Project (₹ in Crore)- **₹22.78**
- Achievement (₹ in Crore)- **₹20.94**
- Work in progress.



(Activities & Achievements of Engineering Division-III, During 2026)

Construction of Rehabilitation Project for Slum & Informal Work Settlements under HFA for Economically Weaker Section (EWS) at Satyanagar (Shifted to Ghatikia), Bhubaneswar with Precast Concrete Technology including internal. external EI & PH. site development etc all complete under EPC mode.

Status: Work Completed.



Construction of Rehabilitation Project for Slum & Informal Work Settlements under HFA for Economically Weaker Section (EWS) at Gadakan Bhubaneswar with Precast Concrete Technology including internal, external EI & PH. site development etc all complete under EPC mode.

Status: Work completed.



Construction of Hatiasuni Park at Maitree Vihar, BBSR

Status: Work under Progress



(Activities & Achievements of Engineering Division-V, During 2026)

Division-V of the Bhubaneswar Development Authority has been taking up a diverse range of engineering interventions with a clear focus on strengthening urban infrastructure and improving facilities that directly serve citizens and communities. The initiatives span drainage, mobility, pedestrian infrastructure, sanitation, sports and recreation, water-environment restoration and essential civic facilities. Together, these works reflect a practical and people-oriented approach to urban development, where physical infrastructure is linked with comfort, accessibility, resilience, public health and quality of life.

01. Improvement of Urban Drainage Infrastructure near Tankapani Road

A Hume pipe drain was taken up near Tankapani Road and Sai Mandir to strengthen the local storm-water drainage network. The intervention addresses the need for improved conveyance of storm water in an urban area and is an important component of basic infrastructure for a resilient city. With around 90% of the work completed, the project is expected to improve drainage performance in the locality and help reduce the adverse effects associated with inadequate storm-water movement. The intervention demonstrates the importance of strengthening supporting infrastructure alongside road and urban development.



02. High-Tensile Traffic Sheds and Parking Sheds at Janpath



High-tensile fabric canopy structures have been taken up at Rupali Square and Power House Square, along with parking sheds at important locations along Janpath. The intervention is designed around the everyday experience of commuters and vehicle users, providing shaded and weather-protected spaces at busy urban locations. During summer, the structures provide relief from direct heat, while during rainfall they offer protection to people waiting or moving through these important junctions. In addition to their functional role, the structures add a contemporary visual element to the streetscape and contribute to the overall improvement of important city junctions. The initiative therefore combines public comfort, utility and urban aesthetics.



03. Prefabricated Toilet Block at RI Police Reserve Line

A prefabricated toilet block comprising 24 toilet and bathroom units is being developed at the RI Police Reserve Line. The intervention provides essential sanitation infrastructure in a structured and purpose-built facility. The use of prefabricated construction supports faster and organised execution while providing a dedicated amenity for users of the reserve line. Improved access to functional sanitation facilities contributes to hygiene, convenience and a better working environment.



04. Restoration of Blue Ways – Drain No. 4, Bhubaneswar (Lake Zone-IV)

The restoration initiative associated with Drain No. 4 represents an effort to improve an important urban water corridor and its surrounding environment. The intervention seeks to move beyond conventional drainage thinking towards restoration and better management of urban water spaces. Improvement of such blue infrastructure can support a healthier urban environment, enhance the visual character of the area and create better public-facing spaces. The initiative also reflects the larger objective of treating urban water assets as valuable components of the city's environmental infrastructure.

**05. Development of Playground at CBSE Regional Office**

A dedicated sports facility has been developed with a cricket-cum-football ground, cricket practice nets and other amenities as envisaged in the master plan. The facility provides a structured outdoor space for sports, exercise and recreation. Such community-oriented infrastructure creates opportunities for children and young people to participate in organised physical activity and develop sporting skills. It also encourages healthier lifestyles and community interaction by providing a dedicated place for recreation close to the community.

**06. Redevelopment of Cremation Ground at Dumduma**

The cremation ground at Dumduma has been developed to address the practical, cultural and environmental needs associated with handling deceased individuals within the urban setting. Such facilities are essential civic infrastructure and require an appropriate balance between functionality, dignity and environmental

considerations. The redevelopment provides improved and more organised facilities for families during a sensitive period and strengthens the city's essential public amenities. The completed work is being taken forward for handover.



Overall Public Benefit

Taken together, the initiatives of Division-V demonstrate an approach to urban engineering that places public utility at the centre of infrastructure development. Drainage interventions strengthen basic urban resilience; traffic and parking sheds improve comfort at busy junctions; sanitation facilities improve essential amenities; sports grounds create opportunities for physical activity and youth engagement; water-environment restoration supports the city's ecological assets; and improved crematorium facilities strengthen essential civic services. The combined impact is a more functional, accessible and citizen-responsive urban environment.

The interventions also show that urban development is not limited to major roads and large infrastructure projects. Everyday facilities—shade for a commuter, a safe place to play, access to sanitation, a functioning drainage system or a dignified civic facility—can make a tangible difference to the experience of living in a city. Through these projects, Division-V continues to contribute towards a more liveable, resilient and people-oriented Bhubaneswar.



ENFORCEMENT

(Activities & Achievements of Enforcement Wing, During 2026)

The Enforcement Wing of BDA is now functioning with Joint Commissioner (Enforcement) as the Head of the Branch and one Enforcement Officer is there to assist him. It has a pivotal role in enforcement activities in the GA & PG Department, BMC and BDA area in order to counter the stiff challenges faced to check unauthorized constructions both on the Government and private land. It has acquired great significance for grounding of different projects on Government land by removing bottlenecks due to unauthorized constructions over that and protecting it. Enforcement activities of this Wing have been improved by strengthening the Enforcement Squads and organising their work schedule.

There is an ODA Court functioning in the Enforcement Wing. The OSD (ODA Act) is conducting ODA courts for initiation and disposal of UAP Cases within BDA area.

In the Enforcement Wing of BDA, 14 Enforcement Squads have been formed and they are deployed in BDA Enforcement Section. They are performing the enforcement activities for removal of road side encroachment of major road in Bhubaneswar City. The Enforcement Squads also attend to the public petitions so as to redress the grievances of public in time. Another segment of enforcement activity is detection of Government land for which all the Enforcement Squads have been instructed to identify Government land under encroachment. A number of patches of Government land have been detected and necessary action has been taken for eviction of encroachments there and protection of the same by construction of boundary wall and fixation of sign board. They are also performing site visits on the basis of direction given in the UAP cases which are subjudice in the court of OSD (ODA Act) BDA. Apart from the above activities the enforcement Squad also detect new construction without approved plan within the jurisdiction of the BDPA Area and also maintained crowd management and enforcement activities of BSABT, Bhubaneswar.

Another important segment of enforcement activity is preparation of programme on the basis of the decisions taken by the Central Enforcement Monitoring Committee (CEMC) and execution of the same. Vice Chairman, BDA is the Chairman of CEMC and Joint Commissioner, Enforcement is its Member Convener. All the requisitions of different line Departments like GA & PG Department, BMC, R&B, WATCO, IDCO, Railway Airport Authority, NHAI, OSHB, CRUT, Tahasildar Bhubaneswar etc. are received by the BDA Enforcement Wing and the same are placed before the CEMC for decision. Accordingly programme is prepared and carried out as per schedule. Almost all the requisitions have been included in the CEMC programme. Besides, a number of demolition orders passed in different UAP cases have also been included in the CEMC programme for execution. The eviction orders passed in different OPP Cases of G.A& PG Department have been included in the CEMC programme and executed as a result of which some valuable Government land are made encroachment free. Further, requisition of BMC relating to encroachment of road, drain Sewerage line have been included in the CEMC programme in order to make them free from encroachment. The requisition of R & B Department pertaining to road encroachment have been included in the CEMC programme and successful eviction of the same has helped them in widening of roads, construction of over bridge etc. in different areas. A good number of patches of Govt. land have been vacated through the CEMC programme for protection of the same by the Land Protection Cell of BDA.

Eviction undertaken over the Govt. Land identified by BLUIS functioning in BDA:

All the requisition received from BLUIS Cell were placed before the CEMC and joint eviction programme were fixed for the same. The eviction drive is being carried out in phased manner on priority basis.

The Enforcement Branch is doing its best to carry out eviction of unauthorised construction over Govt. land detected by BLUIS cell.

Achievements During the year 2025-26

Several exemplary activities have already been undertaken by the Enforcement Wing during the year 2025-26 and the achievement of the said period in a nut-shell is given below:

Sl. No.	Subject	2025-26
1	Cases filed under Section 91 (1) of ODA Act, 1982 (UAP Cases)	148
2	Cases disposed of	11
3	UAP cases dropped	3
4	UAP cases disposed of — Demolition Order passed	8
5	UAP Cases proposed to be initiated under BDPA Area	47
6	BLUIS	82

Status of CEMC Programme

Sl. No.	Subject	2025-26
1	Eviction/Demolition Programme fixed by CEMC	358
2	Eviction/Demolition Programme Executed	233

Status of Govt. Land made free from Encroachment

Sl. No.	Subject	2025-26
1	Govt. land made free from encroachment Including road land (Approximately)	Ac. 155.41 dec.

- Most of the requisitions received from different line Departments have been included in the CEMC programme for carrying out eviction.
- Road side eviction has been carried out in different areas for widening and development of road and drain.
- Some of the slums established in different parts of Bhubaneswar City have been evicted and the slum dwellers have been shifted to other places.
- Execution of demolition orders passed in different UAP cases is increased.
- A good no. of eviction orders passed in O.P.P cases of G.A Deptts. have been executed by removing the encroachers followed by protection of the concerned Govt. land.

Important enforcement activities undertaken by the BDA during the year 2025-26

- Eviction of encroachment over Govt. land of Tarini Basti, Gandamunda Ward No-62 area Ac. 5.450 dec.
- Eviction of Unauthorised encroachment over Govt. Land near Cyber Police Station at VSS Nagar under Khata No-4689(GAD) over the plot No-9453, 9454(p) & 9446(p) in Mouza- Gadakan, Bhubaneswar, Area- Ac. 1.435 dec.
- Eviction of Unauthorised encroachment over leasehold land M/s OCP India Pvt. Ltd. In Mouza- Govindaprasad, Unit-32 pertaining to revenue plot No-510/2100(p), 495(p), 496(p) Area 1.395 dec.
- Eviction of Unauthorised encroachment over road side govt. Land in Mouza- Nayapalli under khata No-3293(GAD) over the plot No-1750, 1780, 1780/2809, 1780/2348, 1763, 2043 & 1875/4415 total Area Ac. 1.247 dec.
- Eviction of Unauthorised encroachment over Govt. Land under Khata No-1352 over the plot No-3891 & 3999 in Mouza- Pandra, Area. Ac. 2.780 dec.
- Shifting of 556 of slum dwellers and relocated at Chandrasekharpur (Buddhavihar) Housing project area Ac.7.500 dec.
- Eviction of encroachment at Nandankanan BQS area Ac.0.200 dec.
- Eviction of unauthorised Encroachments over government land in Mouza- C.S Pur, Unit No-41 under Khata No-619(GAD) over the plot No-672, 673, 674, 675, 676, 677 & 684 total area Ac. 4.860 dec.
- Eviction of unauthorised Encroachments in Mouza- Gadakan, over the plot No-43(p), 262, 263/9880, 263, 264, 263/9879, 43/10577, 43/10574, 204, 205 & 208 under the khata No-4689.
- Eviction & Protection of Govt. land Mouza-Kalarahanga, Khata No. 766(Rakhita), Plot No. 1763, Area Ac. 15.470 dec.
- Eviction of Govt. Land- 240 dwelling units of Nilamadhaba Project (Patch-B) at C.S.Pur near care hospital area Ac.1.200 dec.
- Eviction & demarcation of unauthorised encroachment over the plot No-518, 545(p) & 543 in Mouza- Patia area Ac.0.800 dec.
- Accompanied BMC for eviction of Road side encroachment at AIIMS road on BMC requisition area Ac.2.000 dec.
- Demarcation and eviction of unauthorised encroachment over the plot No- 4046 & 3859 under Khata No-1352(GAD) in Mouza- Pandra, total area Ac.16.100 dec.
- Eviction of encroachment on both sides of IDCO road, from Kurl-on square to KIIT International School.
- Eviction of Encroachment over the Government land relating to Mouza Kapilprasad Unit-23, Bhubaneswar, over plot No 1318/2671(p) under Khata No 1214 (GAD) Area Ac.1.170 dec.
- Eviction of encroachment from Govt Land and demolition of other unauthorised construction over Plot No. 43/587 under Khata No. 254, area Ac.13.700 in Mouza-Suango.

- Eviction of Unauthorized Encroachment over Government land in Mouza- Baramunda, Unit No.19, pertaining to revenue Plot No.932(pt), Khata No.855(GAD) area Ac.1.000 dec.
- Eviction of unauthorised construction on Govt Plot No. 307, Area Ac 6.18 dec and revenue plot No. 135 area Ac 45.84 dec, Mz-Malipada, Khata No. 428 (Anabadi).
- Eviction of encroachment over Govt. Land BLUIS alert ID SE-0321-41-1471-2, SE-1022-41-1536-1, SE-0322-57-4764-2 and SE-0521-57-1213-2 referred to CEMC through BLUIS App by ZDC, South East Zone area Ac.3.747 dec.
- Eviction of Encroachment and protection of Govt land in Mouza- Sampur involving the land measuring Ac. 68.445 dec. allotted to BDA for Affordable Housing Scheme over plot No. 211, 312, 692, 691, 277, 259, 289, 287, 286, 688, 689, 339, 276, 279, 280 & 340 etc. under Khata No. 245 & 246(Anabadi).(Except Case Land) area Ac.61.400 dec.
- Eviction of unauthorised Encroachments over government land in Mouza- Baramunda, Unit-19 over revenue plot No-352(P), Khata No-855(GAD) area Ac.1.500 dec.
- Eviction of 81 (eighty-one) slum dwellers of Salia Sahi Basti in Mouza- Jayadev Vihar and smooth rehabilitation under the Chandrasekharpur (Budha Vihar) Housing Project area Ac.1.500 dec.
- Eviction of encroachment on both sides of IDCO main industrial road at SBI square and from SBI square to S.K. Machinery square, Eviction of encroachment on both sides of IDCO industrial road from S.K. Machinery square to Chakeisiani square, Eviction of encroachment over IDCO land from left sides of irrigation canal road from Chakeisiani square to Bhutapada drain and Eviction of encroachment on both sides of IDCO main industrial road from Royal college to Railway Over bridge via IDCO Colony. Area Ac.3.000 dec.
- Rescue of Government Land (Water Resources) from the encroachment pertaining to Lingipur Distributary in Mouza- Mancheswar area Ac.1.500 dec.
- Eviction of illegal and unauthorised construction in Mouza- Kalarahanga under Khata No-766 over the plot No-1683 Kisam- Gramya Jungle, area Ac. 6.200 dec.
- Eviction of unauthorised Structure over Govt land in Mouza- Govinda Prasad, Unit No-32 under Khata No-1072 over the plot No-52, 109, 110 Kisam- Gharabari-I, Area. 0.542.
- Eviction of G.A. Land for road improvement to 4-lane standard carriageway from Nakagate to Kateni from 0/000 Km to 2/035 Km in the District of Khordha under CRDP for the year 2025-26 area Ac.1.000 dec.
- Shifting and eviction of the beneficiaries of Chunakoli Basti coming within the construction of proposed Left Parallel Road from OERC Square to Patharagadia area Ac.8.500 dec.
- Eviction and protection of govt land appertaining to Drawing plot No-CB-4 as per Drawing No-1132, measuring area Ac. 5.00 dec. in Mouza- Jayadev Vihar corresponding to Revenue Plot No-73/3415 and 283/3416, Khata No-1427 area Ac.5.000 dec.
- Eviction and protection of govt land under Mouza- Baramunda, Unit No-19, Bhubaneswar over the plot No-20,21,22,23,24 & 25 under Khata No-855 area Ac.3.920 dec.

- Relocation of transit houses for the road “Construction of 4 lane road from OERC Sqr to LPR road via Kanyasharm From Km 0/0 to 1/027 (200 ft wide) in the district of Khordha under state plan for the year 2024-25” at Mouza Chandrasekharpur near OERC Building area Ac.1.500 dec.

Important enforcement activities undertaken by the BDA during the year 2025-26

- Detection of massive Govt. land in Mouza-Pandra, Kalarahanga, Rudrapur, Gadakana, Gothapatna, Bhimpur, Aiginia, Jaydev Vihar, Sundarpada, Pathargadia, Patia, Ghatikia, Jatni, Khordha and other areas for protection.
- To take steps for early eviction of encroachment over Govt. land identified by BLUIS CELL, BDA.
- To take expeditious steps for eviction of encroachment over vacant land in different Schemes of BDA.
- Initiation of quick action for disposal of appeal cases and cases in different courts of law with stay/status quo orders which create hindrance in executing demolition orders passed in various UAP Cases under ODA Act.
- To take expeditious steps in order to prohibit any kind of unauthorised activities likely to be undertaken BDA area to facilitate execution of different developmental projects



Eviction of Tarini Basti, Gandamunda, Ward No.62.



Eviction of Nilamadhaba Project (Patch-B) at C.S.Pur.



Eviction at Mouza-Malipada over Plot No.307 & 135.



Eviction in Mouza-Baramunda over Plot No.352 (P), Khata No.855 (GAD)



Eviction from Royal College to Railway over Bridge via IDCO Colony



Eviction of left parallel road from OERC Square to Patharagaida



Eviction of Sampur Basti



Eviction of left parallel road via Kanyasharam



HORTICULTURE

(Activities & achievements Report of Parks & Plantation 2026)

1. BUDDHA HILL TOP NATURE TRAIL PARK

The Buddha Hill Top Garden has been developed by BDA over an area of 6.00 acres at the hilltop. The project has been completed as a landscaped nature trail park, incorporating lawns, ornamental shrubs, arbours, pathways, garden lighting, and water supply facilities. A nature trail has also been created to promote eco-tourism and provide recreational facilities for the public. Further garden development was integrated along with plantation works, transforming the hilltop into a prominent green and cultural landmark of the city.

2. MAINTENANCE OF EXISTING PARKS AND PUBLIC AMENITIES

Apart from creation of new thematic and ecological parks, the Bhubaneswar Development Authority (BDA) continues to look after the regular upkeep and maintenance of major public parks across the city. These include Indira Gandhi Park, Biju Patnaik Park, Madhusudan Das Park, Netaji Subhas Bose Park, Mahatma Gandhi Park, Buddha Jayanti Park, Guru Kelucharan Mohapatra Park, Dr. APJ Abdul Kalam Park along with several other small neighbourhood parks.

To ensure that these green spaces remain attractive, accessible, and citizen-friendly, BDA has undertaken the following measures: Regular Maintenance: Lawn care, landscaping, pruning, sanitation, and seasonal flower planting are carried out at regular interval.

Public Amenities: Adequate seating arrangements, drinking water facilities, lighting, and pathways have been provided and maintained.

Recreational Facilities: Installation and upkeep of children's play equipment, yoga mandaps, and outdoor exercise equipment encourage fitness and wellness activities.

Citizen Engagement: Parks are designed and maintained to serve as inclusive spaces for morning walkers, senior citizens, children, and community gatherings.

Through these sustained efforts, BDA ensures that Bhubaneswar public parks not only preserve ecological balance but also provide vibrant recreational and wellness spaces for its citizens.

3. LANDSCAPE AND MEDIAN MAINTENANCE WORKS IN BHUBANESWAR (2025-26)

During the year 2025-26, the Bhubaneswar Development Authority (BDA) has taken up several landscape and median maintenance works under the Capital Infrastructure Development Fund (CIDF). These works are being implemented by the Odisha Forest Development Corporation (OFDC) with funding support from BDA.

The major maintenance works include:

Median Maintenance from Manchester Stadium Chhak to Damana Chhak via Guru Kelucharan Park and from Patia Railway Chhak to Patia Big Bazaar Chhak.

Landscape Maintenance along the stretch from Mancheswar Railway Station Chhak to Damana via Guru Kelucharan Park. Landscape Maintenance of Landscaping at Babasaheb Bhimrao Ambedkar Bus Terminal (BSABT),

Baramunda. Plantation and Beautification Works at Sikharchandi, where ongoing maintenance is carried out by OFDC. These initiatives focus on upkeep and sustainability of earlier developments to ensure continuous greenery, improved aesthetics, and a pleasant urban environment for the citizens of Bhubaneswar.



Streetscaping (AG Square to Acharya Vihar Chowk)



BiJu Pattnaik Park



Buddha Hill-Top



Biju Pattnaik Park



Dhwaja khetra, Mahatma Gandhi Park



Dr. Syama Prasad Mukharjee Park , Celebration of Birth Anniversary (2)



Dhwaja khetra, Mahatma Gandhi Park



Mahatma Gandhi Park



Plantation at Subudhipur Housing Complex



Plantation Drive at Biju Pattnaik Park



RPRC Flower Exhibition



Flower show exhibition at SOA, BBSR



Yudhisthir Das Park

ESTATE - I

(Activities & achievements Estate Branch - I, BDA 2026)

The Estate Branch-I is functioning with one Deputy Commissioner (Estate-I), three Section Officers, five Senior Assistants and one Junior Assistant. It is managed and controlled by the Secretary-cum-Member Estate, BDA. In order to achieve the objectives provided U/S-7 of ODA Act 1982, Estate Branch carries out the following functions:

- Allotment of houses/plots/ flats for residential, Commercial and both residential and commercial purposes in favour of the general public after adhering due formalities in respect of the schemes taken up by B.D.A. within the Master Plan area of B.D.A.
- Execution of lease deeds with allottees, issue of NOC for mortgage, facilitating transfer of assets & conversion of lease hold land to free hold status on application from allottees.

Schemes launched by B.D.A.

Housing schemes

Number of schemes	Number of Assets Category wise						Total no. of assets
27	EWS	LIG	MIG	HIG	HIG (Duplex)	Others	11755
	2788	3111	3088	1337	935	496 units	

Plotted Development schemes

Number of schemes	Number of Assets Category wise						Total no. of assets
10	EWS	LIG	MIG	HIG	HIG(Duplex)	Others	5370
	79	1674	3088	2228	1059	330	

Commercial schemes

Number of schemes	Number of Assets Category wise								Total no. of assets
32	KIOSK	PINDI	Commercial plot	SHOP	SCR	OFFICE SPACE	RESTAURANT	OTHERS	3329
	77	713	524	1728	121	125	08	33	

- Steps have been taken for exclusion of the cases coming under factual error in Task force report. The allottees have been allowed for execution of lease deed.
- Steps have been initiated to mobilize financial resources of BDA in adopting the transparent procedure for disposal of unsold assets / left out plots/ houses through online e-auction.
- Transparent mechanism for disposal of post allotment services, like execution of lease deed, issue of NOC, transfer of ownership, lease hold to free hold, BDA has introduced online system to provide door-step Citizen Centric Services to the allottees.
- Redressal of e-grievance has the prior importance of the Estate Branch.
- Estate Branch provides all the services to the allottees on eco-friendly manner.
- As of now BDA is executing Conveyance deed in favour of the allottees of 27 nos. of residential Schemes through online mode for conversion of allotted plots from lease hold to free hold status and the process of conversion of other scheme assets are underway and will be made free hold soon. So far 1657 nos. of freehold applications have been received, out of which 1006 nos. of assets have been made freehold.

DETAIL OF HOUSING SCHEMES

Sl. No.	Name of the Scheme	Year of Launching	EWS	LIG	MIG-I & II	HIG	HIG Du-plex	Flats	Total assets	Re- marks
1	Laxmisagar Housing Scheme	1976	745	342	23				1110	
2	Nayapalli Housing Scheme, MIG-A-32, MIG-B-42 , LB-289	1977		289	74				363	
3	Baragarh Housing Scheme	1978	1008	338	164				1510	
4	G.G.P. Housing Scheme	1980-94	300	316	128				744	
5	Palashpalli Housing Scheme	1984					195		195	
6	C.S.Pur,Ph-I Housing Scheme	1987	456	456	1188	156			2256	
7	Khurda Housing Scheme	1987	118	77	52				247	
8	Kapilaprasad Housing Scheme	1989				158			158	
9	C.S.Pur,Ph-II Housing Scheme	1989		701	268	62			1031	
10	Baramunda Housing Scheme	1992					258		258	Lease-Deed not executed with Govt.
11	Jatani Housing Scheme	1993	80		45				125	
12	Samanta Vihar Housing Scheme	1994			75				75	
13	Kalinga Vihar,Ph-I Housing Scheme	1994-2000		200	200	223			623	
14	Kalinga Vihar,Ph-II Housing Scheme	1994-2000				220			220	

15	Subudhipur Kalinga Vihar, K-6 Housing Scheme	1994-2000	81	120	43	225			469	
16	Pokhariput Housing Scheme, Ph-I	1998			72	66	30		168	
17	Lingaraj Vihar Housing Scheme, Ph-I & II	1998-2000		59	236		134		429	
18	01-02 Housing Scheme	1999				51			51	
19	Ananta vihar Housing Scheme, Ph-III	2000		39	100				139	
20	Lumbini Vihar Housing Scheme	2002					127		127	
21	Udaygiri Vihar Housing Scheme	2002		30	140				170	
22	Arya Vihar Housing Scheme	2002		144	120				264	
23	Ananta vihar Housing Scheme, Ph-II	2004			160				160	
24	Ananta vihar, Ph-II HIG Duplex finished Housing Scheme	2009 & 2016					63		63	
25	Netaji Subhas Enclave	2007				176	128 HIG De-luxe		304	
26	Paikarapur Housing Scheme-I & II	2016						1 BHK-160 2 BHK-112 3 BHK-96	368	
27	Daya Enclave, Bhagabanpur	2023						2 BHK-128	128	
	Total		2788	3111	3088	1337	935	496	11755	

DETAILS OF PLOTTED SCHEMES

Sl. No.	Name of the Scheme	Year of launching	EWS	LIG	MIG	HIG	Different size	Total assets	Re- marks
1	Laxmisagar Plotted Dev. Scheme	1976	19	47	4	12		82	
2	Baragarh Plotted Dev. Scheme	1985					239	239	
3	C.S.Pur Plotted Dev. Scheme, Ph-II (Residential)	1988	60	286	368	130		844	
4	Kalinga Nagar Plotted Dev. Scheme	1991		1341	1604	917		3862	
5	Prachi Enclave Plotted Dev. Scheme, Phase-I, C.S.Pur	2000-02			154			154	
6	Prachi Enclave Plotted Dev. Scheme, Phase II C.S.Pur	2000-02			98			98	
7	Plot Sale through auction, Ananta Vihar, Ph-II	2009-10					15	15	
8	Plots allotted in Mz- Jayadev Vihar & Chandrasekharpur through e-Auction	2017					20	20	
9	Plot sale through e-auction in different schemes	2019-20					53	53	
10	Big patch land sale through e-Auction	2020-21					03	03	
Total:			79	1674	2228	1059	330	5370	

DETAIL OF COMMERCIAL SCHEME

Sl. No.	Name of the Scheme	Year of launching	Kiosk	Pindi	Comm- ercial Plot	Shop	SCR	Office Space	Restau- rant	Others	Total assets	Remarks
1	Laxmisagar Market Complex, Laxmisagar	1990				39		1			40	
2	Ashoka Market Complex, Mastercanteen square	1984				133		5			138	Demolished
3	Alok Bharati Market Complex, Sahidnagar	1987						11			11	One office space (6 th floor) lying vacant
4	Priyadarshini Market complex, CRP square	1987		100		152		5	2		259	Two Office Space lying Vacant

5	Kalyani Market Complex, Unit-8, BBSR	1988	04	119		98		2	25	248	
6	Nilakantha Nagar Market Complex, Nayapalli	1989				38		12		50	
7	Aiginai ware Housing Scheme, Aiginia	1989	16			10	10	46		7	89
8	G.G.P. Market Complex	1991				20	6				26
9	Chandralok Market, CSPur	1991		6		32	22				60
10	Indradhanu Market Complex, Nayapalli	1991		224		326	46	2	2		600
11	Baragarh Market Complex, Baragarh	1993				28					28
12	Samanta Vihar Commercial Complex	1994-2007				40		8			48
13	District Centre, C.S.Pur	1992		132	379						511
14	Aradhana Market Complex, CSPur	1996	12			30					42
15	Deendayal Market Complex, Ashok Nagar	1996				19		2			21
16	Subham Market Complex, Ram Mandir square	1997				28		2	1		31
17	Baramunda Market Complex	1999				140		7			147
											Lease-Deed not executed with Govt.
18	Barabhuja Commercial Complex, Khandagiri	2004				121		21	1		143
19	Pokhariput(SCR)Phase-I & III, Pokhariput	2005					11				11
20	Lingaraj Vihar Shopping Scheme, Pokhariput	2005				9	10				19
21	Mahatab Market Complex, Kapilprasad, BBSR	1989		132		132					264
											Shop no 1-20 demolished due to affected by ROB
22	Suryakiran Market Complex, Sahidnagar,	1987				24		3			27
											Allotted on monthly rent basis
23	Pallashpalli Market Complex, Palashpalli	1984				10					10

24	Krushi Udyan Market Complex, near Rental colony, BBSR	1989				142					142	
25	C.S. Pur, Ph-I Market Complex,	1989				26	16				42	
26	KIOSK in different area	1986	45				-				45	
27	K-7 Commercial Complex , Kalinga Nagar	2013				56					56	
28	Ananta Vihar, Ph-II Market Complex , Pokhariput, BBSR	2013				32					32	
29	Commercial Plotted Development Scheme C.S.Pur Phase -II	1988			145						145	
30	Commercial complex at Nayapalli	2016								1 floor allotted	01	
31	K8- Neighbourhood Market Complex	2023				17					17	
32	K6A- Neighbourhood Market Complex	2023				26					26	
Total :			77	713	524	1728	121	125	8	33	3329	

ESTATE - II

(Activities & achievements of Estate - II branch, 2026)

Estate-II Branch of the Bhubaneswar Development Authority (BDA) stands as a corner stone in the Authority's mission to foster sustainable and equitable urban development through transparent and efficient property allotment. Formed in 2020, the branch is tasked with the dual responsibility of strategic asset management and Affordable Housing provision under Odisha Housing for All Policy for Urban Areas.

Operating within the jurisdiction of the BDA area, Estate-II Branch oversees the allotment of residential and commercial plots, flats, and houses under various schemes designed to serve the general public across all socio-economic categories. These allotments are carried out with a steadfast commitment to transparency, inclusivity, and regulatory compliance-underscored by adherence to RERA registration protocols.

Revenue Generation: Through strategic management of BDA's real-estate assets, the branch has contributed significantly to the Authority's financial sustainability.

Affordable Housing: By prioritizing housing solutions for the urban poor under Odisha Housing for All Policy for Urban Areas, Estate-II Branch has reinforced BDA's commitment to inclusive growth and social equity.

Organizational Structure and Operational Efficiency:

Estate-II Branch, comprising the Commerce Section and the Affordable Section, functions with the Additional Commissioner, Estate-II, under over all supervision by the Secretary, BDA. The branch is supported by a dedicated team consisting of one Jr. Enforcement Officer, two Section Officers, two Senior Assistants, one Assistant, one Junior Assistant, five Class-IV Staffs, and four Data Entry Operators.

COMMERCE SECTION

Significant Revenue Generation:

The Commerce Section is effectively conducting online e-auctions and lotteries for a diverse range of urban assets. These include residential, and commercial properties across various schemes and mouzas. The success of these initiatives is a testament to meticulous planning and efficient execution, which is collectively generating substantial revenue for BDA.

Ensuring Transparency and Trust: RERA Registration

A critical aspect of the Estate-II Branch commitment to transparency and regulatory compliance is the successful registration of BDA projects with the Odisha Real Estate Regulatory Authority (ORERA). ORERA registration ensures accountability, protects beneficiary interests, and promotes fair practices in real estate transactions. This confirms that our projects adhere to the highest standards of legality, quality, and consumer protection, reinforcing public trust in the BDA's initiatives. It also provides a robust framework for grievance redressal and ensures timely delivery of housing units.

SUCCESSFULLY REGISTERED THE FOLLOWING PROJECTS:

- Ekamra Residency, Subudhipur
- Kharavela complex, K-9A, Kalinga Nagar
- Daya Enclave, Bhagabanpur

- K6A Shopping Scheme, Kalinga Nagar
- Shanti nagar Awas Yojana, Satya nagar
- Nilamadhab Awas yojana, Chandrasekharpur
- Affordable Housing Project at Gadakana
- Affordable Housing Project at Subudhipur
- Affordable Housing Project at Chandrasekharpur

PROJECTS IN THE PIPELINE.

The Estate-II Branch is continuously planning and developing new projects to sustain Bhubaneswar's growth and meet its evolving housing and commercial needs. These upcoming ventures promise significant contributions to both revenue generation and urban development, ensuring sustained momentum for the city's progress.

- Ac.6.448 land at Chandrasekharpur(near Arya Vihar)
- Ac.2.134 dec land at Patia
- Ac.67.285 land at Jagasara
- Ac.25.53 land at Sanapalla, khurda
- Ekamra Residency, Subudhipur (Residential Complex)
- Kharvela Complex, K-9A ,Kalinga Nagar (Commercial-cum-Residential)
- Ac.26.715 land at Madanpur

AFFORDABLE SECTION:

Empowering Urban Communities under Odisha Housing for All Policy for Urban Areas

The Affordable Section is at the forefront of the State Government's mission to provide dignified housing solutions to the urban poor and slum dwellers under HFA Policy. Through the implementation of Affordable Housing Projects (AHP)&In-Situ Slum Redevelopment (ISSR) projects and Mandatory Affordable Housing Units under Odisha Housing for All Policy for Urban Areas, we are transforming lives and communities in Bhubaneswar. These initiatives not only provide shelter but also integrate essential amenities and services, fostering healthier and more sustainable urban environments.

Sl. No.	Name of the Private Developer	Area of land assigned	Plot number and Mouza	Date of execution of Agreement	Built up area for development of Affordable Housing Unit	Nos of constructed Dwelling Unit (LIG)	Remarks
1	M/S Trident Properties	Ac.0.700 dec.	Plot No.543(pt), Khata No.491, Mz-Patia	21.08.2023	4856.45 Sqm. (52255.4qft.)	90	Application received through HAS:-4839 Type-1- 4284 (USHA-172 + Non-USHA-4112) Type-2- 555 (USHA-27 + Non-USHA-528)
2	M/S Z Estate Pvt. Ltd.	Ac.2.440 dec.	Plot No.156(Pt), 164(Pt), 170(Pt) & 210(Pt), Khata No.855, Mz-Baramunda	31.08.2023	14129.106 Sqm. (152028.70 Sqft.)	388	
3	M/S Paltronics Allied Industries Pvt. Ltd	Ac. 1.623 dec.	Plot No.543, Khata No.491, Mz-Patia	04.09.2023	9380.43 Sqm. (100933.42 Sqft.)		
4	M/S AMJ Global Homes LLP	Ac.0.93 dec.	Plot No.543(Pt), Khata No.491, Mz- Patia	25.09.2023	5359.60 Sqm. (57669.29 Sqft.)	104	
5	M/S DN Homes Pvt. Ltd	Ac. 2.936 dec.	Plot No.156, 157,160,161,162,163,164,165,166,167 & 170, Khata No.855, Mz- Baramunda	30.10.2023	23847.06 Sqm. (256594.36 Sqft.)	480(under construction), as informed by the Developer	

House allotment status under AHP / ISSR projects

Sl No.	Name of the Project	Dwelling Units Proposed	Dwelling Units Completed	Name of Basti Tagged	Total No of Beneficiaries identified by BMC	Nos of Dwelling Units allotted	Project wise allotment Total
1	Chandrasekharapur AHP (Buddha Vihar)	2600	2600	Srikrushna Nagar Basti	127	127	1648
				Saraswati Basti	95	95	
				Narayan Basti	157	138	
				Telugu Basti	25	22	
				Kimviria Basti	1	1	
				Jagannath Ambatota Basti	63	62	
				Salia Sahi	1001	725	
				Bhagabati Basti- II	79	58	
				Venkateswar Basti	50	48	
				Keshari Nagar Venkateswar Basti	30	30	
				Maa Bhagabati Basti	86	26	
				Behera Sahi N-3 Basti	3	2	
				Picxhupadia Basti	1	1	
				Panabaraja Basti	61	38	
				Tareni Basti Ward No. 40	1	1	
				Nico Park Basti	10	10	
				Bhoi NagarBasti	14	14	
				Chunukoli Basti	219	200	
				Mahaveer Basti TTS	50	32	
				Swapna Trust	18	18	
2	Subudhipur AHP (Barunei Enclave)	342	342	Tarini Basti Gandamunda Ward-62 and Gandamunda Basti Ward No.50	276	258	278
				Subash Nagar Basti	20	20	

3	Santinagar Awas Yojana (Keshari Residency) ISSR Project	1300	560 (75 Dus earmarked as Transit House)	Shantipalli Basti	906	462	462
				Timber Colony Basti	44	0	
5	MahinshaKhala Project	760	600	MahinshaKhala Basti	648	550	550
6	Patharabandha Project	1480	240	Patharabandha Basti	229	207	207
7	BSUP Project, Gadakana	192	192	Arabinda Nagar, Tareni and Navin NagarBasti	188	187	187
8	BMTPC Project, Gadakana	32	32	Navin Nagar Basti	32	32	32
Grand Total		7906	5526		5075	4001	4001

HOUSE ALLOTTMENT STATUS UNDER AHP / ISSR PROJECTS (As on 18.03.26)

AHP PROJECTS

Sl No.	Name of the Project	Dwelling Units Proposed	Dwelling Units Completed	Nos of Dwelling Units allotted	Nos of Dwelling Units to be allotted
1	Chandrasekharapur AHP (Buddha Vihar)	2600	2600 (1000 Dwelling Units handed over to BMC for allotment) + 200 Units handed over to BMC for allotment in favour of beneficiaries of Chunukoli Basti	737	663
2	Subudhipur AHP (Barunei Enclave)	342	342 (42 Dwelling Units handed over to BMC for allotment)	231	69
	Gadakana AHP	680			
	Ghatikia AHP	928			

ISSR PROJECTS

3	Santinagar Awas Yojana (Keshari Residency)	1300	560 (60 units earmarked as Transit House)	462	98
4	Nilamadhaba Awas Yojana (Nilamadhav Niwas)	1200	960 (200 Dwelling Units handed over to BMC for allotment)	551	209
Grand Total		7050	4462 - 1242 = 3220	1981	1239





PPP

(Activities & achievements report of of ppp branch, bda 2026)

The Public- Private Partnership (PPP) Branch functions under the Estate Division of BDA for all projects being taken up under Public Private Partnership mode. Specific work of this branch includes:

- Identify potential real estate projects including premium residential/ commercial and affordable/ slum redevelopment housing projects to be taken up through PPP in BDPA area.
- Finalize appropriate structures for PPP and lay down detailed procedures for selection of private partner for taking up these projects.
- Coordinate with various departments/ agencies of state government for successful implementation of PPP projects.
- Providing handholding support through PMU, BDA to other project development agencies for structuring of affordable & slum redevelopment housing projects or any other real estate projects being taken on PPP mode.
- Any other work or responsibilities assigned to the PPP branch from time to time by higher authority.

A. AFFORDABLE / SLUM REDEVELOPMENT HOUSING PROJECTS UNDER PPP MODE:

As a pioneer organization to achieve the objective of the State Government for Housing for All, Bhubaneswar Development Authority (BDA) has taken up several Affordable & Slum Redevelopment Housing Projects to create a steady supply of affordable housing stocks to cater to the housing shortage in the EWS segment. BDA has taken up the following social housing projects on Public Private Partnership (PPP) model as per the provision of the state Housing for All Policy:

- **Chandrasekharpur Affordable Housing Project** – It was envisaged as a green field affordable housing projects over an area of 20.21 Acre in Mouza: Chandrasekharpur, Bhubaneswar on PPP mode under Model- III of HFA Policy, 2015 to construct 2600 nos. of EWS units over an AHP area along with all physical & social infrastructure facilities by the developer. In lieu of the same, the developer would get 6.50 Acres of the land patch for its own development as per prevailing building regulation of BDA.

Status: A total 2600 nos. of affordable housing units along with the infrastructure work has been completed by the Developer over the Affordable Housing Project (AHP) area and handed over to BDA for its allotment to the eligible beneficiaries. In lieu of such development, the conveyance deed has been executed over the Private Developer Project (PDP) Area of 6.50 Acres in favour of the developer for undertaking its own development. Out of the total 2600 nos. of EWS units, allotment of 737 nos. of dwelling units to eligible beneficiaries have been completed by BDA; whereas BMC has allotted 201 nos. of dwelling units. Allotment of rest of the units are under progress.



2,600

EWS Units



64 Nos.

Building Blocks
G+4 Structure



2 Nos.

Multi-Purpose Amenity
Centres



1 NSC + 4 Kiosk

Shopping Facility
+ Small
Shopping Kiosk



12.53 : 6.50

AHP & PDP Area Split in
Acres as per Policy
provisions



Completed

Project Status



Photographs of Affordable Housing at Chandrasekharpur on PPP model



Photographs of Affordable Housing at Chandrasekharpur on PPP model

- **Nilamadhav Awas Yojna** – The Nilamadhav Awas Yojna is an in-situ slum redevelopment project at Chandrasekharpur over a land area of 8.18 Acre. Out of the total area, slum redevelopment project would be taken up over 5.13 Acres of land in which 1200 nos. of EWS units along with all physical & social tion for cross subsidization of the project.

Status: Construction of 960 nos. of EWS units, 1 no. of Multi-amenity center and 1 no. of neighbourhood Shopping Center has been completed over an area of Ac 4.088 and handed over to BDA under

Phase-I. Out of the total completed units, 551 nos. of EWS units have been allotted to eligible beneficiaries and the allotment of rest of the units are under progress. After relocation of the existing slums to transit accommodations and making the land encroachment-free; the balance area of Ac 1.213 has been handed over to the developer for undertaking balance 240 nos. of EWS units and related infrastructure facilities under Phase- II Slum Redevelopment Project (SRP). The Phase-II SRP construction is under process.



Site Photographs of Nilamadhav Awas Yojna (Phase-I) at Mouza Chandrasekharpur, Bhubaneswar

- **Shanti Nagar Awas Yojna** – It has been envisaged as the first slum redevelopment project in Bhubaneswar Town Centre District (BTCD) over a land area of 10 Acres to transform existing slum areas into an integrated housing development under Model- IV of the HFA Policy, 2015. After fulfillment of condition precedents, the first phase development has been taken up over 6.246 Acres of land by the developer over which 840 nos. of EWS units would be developed along with infrastructure facilities.

Status: Construction of 560 nos. of EWS units, 1 no. of Multi-amenity center and 1 no. of neighbourhood Shopping Center has been completed and handed over to BDA. Out of the total completed units, 462 nos. of EWS units have been allotted to eligible beneficiaries and the allotment of balance nos. of EWS units are under progress. After shifting the existing slum households to newly built EWS units under

Phase-I and to Transit accommodation; the encroachment-free land has been handed over to the Developer for undertaking the balance EWS units and related infrastructure facilities. The Phase-II SRP construction is under process.



Site Photographs of Nilamadhav Awas Yojna (Phase-I) at Mouza Chandrasekharpur, Bhubaneswar

B. DEVELOPMENT OF COMMUNITY MARKET ON PPP MODE:

It has been proposed to develop Community market complexes for perishable goods in PPP mode. The private partner shall develop the built-up space for the Community Market Complex along with the infrastructure facilities. After development of such assets, the private partner shall handover the same to the BDA for its further allotment. In lieu of the development of such space; the private partner would get the remaining built-up space for undertaking its own development as per the prevailing building regulations for cross-subsidization of the project. Accordingly, it has been envisaged to take up the Community Market development over an area of 2.796 Acres at Ghatikia and 1.932 Acres at Jharapada.

Status: The private partner for development of Community Market at Ghatikia and Jharapada has been finalized and the Development Agreement is to be executed soon.

C. PREMIUM PROJECTS UNDER PPP MODE:

BDA has taken up a number of premium residential/ commercial projects on PPP mode with engagement of private developer. Some of the remarkable project includes: NBCC Imperia, TATA Ariana by M/s Kriday Realty Pvt. Ltd., Bhubaneswar One Mall by M/s Unitech Ltd. and Integrated residential complex at Mouza: Paikarapur by M/s Vipul Lavanya Pvt. Ltd.



LAND

(Activities and Achievements of Land Branch during the Year 2025-26)

Land is one of the fundamental requirements of Bhubaneswar and constitute an important resource for urban development in order to develop it into a modern Capital City. BDA is required to file requisition before the Tahasildar (on behalf of R&DM Deptt.) and Director of Estates (on behalf of GA&PG Deptt.) as per OGLS Act, 1962 and Section 75 of ODA Act, 1982 for getting allotment of Govt. Land in favour of BDA for various purposes like Housing Scheme, Commercial Scheme, Affordable Housing Scheme, Neighbourhood Shopping and Vendors Market, Truck Terminus, Development of New City etc. within the Bhubaneswar Development Plan Area. After sanction of same, BDA takes over possession of the land. Land Branch, BDA has actively participated in Joint demarcation of land in connection with the protection of Govt. land and eviction of the unauthorized encroachments. It has a pivotal role in order to counter the un-authorised encroachment over the govt. land as well as protection of Govt. land by demarcating it, which in turn helps in undertaking the different Government Projects over the land. The Land Branch, BDA is now functioning with Land Officer as the head officer of this Branch along with Section Officer, Dealing Asst., Field Inspectors, Amins and Survey Asst.

ACTIVITIES DURING THE YEAR 2024-2025

1. Formation of Team to conduct enquiry regarding the Govt. plots:-

Various team were formed to conduct enquiry and obtain plot wise status reports of Government plots relating to:-

- Conversion of Lease Hold Land to free hold status.
- Verification of Govt. lands for development of multipurpose ground.
- Demarcation of Bhubaneswar Town Centre Project (BTC), New City etc.
- Protection of Govt. Land.
- Joint demarcation with GA & PG Deptt., BMC, NHAI, R&B Division Tahasil etc.

2. Monetization of land:-

- Demarcation of the land in Mouza- Sanapalla, Jagasara, Chandrasekharapur, Patia, Ghatikia, Subudhipur and Madanpur as well as map preparation have been completed. Chandrasekharapur and Patia lands have already been put to auction.
- The sale statistics of above land has been collected from the Sub-Registrar, Khandagiri, District Sub-Registrar, Khordha, Bhubaneswar & Sub-Registrar Jatni & Sub-Registrar Khordha for the monetization.

3. Preparation of map and land schedule for filing of revision cases relating to discrepancy of plots of Ghatikia K/7 & K/8 Scheme:-

- Preparation of Hal land schedule and revenue map of K/7 & K/8 Plotted Development Scheme has been made and subsequently revision cases under Orissa survey and Settlement Act has been filed before the Court of Member Board of Revenue for correction of Record of Rights. It will help in making the assets freehold in allottees name.

4. Disposal of Grievance petitions and reply to RTI applications:-

- 40 cases were disposed in the prescribed time period which helped in improvement of transparency of BDA.

5. Submission of PWC in cases filed before the High Court & Civil Courts:-

- 60 nos of PWC furnished in the time period which helped in protection of **valuable Govt. land** and further development over that area.

6. Verification of Free hold plots:-

- 1500 nos of cases were verified which helped in conversion of lease hold plots to free hold plots.

7. Handing over of physical possession:-

- 16 nos. Of plot were handed over to allottees.

8. Land Branch has filed for alienation of New City, Ramachandrapur plot for Affordable Housing Project, land in Pokhariput for Community Centre etc.

9. Land Branch helped in eviction of Sampur Ac.68.445 dec. of land, Transit House and other evictions with the Enforcement team.

PLAN ACTIVITIES FOR THE YEAR 2026-27

1.

- Verification of additional land for settlement in favour of allottees and future auction within buildable area in different schemes of BDA.

2. Registration of pending conveyance deed with GA&PG Deptt. & R&DM Deptt.

- Registration of Conveyance Deed for lease hold land to free hold of Baragada Housing Scheme, Laxmisagar Housing Scheme PH-V, Nayapalli Housing Scheme, Baramunda Housing Scheme, Jatni Housing Scheme & Khordha Housing Scheme.

3. Diversion of Forest land:-

- Diversion of forest land Ac.14.659 Dec. Of Nayapalli Housing Scheme in Mouza Nayapalli & Ac.12.744 Dec. Of Baramunda Housing Scheme in Mouza Baramunda which will sort out allotment issues such as mutation, freehold, transfer, NOC permission for mortgage, realisation of rent etc.

4. Application for lease in favour of BDA relating to non-forest kism land in Mouza Baramunda.

5. Verification of Free Hold plots:-

- Around 1200 nos of free hold plots will be enquired.

6. Requisition of land:-

- Requisition of land from the R&DM Department and GA & PG Department for various developmental purposes in favour of BDA.



DEMARCATON AND EVICTION OF AC.68.445 LAND IN SAMPUR MOUZA



DEMARCATON OF LAKE ZONE IN BHOI NAGAR MOUZA



JOINT DEMARCATON OF K7 SCHEME IN MOUZA GHATIKIA



APPLICATION BEFORE THE TAHASILDAR, BHUBANESWAR FOR CORRECTION OF RECORD OF RIGHT IN FAVOUR OF BDA



INQUIRY OF FREE HOLD PLOTS



LAND ACQUISITION

(Activities & Achievements of Special Land Acquisition Branch)

- Acquisition of land for development of CDP road from Patia Big Bazar (Nandankanan Road) to Patia Railway station has been completed under RFCTLARR Act, 2013 (direct purchase) and the road work has also been completed.
- Acquisition of land for Guru Kelucharan Park to Patia Railway Station (45 mtr. wide) is going on as per RFCTLARR Act, 2013. Award has been paid to Collectorate, Khordha for 2 (two) mouzas and road work shall start soon.
- Direct Purchase of a land at BSABT has been completed for beautification of Bus stand.
- The land acquisition of CDP road originating from Khandagiri - Chandaka road connecting to Andharua & Daspur and New City project have been started and submitted to Collector, Khordha for acquisition of private land under RFCTLAR&R Act, 2013 vide this office letter No.8033 dtd.23.02.2024.
- 25 nos. New CDP roads have been identified by the BDA, Bhubaneswar for its development. The Engineering wing and land acquisition Branch are jointly surveying the land status under different revenue villages.
- The long pending CDP road from Sani temple, Niladri Vihar to DAV School, Sailashree Vihar, Bhubaneswar has been finalized for CDP road development and work has been almost completed.

PLAY GROUNDS & OPEN SPACE MANAGEMENT :-

As per the BDA open space management initiative, we got in-principle approval from Govt. to develop & maintain open space across Bhubaneswar. A visionary idea to promote playgrounds & open space across 19 schools of open space was envisioned in 2024. Now in 2025 all 19 play grounds are completed and ready for maintenance & operation.

DEVELOPMENT OF NEW CITY AREA:-

As New City is a landmark project for 'Bhubaneswar'. The Land Acquisition Section, BDA is under going compulsory Land Acquisition of Ac 28.000 of private land out of total Ac 750.000 of New City Project Area.

LAKE ZONE PROJECT :-

BDA has developed NICCO Park earlier and now the Lake Zone is being redeveloped for which Land Acquisition Section, BDA is to acquire the private land to fullfill the requirement of land in the Riverfront Lake Zone Project.





Lake zone



Kelucharan Park to Patia railway station



New city road acquisition



New City



FINANCE

(Activities and Achievements of FINANCE during the Year 2025-26)

Management of funds and proper exercise of control for better fiscal discipline is of pivotal importance for any organization. BDA has a sound Financial Management system. One Sr. Finance Officer of OFS (SAG) cadre is functioning as Member Finance & Accounts in BDA, He is assisted by another OFS Officer of the rank of Senior. Class-I designated as Accounts Officer-cum-Manager Finance along with other supporting staff. This wing deals with preparation and approval of Annual Budget of the Authority, maintenance of Accounts, day to day transactions and other financial management of the Authority.

ACHIEVEMENT FOR THE FY- 2025-26.

- Final IT Return for the financial year 2024-25 has been filed.
- Accounts Audit for the financial year 2024-25 has been finalized.
- BDA have received an amount of Rs.336.00 crore from H&UD Deptt. towards Samruddha Sahar.
- An amount of Rs.10.00 crore has been received from H&UD Deptt. towards Open Space developmental work in the Proposed New City.
- BDA have received an amount of Rs.7.50 crore from H & UD Deptt. towards Rral Urban Transition Policy.
- An amount of Rs.3.94 crore from H& UD Deptt. towards Storm Water Drainage.
- A sum of Rs.20.34 crore from G.A & P.G Deptt. towards Open Space Development, Barbwire fencing, Development of Parks, Maintenance of Parks and E.I & I.P Surveillance of Parks.

RELEASE OF FUNDS: -

Funds out of Govt. grants Rs98.47crore , CIDF fund Rs.35.27 crore have been released to different Engineering Divisions for various developmental works such as development of parks, Development of Road of RSRN, Construction of boundary wall for protection of Govt. land, Infrastructure development of different projects, Construction of CDP Road, Development of New City and Town planning Scheme have been released in time. Besides a sum of Rs.35.49 crore is released out of BDA own fund for execution of different BDA own works.

PROPOSED BUDGET ESTIMATE FOR 2026-27 RS. IN LAKH

Budget Estimate for the year 2026-27	
Opening Balance	
Revenue Account	37732.49
Capital Account	86579.99
Total	124312.48
Receipt	
Revenue Account	17076.50
Capital Account	227579.00
Sub-Total	244655.50
A-Total Receipt	368967.98
Expenditure	
Revenue Account	13550.75
Capital Account	164458.46
B-Total Expenditure	178009.21
Closing Balance (A-B):-	
Revenue Account :-	41258.24
Capital Account:-	149700.53
Total:-	190958.77

BUDGET ESTIMATE & ROAD MAP OF 2026-27

Proposed Revenue Receipt -
Rs.17076.50 lakh.

Proposed RevenueExpenditure -
Rs.13550.75 lakh.

Proposed Capital Receipt -

Proposed Capital Expenditure -Rs.227579.00 lakh.
Rs.164458.46 lakh.

PLAN OF ACTIVITIES FOR THE FINANCIAL YEAR – 2026-27 :-

Major Sources of Revenue Receipt:-

- Rs.30.00 crore towards fees and development charges under Planning Wing.
- Rs.25.00 crore towards different heads from Allotment Branch.
- Rs.20.00 crore towards overhead charges from Govt. deposit works.
- Rs.60.00 crore towards share of Increased Stamp Duty.

THE MAJOR SOURCES OF CAPITAL RECEIPT:-

- Sale proceeds from land and Buildings- Rs.1054.33 crore.
- Funds receivable from Govt. for deposit works- Rs.1203.00 crore.

THE MAJOR CAPITAL PROJECTS PROPOSED DURING THE F.Y. 2026-27.

- Infrastructure Dev. for Implementation of T.P. Scheme/ Samruddha Sahar (New) - Rs.679.00 crore.
- Development of Master Plan Road in Bhubaneswar- Rs.60.00 crore.
- Development of CDP Roads in Bhubaneswar - Rs.120.00 crore.
- Development of Play ground at different places of Bhubaneswar under B-Active Programme – Rs.2.00 crore.
- Development of cremation Grounds in Bhubaneswar- Rs.14.12 crore.
- Construction of LIG houses over Ac.7.0 of land at Subudhipur – Rs.22.45 crore.
- Construction of Compound Wall around Govt. Plot- Rs.8.00 crore
- Re-development of Sikharchandi Project- Rs.8.27 crore.
- Construction of Rehabilitation Projects for Slum –Rs. 11.00 crore.
- Constn. of New Road within BDA area (RUTP) - Rs.30.00 crore.
- Development of cremation ground at Bhubaneswar- Rs.13.00 crore.
- External E.I to development of integrated Township at Jagasara- Rs.10.00 crore.

Surplus fund for Rs.1909.59 crore is envisaged in the Budget for 2026-27.

ESTABLISHMENT

(Annual activities & achievements of legal branch during the year 2026)

Establishment section is the backbone of the BDA. It plays a key role in day to day administration. It deals with the different personal claims of staff, like pay, allowances, gratuity & other service matters including departments proceeding, court cases, promotions as well as other miscellaneous works of around 378 employees of BDA. The Additional Commissioner (Administration) is the head of the section and deals with all establishment related files of employees of BDA.

During the year 2025-2026, BDA has given new appointment to 8 nos. of Rehabilitation applicants under the OCS Rehabilitation Assistance Scheme. Out of them 7 have been appointed to the cadre of Jr. Assistant & one to the cadre of Amin. Besides this, one officer in Engineering Cadre, two Sr. Assistants, one Jr. Steno, one Sr. Steno & one Assistant Accountant were given promotion to their next higher rank.

One health camp was organized by BDA on dtd. 24.04.2026 with the collaboration of Care Hospitals, Bhubaneswar for the free health check-up of the employees of BDA.

ANNUAL ACTIVITIES & ACHIEVEMENTS OF APARTMENT ASSOCIATION REGISTRATION WING, BDA DURING THE YEAR 2025-2026.

The Government in Housing & Urban Development Department has declared Secretary, BDA as the Competent Authority under the provision of Odisha Apartment (Ownership & Management) Act, 2023.

Registration of Association of Allottees is a big challenge for Competent Authority. However, the Competent Authority has issued Registration Certificate in favour of 552 Association of Allottees so far under various Apartment Projects within the planning area coming under the jurisdiction of Bhubaneswar Development Authority so as to ensure the entitlements of all allottees as provided under the RE (R&D) Act. And the rules made there under for smooth management of Apartment Owners' Society in peace and harmony under the guidelines of Bye-Laws approved by the Competent Authority. Besides this, deed of transfer of common area & facilities in 52 Apartment projects have been endorsed by the competent Authority for registration in favour of the concerned registered Association of Allottees.



LEGAL**(Annual activities & achievements of legal branch during the year 2026)**

The Legal Branch deals with all types of cases filed in different Courts wherein BDA is a party. It receives notices from various Courts on behalf of BDA, engages Advocates from the panel of Lawyers prepared for the purpose with approval of Higher Authority. It also co-ordinates with all the sections and advocates for facilitating quick adjudication and disposal of the pending cases.

Legal Branch is headed by OSD.(Legal) who functions under direct supervision of Secretary, BDA. One Junior Enforcement Officer is now in charge of Asst. Law Officer who co-ordinates with all the empanelled Advocates in Court Matters. To assist OSD Legal. and accomplish other regular functions, two ministerial staffs are also working here. Legal Branch is monitoring all the Legal matters of BDA as well as taking care for early disposal of cases pending before different Courts in order to vacate the stay/status quo orders etc.

Special care is being taken to prepare a database of all the cases involving all the Courts by engaging one (1) D.E.O . It is targeted to complete the assignment by end of December-2027.

Apart from handling and monitoring the legal matters, necessary steps are taken by the Legal Branch through Legal Retainer for drafting and vetting of the counter affidavits, Indemnity bonds and the model code of Brochure/Manual for allotment and auction process of different assets of BDA, keeping in view of the common legal aspects and for betterment of the General Public. Some other important legal matters such as vetting of Contract/Agreement, MOU and Tender documents prepared by the different Branches/Sections of BDA, especially by Engineering , Planning and Allotment are being made by Legal Retainer through Legal Section.

The Position of Pendency and disposal of cases Court wise as on July-2026 is annexed.

POSITION OF CASES IN DIFFERENT COURTS AS ON JULY-2026

Sl. No	Name of the Courts	Cases Booked	Cases disposed	Cases pending
1	Supreme Court	06	00	06
2	NCDRC, Delhi	00	00	00
3	High Court of Orissa	2314	201	2113
4	State C.D.R.C, Odisha	24	00	24
5	Lower Court at Bhubaneswar	1308	12	1296
6	Dist . C.D.R.F, Bhubaneswar	61	00	61
7	Regional Provident Fund Commissioner	01	00	01
8	Debt Recovery, Cuttack	08	00	08

9	OHRC	29	00	29
10	Board of Revenue	376	00	376
11	District Judge	29	00	29
12	National Green Tribunal, Eastern Zone Bench Kolkata	06	00	06
13	Permanent Lokadalat	03	00	09
14	Collector,Khorda	05	00	05
15	ORERA	15	00	15
16	IGR Orissa	04	00	04
17	NHRC	03	00	03
18	Lokayat	05	00	05
19	OREAT	05	00	05
20	OREAT	03	00	03
21	Presiding Officer Land Acquisition Regulatory Authority	03	00	03
	Total	4214	213	4001

INFORMATION TECHNOLOGY

(Annual activities & achievements of it branch during the year 2026)

1. Introduction

The Information Technology (IT) Branch of the Bhubaneswar Development Authority (BDA) has been functioning since 2017 with the objective of strengthening the organization through effective use of information technology. The Branch is responsible for computerization and digitization of various manually operated processes, implementation and maintenance of e-Governance applications, IT infrastructure management, technical support, and facilitation of online citizen services.

Over the years, the IT Branch has played an important role in improving the efficiency, transparency, accessibility and productivity of various functions of BDA. The implementation of systems such as the Property Allotment Management System (PAMS), e-Office, e-Dispatch, OSWAS, Visitor Pass System and online booking facilities has significantly reduced dependence on manual processes and enabled faster service delivery. In addition, the Branch continuously provides technical support to different branches of BDA and to allottees/applicants using the online services. The major activities and achievements of the IT Branch are summarized below.

2. Implementation and Maintenance of e-Governance Applications

2.1 Property Allotment Management System (PAMS)

One of the major achievements of the IT Branch has been the implementation and continuous maintenance of the Property Allotment Management System (PAMS). The system facilitates various pre- and post-allotment services through an online platform, thereby making property-related services more convenient and accessible to allottees. The major services handled through PAMS include:

- UAN Registration: A total of 11,880 applications have been received through the system.
- Online Application for Asset Allotment: Steps are being taken for inviting online application for the upcoming project Ekamra Residency. Last year online applications were invited for allotment under the Paikarapur and Daya Enclave projects.
- Execution of Lease Deed: A total of 1,951 applications have been received.
- Issue of NOC: A total of 406 applications have been received.
- Transfer of Asset: A total of 151 applications have been received.
- Freehold/Conveyance Deed: A total of 1677 applications have been received.

The implementation of these services has helped streamline property-related processes and has reduced the need for repeated physical visits by applicants.

2.2 Implementation of e-Office

The IT Branch has implemented and maintained the e-Office system for electronic processing and movement of files and correspondence. This has contributed substantially to faster file movement, improved monitoring, better record management and greater transparency in official functioning.

2.3 Other e-Governance Initiatives

The Branch has also implemented several other digital systems to improve organizational functioning and public services:

- **Online Booking of BDA Kalyan Mandap:** A total of 542 bookings have been made through the online system.
- **Visitor Pass System:** A total of 29,011 visitor passes have been issued through the implemented system.
- **e-Dispatch:** The system has been successfully implemented for electronic dispatch-related activities.
- **OSWAS:** The Odisha State Workflow Automation System (OSWAS) has also been implemented to support digital workflow and official communication.
- **OPMS:** Online Personnel Management System (OPMS) is going to be implemented in BDA. The system is intended to facilitate online submission of Performance Appraisal Reports (PAR) and property statements by employees.
- **AEBAS:** The Aadhaar Enabled Biometric Attendance System (AEBAS), a geofenced and mobile-based attendance system developed by the Government of India, has been implemented to strengthen attendance monitoring.
- **Digitization of BDA Records:** Approximately 8,000 allottee records have been digitized, facilitating easier retrieval, preservation and management of important records.

These initiatives collectively represent a significant transition from conventional manual procedures towards digital and technology-enabled governance.

3. SAP-Related Developments

The IT Branch has undertaken several developments and improvements in the SAP environment, particularly in the Human Capital Management (HCM) and Finance & Controlling (FICO) modules.

Under HCM, the Branch has facilitated generation of useful reports and calendars, including:

- Annual Pay Particulars with year-wise breakup of arrears and provisional Income Tax assessment.
- Annual Retirement & Increment Calendars to assist Establishment Branch in timely action.
- Instant Service Verification Reports based on salary data available in SAP.
- Branch-wise monthly salary expenditure and employee-strength reports.
- Designation-wise staff strength and employee details along with present place of posting.

Under the FICO module, efforts are being made to integrate receipts and collections received through different modes into SAP. These include online payments through the BDA website, automatic transfer of PAMS payments to SAP, direct entry of manually deposited bank challans into SAP and proposed integration of online payments made through SUJOG.

4. Maintenance of In-House Applications

In addition to implementing government and e-Governance applications, the IT Branch is responsible for maintaining various in-house software packages developed for BDA's operational requirements. These include:

- **Application Receipt System:** Used for receipt of applications relating to new building plans, regularization, renewal, layout plans and revised building plans.
- **Building Plan File Movement Tracking System:** Used by the Planning Branch for tracking the movement and status of building plan files.
- **Pre-filled Bank Challan Generation System:** Used for generation of pre-filled bank challans at the ICICI Bank counter.
- **Bank Receipt System:** Used by the Finance Branch for processing and maintaining bank receipts/challan-related transactions.

4. Other Regular Activities of the IT Branch

Apart from application development and maintenance, the IT Branch performs a wide range of technical, administrative and support functions.

A significant activity is the checking of files for multiple assets in the name of allottees/ transferees based on information received from the Task Force, GA Audit Reports, DQ Lists and the existing allottee database. So far, 1,429 Task Force files and 3,481 allotment files have been checked by the IT Branch.

The Branch also operates the PAMS Helpdesk on the first floor, providing assistance to allottees in submitting applications online for UAN registration, lease deeds, NOC, transfer, freehold and other services. Handholding and technical support are also provided to officials of different branches for effective use of all e-Governance applications.

5. Continuous Technical and IT Infrastructure Support

The IT Branch undertakes day-to-day maintenance and troubleshooting of all e-Governance applications used by BDA. This includes resolving technical issues faced by officials as well as applicants, creating and modifying user accounts, applying user restrictions and validations, unblocking users and issuing credentials for systems such as e-Office, OSWAS and PAMS.

The Branch also performs configuration and administrative functions within PAMS, including setting authorities and hierarchies, incorporating new schemes and modules, transferring responsibilities following changes in officials, configuring fee structures, enabling schemes for online freehold applications, calculating outstanding dues and updating allottee records.

In the area of IT infrastructure, the Branch is responsible for procurement and maintenance of computer hardware and peripherals and for attending hardware and software complaints received from different branches. It also undertakes the bidding process through the Government e-Marketplace (GeM) portal.

The Branch maintains internet connectivity, LAN facilities and related connections, including NICNET and OSWAS connectivity. Maintenance of the BDA office Wi-Fi network and the Face Recognition Biometric Attendance System is also undertaken by the IT Branch.

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6. Website, Digital Records and Communication Support

The IT Branch manages the Government domain bda.gov.in and undertakes content management of the BDA website. Important public information, including tenders, notices and other official communications, is uploaded and updated on the website as required.

The Branch also updates information relating to BDA on the Government's RTI portal whenever necessary. Scanning of in-process hard files from different branches and uploading them to e-Office/OSWAS forms another important component of its responsibilities. As part of the continuing digitization initiative, the Branch undertakes post-scanning activities such as file checking, bookmarking and quality verification to ensure that digitized records remain useful and properly organized.

The IT Branch also provides technical arrangements and support for virtual meetings, online presentations and other digital communication requirements of the Authority.

7. Overall Achievements

The activities undertaken by the IT Branch have contributed significantly to the digital transformation of BDA. The large volume of applications processed through PAMS, the creation of thousands of e-Office files, registration of DAKs, issuance of visitor passes and digitization of allottee records demonstrate the increasing adoption of technology in BDA's day-to-day operations.

The Branch has helped improve service delivery by enabling applicants to access several services online. At the organizational level, electronic file processing and digital record management have facilitated quicker communication, easier tracking and better preservation of records. Continuous technical support has also ensured that officials across different branches are able to use the implemented systems effectively.

The digitization of records and implementation of online systems have further strengthened transparency and accountability while reducing dependence on physical documents and manual processes. The IT Branch has therefore emerged as an important support function for modernization and technology-driven governance within BDA.

The Branch's responsibilities extend beyond software implementation to include daily technical support, application configuration, hardware and network maintenance, website management, digital record processing, user support and virtual meeting facilities. Through these activities, the IT Branch continues to support various functional branches of BDA and facilitate improved delivery of services to citizens and allottees.



BHUBANESWAR LAND USE INTELLIGENCE SYSTEM (BLUIS)**(Annual activities & achievements of Bluis during the year 2026)**

Bhubaneswar Land Use Intelligence System (BLUIS) is an innovative, AI-based mobile application and web portal developed to detect unauthorised constructions and encroachments on Government land under the jurisdiction of the GA & PG Department, BMC and BDA. BLUIS serves as a geo-tagged repository of Government land parcels in Bhubaneswar, developed using high-resolution satellite imagery to facilitate continuous monitoring and identification of changes taking place on Government land. The system enables timely detection of land-use changes and potential encroachments, thereby supporting effective enforcement and safeguarding valuable Government land.

The BLUIS Cell has been functioning effectively at BDA since 24.06.2020, in accordance with the directions of the GA & PG Department, Government of Odisha, for implementation and monitoring of the BLUIS system and protection of Government land from encroachment. The system uses monthly updated high-resolution satellite imagery integrated with land revenue cadastral maps for continuous monitoring of Government land and employs AI and ML technologies to detect land-use changes, unauthorised constructions, and potential encroachments. BLUIS also generates actionable reports on alerts, Government land freed from encroachment, and pending cases requiring action by concerned officials, including Ward Officers and Zonal Deputy Commissioners. These reports are reviewed by the concerned authorities to facilitate timely action and expedite the eviction of unauthorised encroachments from Government land.

Till 16.08.2026, total alerts generated – 3374 (2689 by Satellite, 360 by citizens and 325 by Departmental officials). Total 1680 no. of encroachments have been removed by the enforcement squads. With the help of this project, government has protected many valuable Govt. land.

CUMULATIVE SUMMARY REPORT STATUS AS ON 16.08.2026

BLUIS has also resulted in improving the image of the city administration by strengthening faith of the citizens in the efficient and transparent workflow that makes them an equal partner in the process of city development.

ZONES	GENERATED	RESOLVED	UNAUTHORISED CONSTRUCTION						REFERRED FOR LAND VERVICATION			UNDER VERIFICATION OF ZDC (AFTER BEING ATTENDED BY WO)	TO BE ATTENDED BY WO
			REFERRED TO CEMC	UNDER DISPOSAL OF ZEI	UNDER DISPOSAL OF ZDC (ALREADY VERIFIED AS UNAUTHORI SED CONSTR	LEGAL VERIFICATION							
						GA	BDA	BMC	ALO	RI	AMIN		
NORTH	525	233	4	4	87	5	0	0	11	0	0	51	130
SOUTH EAST	1297	683	0	146	34	0	2	8	1	3	36	84	300
SOUTH WEST	1552	763	34	209	119	4	0	8	11	3	60	114	228
TOTAL	3374	1679	38	359	240	9	2	16	23	6	96	249	658

Key Benefits of BLUIS.

BLUIS strengthens land governance by automating land monitoring and management, improving transparency and accountability through systematic land records, and enabling early detection of encroachments and unauthorised developments. It facilitates timely preventive and enforcement action, reduces land-related disputes and litigation, safeguards Government land and public assets, and supports planned urban development. Its successful implementation in Bhubaneswar also provides a scalable and replicable model for adoption by other municipalities, ULBs, development authorities, and Government departments, while reducing inconvenience to citizens through timely resolution of land-related issues.

BLUIS has also resulted in improving the image of the city administration by strengthening faith of the citizens in the efficient and transparent workflow that makes them an equal partner in the process of city development.



Mouza- Nayapalli, Plat No. 1791 on 22 May 2026



Mouza- Nayapalli, Plat No. 1494 on 22 May 2026



Mouza – CS Pur, Plot No-326, on 30-03-2026



Mouza-Ghatikia, Plot No. 7143, on 10.10.2025

Future Proofing / Longevity of the Project

BLUIS (Bhubaneswar Land Use Intelligence System) is an advanced technology-driven system designed to protect valuable Government land through an efficient, transparent, proactive, and minimally human-intervention workflow. Having demonstrated its effectiveness in Bhubaneswar, BLUIS has significant potential for further expansion and replication across Odisha and, subsequently, in other parts of the country.

Institutional Measures for Strengthening BLUIS

At the review meeting held under the chairmanship of the Chief Secretary, Government of Odisha, at Lok Seva Bhawan, Bhubaneswar, on 23.07.2025, it was decided that the entire Bhubaneswar area, covering both BMC and BDA jurisdictions and comprising Government as well as private properties, would be brought under the ambit of BLUIS for comprehensive monitoring and effective detection of encroachments and unauthorised constructions. In this regard, the matter has already been taken up with ORSAC through BDA Letter No. 17606/BDA dated 09.09.2025, followed by GA & PG Department Letter No. 31946/CA dated 17.09.2025, BDA Letter No. 24709/BDA dated 16.12.2025, and GA & PG Department Letter No. 259/CA dated 02.01.2026.

Unauthorised encroachment cases are to be resolved within a stipulated time frame, thereby ensuring accountability and preventing prolonged pendency.



PROJECT MONITORING UNIT (PMU)

(Annual activities & achievements of PMU branch during the year 2026)

A Project Monitoring Unit (PMU) was envisaged by the Bhubaneswar Development Authority (BDA) to provide professional support for planning, management, monitoring, implementation and coordination of various projects, programmes and initiatives undertaken by BDA. Considering the wide spectrum and diverse nature of activities, it was considered essential to engage professionals having domain-specific expertise to provide comprehensive project management and technical support to BDA.

Accordingly, BDA selected KPMG Advisory Services Private Limited through a transparent and competitive bidding process for providing PMU services. KPMG is a leading professional services organisation with a significant presence in India and a global network of member firms. KPMG India entities were established in August 1993 and have built a strong presence across major cities in the country. KPMG's global approach to service delivery, combined with industry-focused expertise, technology-enabled solutions and experienced professionals, enables it to provide value-added advisory and project management services to its clients.

Since its engagement, KPMG has been managing the PMU operations at BDA and has provided substantial support in the successful planning, development, implementation and monitoring of various projects and initiatives. The PMU has also played an important role in strengthening BDA's project development and procurement capabilities and in providing management and technical support across multiple functional areas.

Post recruitment, KPMG is managing the PMU operations in BDA and engaged in successful implementation & monitoring of a number of projects.

At present, a six (06)-member professional team is deployed in the BDA PMU and is successfully handling the PMU's activities. The present team composition is as follows:

Sr.	Name	Position
1	Ajay Kumar Jha	Team Leader-cum- Finance-cum-Procurement Expert
2	Sakti Ranjan Jena	MIS Expert
3	Asha Rani Behera	Procurement Associates
4	Sudipta Mitra	PPP Expert
5	Deepak Kumar Swain	Urban Planner
6	Anwesa Dash	Architect - Designer

Since its establishment, the PMU has undertaken and supported a wide range of initiatives covering procurement, capacity building, development of PPP projects, transaction advisory, project monitoring, assistance in project financing, management support and other strategic initiatives of BDA.

Following the discontinuation of the Bhubaneswar Urban Knowledge Centre (BUKC), several of its roles and responsibilities were also incorporated into the scope of the PMU. Despite the increased scope of work and limited deployment of resources, the PMU has continued to deliver effectively and has made a significant contribution to the activities of BDA. The performance of the PMU has been satisfactory and commendable.

The PMU has actively supported BDA in various strategic and operational initiatives, including:

- Preparation of the Revenue Enhancement Plan for BDA;
- Preparation of the Vision Document of BDA;
- Identification, structuring and development of Public-Private Partnership (PPP) Projects;
- Development of Residential and Affordable Housing Projects;
- Transaction Advisory and support for project development and implementation;
- Procurement planning, tender management and support in procurement processes;
- Project monitoring and implementation support;
- Planning and designing of the projects; and
- Conceptualisation and development of projects proposed to be undertaken by BDA in the near future.

The PMU has actively supported BDA in various strategic and operational initiatives, including: During the last one year, the PMU has successfully undertaken, supported and completed several procurement processes for BDA, covering a range of projects and services. Some of the notable completed and ongoing procurement initiatives include:

- Operation and Maintenance of Wellness Centre at BSABT, Bhubaneswar
- Bhubaneswar Town Centre Project
- Selection of Master Licensee for BSABT Bhubaneswar
- Selection of Consultancy Firm for Planning and Designing of Town Planning Scheme under Zone-4 of Proposed BDA Town Planning Scheme in BDPA, Package-I, II & III
- EOI for Survey Agency for Town Planning Scheme
- Selection of a Firm for Providing Outsource Services for Town Planning Schemes in BDA
- Selection of Consultancy Firm for Planning & Designing of Town Planning Scheme (TPS No.-5, 6 & 7) under Zone 1 of proposed BDA Town Planning Schemes in Bhubaneswar Development Plan Area (BDPA)
- Selection of Consultants for Preparation and Updation of GIS-Based Comprehensive Development Plan for 205 Villages of BDPA (Old CDP Area)
- Selection of Agency for Providing Comprehensive Facility Management Services (Park Management) at Various Properties of the Bhubaneswar Development Authority
- Selection of an Agency for Operation & Maintenance of Libraries at Various Parks
- Selection of an Agency for Supply of Excavators & Machineries with Operator on Hire Basis for BDA

- Selection of an Agency for Providing Temporary Lighting on Hire/Rental Basis for the Beautification of Streets at Various Locations in Bhubaneswar for Different Occasions
- Construction of Hume Pipe Drain along the NH at Sai Temple Square, Tankapani Road, Bhubaneswar
- Selection of Consultancy Firm for Preparation of DPR for Various CDP Roads within Bhubaneswar Development Plan Area (BDPA)
- Selection of an Agency for Conducting Structural Audit and Non-Destructive Tests of BDA's Priyadarshini Market Complex
- Selection of Architect for Design of Parking System at Baramunda Playground
- RFP for Lumpsum Turnkey Contractor for Implementation of Mechanized Parking at Baramunda Playground along with O&M for 5 Years
- Selection of a Consultant to Conduct a Market Feasibility Study for the Proposed New City, Bhubaneswar
- Selection of a Consultant for Master Planning for the Proposed New City, Bhubaneswar
- Selection of an Agency to Design Drainage System at Proposed Cancer Hospital Site
- Selection of an Agency for Preparation of the Capital Region Mobility Plan (CRMP)
- Selection of an Agency to Conduct Study on Site Selection of Wholesale Market
- Selection of an Event Management Agency (EMA) for Conceptualising, Curating & Executing the Ekamra Utsav-2025
- Preparation of Financial Evaluation for Various Fields
- Selection of an Agency to Conduct Survey for Solid Waste Management in BDPA Area
- Selection of a Design Consultant to Design Extended Terminal Building at Babasaheb Bhim Rao Ambedkar Bus Terminal (BSABT)
- Development and Maintenance of Horticulture Work of Waste to Art Park, K-7, Kalinga Nagar, Bhubaneswar
- Development of Hill Top Area at Buddha Jayanti Park, C.S. Pur, Bhubaneswar
- Selection of Master Licensee for Commercial Space at BSABT Bhubaneswar
- Selection of Consultant for Preparation Master Plan for New City
- Redevelopment of Priyadarshini Market Complex on PPP Mode
- Disposal of Ekamra Residency Subudhipur Housing Projects, Bhubaneswar
- Preparation of RFP for Selection of CFMS Agency for Subudhipur Housing Project
- Selection of an Agency for Operating & Maintaining Gymnasiums in Indira Gandhi Park in Bhubaneswar, Odisha
- Selection of a Consultant for Preparation of Detailed Project Report (DPR) and Master Planning for Development of Lake Zone of Drain No. 10 at Bhubaneswar, Odisha
- Allotment of Shops to the Beneficiaries
- Transfer of Built-up Spaces to E&IT Department on Long-Term Lease Basis

- Undertaking Mahavir Awas Yojana – an In-Situ Slum Redevelopment Project on PPP Model
- Selection of an Agency to Provide Comprehensive Annual Maintenance Contract for Various Assets at Baba Saheb Bhimrao Ambedkar Bus Terminal (BSABT)
- Selection of an Agency or Individual for Operation and Management of Parking Lot at Master Canteen
- Transfer of Built-up Spaces to VFS Global for Setting Up Visa Facilitation Center at BSABT on Long-Term Lease Basis
- Disposal of Remaining 32 Vacant Flats (14 Nos. of Type-A & 18 Nos. of Type-B) at Daya Enclave, K9B, Bhagabanpur, Bhubaneswar
- Preparation of RFP for Selection of Master Licensee for Various Housing/AHPS and ISSR Projects
- Selection of Survey Agency for Demarcation of Roads & Final Plots of Town Planning Scheme (TPS No.-8) under Zone 1 of Proposed BDA Town Planning Schemes in Bhubaneswar Development Plan Area (BDPA)
- Operation, Management & Maintenance of Food Court at BSABT, Bhubaneswar
- Operation and Management of the Workshop Space Located Near Babasaheb Bhimrao Ambedkar Bus Terminal (BSABT), Bhubaneswar
- Redevelopment of Approach Road to Odisha Urban Academy, Bhubaneswar
- Construction of Toilet Complex and Illumination of the Balance Pathway
- Selection of an Agency for Supply of Vehicle with Driver on Hire Basis for Bhubaneswar Development Authority (BDA)
- Selection of an Agency for Design, Supply, Execution of Landscape Development & Streetscape Design along Janpath Road including Maintenance, Bhubaneswar
- Selection of an Agency for Operation and Maintenance & Upkeep of Janpath Road
- Selection of a Consultant for Preparation of Detailed Project Report (DPR) for Town Planning Scheme (TPS No. 8) under Zone 1 of Proposed BDA Town Planning Scheme in Bhubaneswar Development Plan Area (BDPA)
- Selection of Consultancy Firm for Designing of Town Planning Scheme (TPS No. 11, 12 & 13) under Zone 2 of Proposed BDA Town Planning Schemes in Bhubaneswar Development Plan Area (BDPA)
- Provision of Illumination of the Balance Pathway and Effecting Permanent Power Supply along with Construction of Toilet Block at Bluish Zone Drain-4, Vani Vihar
- Erection of a High Tensile Fabric Canopy Structure at Rupali Traffic Junction, Power House Chhaka and Car Parking Shed at Janpath, Bhubaneswar
- Supply, Installation, Testing and Commissioning of Pre-fabricated Toilet cum Bath in Police Barrack in BBSR
- Construction of 45M CDP Roads Connecting from Guru Kelu Charan Park to Patia Railway Station
- Construction of Approach Road and Drain to E.W.S Housing Scheme at Gadakana, Bhubaneswar
- Improvement and Beautification of Baagchi Cancer Hospital Road from Ch. 0/000 to 2/904 km under Bhubaneswar Development Authority (BDA)

- Construction of Rental Transit House G+1 of Pre-fabricated Structure at Gadakana, Bhubaneswar
- Provision of Street Light from Nandankanan Square up to Baranga Police Station, Bhubaneswar
- Provision of Street Light from Jatani Gate near NH-16 to Entry Gate up to Road under Jatani NAC (near Adarsha Vidyalaya) and from Jatani Flyover up to Kudiary High School
- Construction of 11KV Line and LT Line towards Shifting of Existing Lines Coming on the Drain and Footpath along with Illumination of the Road from Damana-DAV to Road at Niladri Vihar near Sani Temple, Bhubaneswar
- Improvement of Main Road and Other Peripheral Works at Maa Sikhar Chandi Temple, Patia, Bhubaneswar
- Execution of Tri-partite Supplementary Agreement for Bifurcation of Composite Contract Agreement
- Engagement of an Agency for Management, Operation and Maintenance of Playgrounds under Comprehensive Facility Management Service
- Selection of an Agency for Operating & Maintaining Gymnasiums in Pokhariput Park in Bhubaneswar, Odisha
- Selection of an Agency for Operating & Maintaining Gymnasiums in Buddha Jayanti Park in Bhubaneswar, Odisha
- Development of NICCO Park
- Horticulture Development Work/Landscaping Improvement Work at Buddha Jayanti Park, Netaji Subash Chandra Bose Park, Mahatma Gandhi Park and Madhusudan Park, Bhubaneswar
- Horticulture Development Work/Landscaping Improvement Work at Biju Patnaik Park, Kelu Charan Park, N3 Yudhisthir Das Park and Joggers Park, Bhubaneswar
- Development of Open Space Near President's House, Patrapada
- Development of Open Space at Salia Sahi, Bhubaneswar
- Construction of C-Wall, Pathway, Drain and Conversion of Security Room into Toilet along with Fitting and Fixing of Open Gym Equipment at Ananta Vihar Phase III Park, Pokhariput
- Providing Precast Drain & Paver Road at Tarini Vihar, Raghunathpur, Bhubaneswar
- Construction of CDP Road Connecting Nuagaon-Kateni Road to the Road Passing through TPS No. 08 and Land Identified for New City, Bhubaneswar
- Selection of an Agency for Collection, Transportation and Scientific Disposal of Green Waste from Various Parks under Bhubaneswar Development Authority (BDA)

Few Public Private Partnership (PPP) Projects/Monetization Projects that are being implemented / to be implemented through private sector participation; where PMU extended its support at various stages of project development and transaction advisory includes:

- Development of community market and residential/Commercial facilities over at Ghatikia on PPP Mode, Call-2

- Composite Community Market and High-end Residential/Commercial facilities over Prime land at Jharpada, Bhubaneswar on public private partnership (PPP), Call-3
- Selection of Private Developer for undertaking In-situ Slum Redevelopment (ISSR) Project at Gadakana under Model IV of the “Odisha Housing for All Policy for Urban Areas, 2022

Few Monetization/Development Projects that are being implemented/to be implemented through private sector participation; where PMU extended its support at various stages of project development and transaction advisory includes:

- Housing Development Scheme for EWS, LIG & MIG over 65.065 acres of land at Jagasara through Long-Term Lease of Land
- Housing Development Scheme over 6.448 acres of land at Arya Vihar through Long-Term Lease of Land
- Housing Development Scheme for EWS, LIG & MIG over 2.200 acres of land at Jagasara through Long-Term Lease of Land
- Development of Integrated Residential cum/or Commercial facilities over 5.588 acres at Chandrasekharpur through Long-Term Lease of Land
- Development of Commercial facilities over 1.800 acres of land at Patia on Free Hold Basis
- Housing Development Scheme for EWS, LIG & MIG over 1.600 acres of land at Jagasara through Long-Term Lease of Land
- Housing Development Scheme for EWS, LIG & MIG over 16.637 acres of land at Sanapalla through Long-Term Lease of Land
- Disposal of remaining 32 vacant flats (14 nos. of Type-A & 18 nos. of Type-B) at Daya Enclave, K9B, Bhagabanpur, Bhubaneswar
- Redevelopment of Priyadarshini Market Complex on PPP Mode
- Disposal of Ekamra Residency Subhudhipur Housing Projects, Bhubaneswar
- RFP for selection of master licensee for various housing/AHPS and ISSR projects
- Brochure for allotment of neighborhood shopping units on rent basis at Santi Nagar Awas Yojana (Keshari Residency), Bhubaneswar
- Brochure for allotment of neighborhood shopping units on rent basis at Buddha Vihar, Chandrasekharpur, Bhubaneswar
- Brochure for allotment of neighborhood shopping units on rent basis at Nilamadhab Awas Yojana at Chandrasekharpur, Bhubaneswar
- Brochure for allotment of neighborhood shopping units on rent basis at Subudhipur (Barunei Enclave), Bhubaneswar

In addition to the above activities, PMU has been actively involved in project monitoring. Details of projects which is monitored by PMU are as under:

- All engineering projects
- All play fields development projects
- All TP scheme projects
- Execution of the playgrounds including the infrastructure and the sports facilities by 4 agencies i.e., BDA, OMC, OPHC, and OFDC
- Development of Bituminous roads including drains on both sides and culverts
- Preparation of DPR for Various CDP Roads within Bhubaneswar Development Plan Area (BDPA)
- Monitoring of Engineering projects and the ongoing tenders of the engineering department

In addition to the above tasks and initiatives, the following Urban Placemaking and Public Realm Transformation initiatives were led by the PMU:

1. Janpath Corridor Transformation through Integrated Streetscape & Universal Accessibility



The Janpath Design Solutions project is a comprehensive corridor-level initiative aimed at transforming approximately 10 km of Janpath Road with a 60 m right-of-way into a safe, inclusive, accessible, sustainable, and visually cohesive urban corridor. The project adopts an integrated approach combining universal accessibility, pedestrian and cycling infrastructure, mobility management, landscape development, sustainability, and public-realm enhancement, while addressing the specific requirements of multiple land pockets along the corridor.

The project incorporates barrier-free pedestrian movement, accessible curb ramps, tactile paving, mid-block crossings, signage and wayfinding, rationalized circulation and parking, improved lighting, and enhanced pedestrian facilities. It further integrates green buffers, natural drainage, landscaping, renewable-energy elements, smart features, public amenities, and placemaking interventions to improve the environmental performance, safety, functionality, and overall user experience of the corridor.

Overall, the project establishes a replicable model for integrated urban corridor and streetscape development, demonstrating how accessibility, mobility, landscape, sustainability, aesthetics, and public-space design can be brought together within a single implementation framework.

2. Shaded Cycle Track & Pedestrian Corridor along the Left Parallel Road – Ekamra Kanan to Tamarind Avenue



The Left Parallel Road (LPR) Project is a major urban mobility initiative connecting Ekamra Kanan and OERC Square through an approximately 15 km corridor (both sides), designed to create a safe, inclusive, sustainable and people-centric urban environment. Moving beyond conventional vehicle-oriented road development, the project adopts Complete Streets and Non-Motorised Transport (NMT) principles, integrating mobility, accessibility, safety, greenery and public-realm improvements. A defining feature is the provision of continuous and dedicated pedestrian footpaths and cycle tracks, complemented by shaded walking and cycling environments, universal accessibility, avenue plantation, street lighting, street furniture, pedestrian crossings, bus bays and multimodal connectivity. The corridor is envisioned as a shared urban space that safely accommodates pedestrians, cyclists, public transport users and motorists.

At the heart of the project is the principle that access to a safe, continuous and accessible footpath is fundamental to the right to move through and access the city with dignity. In this context, the Right to Footpath is treated not merely as a road amenity, but as an essential element of inclusive urban infrastructure - particularly for children, senior citizens, women and persons with disabilities. With this integrated approach, Bhubaneswar has the opportunity to become the first city in Odisha to establish a major corridor with dedicated, shaded and people-first walking and cycling infrastructure, setting a new benchmark for sustainable, accessible and inclusive urban development across the State.

3. IDCO Placemaking - Creating an Accessible and Vibrant Public Realm





The IDCO Placemaking project focuses on transforming the frontage area into a vibrant, accessible, safe, and user-friendly public realm through integrated urban design and placemaking interventions. The project aims to improve the overall pedestrian experience and visual character of the corridor by introducing pedestrian-friendly footpaths, improved stormwater drainage, street lighting, landscaping, public seating, wayfinding, and coordinated utility infrastructure. A key emphasis is on creating comfortable and inclusive spaces that encourage social interaction, gathering, and every day public use. The project demonstrates a people-centric approach to frontage development, integrating landscape, safety, accessibility, and aesthetics to create a more functional and attractive urban environment.

4. BSABT Idle Parking Area - Landscape & Public Amenity Development





The BSABT Idle Parking project aims to transform underutilized and vacant land parcels within the idle parking area into a functional, attractive, and user-friendly public space through integrated landscape and amenity development. The proposal focuses on beautification of bus-bay medians and adjacent vacant parcels, along with the introduction of supporting facilities such as a food court, driver's rest shed, toilet block, and additional repair and maintenance shed for buses. The project combines landscape improvement with essential passenger and operational amenities to enhance the overall functionality and visual character of the BSABT premises. The project demonstrates an approach to optimizing underutilized urban land within a transport facility, creating a more organized, aesthetically improved, and service-oriented environment while supporting passenger convenience and bus operations.

5. Open Space Development at Salia Sahi - Neighbourhood Park & Community Public Realm



The Open Space Development at Salia Sahi project focuses on the revitalization of approximately 1.5 acres of neighbourhood open space at Bahafam, Salia Sahi, transforming it into a functional, inclusive, and community-oriented public space. The project adopts urban design and placemaking principles to improve the usability, accessibility, visual quality, and social value of the existing open space, with emphasis on creating an environment that encourages community interaction and everyday recreational use. The project demonstrates a community-centric approach to neighbourhood open-space development, converting underutilized land into a more attractive, usable, and engaging public asset.

6. Patia Urban Park - Integrated Urban Forest, Recreation & Crematorium Development



The Patia Urban Park project is a comprehensive multi-functional open-space development planned across approximately 17.6 acres, comprising an Urban Forest of about 13.44 acres, Children's Park of about 1.2 acres, and a Crematorium zone of approximately 3 acres. The project adopts an environmentally sensitive and community-oriented approach, integrating nature trails, reflexology paths, seasonal water bodies, children's play areas, fitness zones, rain shelters, seating spaces, landscape enhancement, sustainable drainage, lighting, parking, and supporting infrastructure. The Urban Forest component is intended to strengthen biodiversity and provide a natural recreational environment, while the Children's Park and recreational facilities cater to community needs. The Crematorium component has been planned as an integrated yet sensitively designed zone, with detailed attention to landscape, circulation, lighting, materials, and a football cum-cricket playfield. The project demonstrates an integrated model of ecological conservation, recreation, community infrastructure, and sensitive public-space planning within a single urban landscape.

7. K7 Building Frontage Open Space Development – Organized Market & Community Public Realm



The K7 Building Frontage Open Space Development project focuses on transforming the existing weekly haat and adjoining open spaces into a well-organized, accessible, functional, and vibrant community-oriented public realm. The proposal seeks to formally organize the existing market through demarcated vending zones and structured market spaces, while simultaneously introducing landscaped parks, green areas, pedestrian-friendly circulation, and public plazas for community use. The project also incorporates essential market infrastructure such as water supply, waste management, storage facilities, lighting, signage, seating areas, and other public amenities, along with clear boundary demarcation to protect and manage the land. The project demonstrates an integrated approach to market organization, land protection, open-space development, pedestrian movement, and community placemaking, creating a more functional and visually improved public environment.

8. Hatiasuni Park & Playground - Neighbourhood Recreation & Community Open-Space Development



The Hatiasuni Park project focuses on the development and revitalization of approximately 1.5 acres of neighbourhood open space into a safe, functional, inclusive, and community-oriented recreational environment. The project applies urban design and placemaking principles to enhance the usability, visual quality, and social value of the existing park and playground, creating spaces that encourage recreation, physical activity, and community interaction. The project demonstrates a community-focused approach to neighbourhood park development, combining recreation, public-space design, accessibility, landscape enhancement, and improved user experience.

9. Prachi Enclave





The Prachi Enclave Open Space Development project focuses on revitalizing the neighbourhood open space into a meaningful, functional, and community-oriented public realm. The project combines urban design, placemaking, landscape development, and memorial architecture to create a space that serves both recreational and commemorative purposes. A defining feature of the park is the prominent memorial structure dedicated to the martyrs of Raktatirtha Eram, Odisha, commemorating their sacrifice and contribution to the state's history. The memorial element forms the symbolic focal point of the park, while the surrounding landscape and open spaces provide an appropriate setting for reflection, remembrance, and community gathering. The design integrates landscape character, pedestrian movement, lighting, material selection, spatial organization, and visual elements to enhance the overall experience. The project therefore represents more than conventional open-space development; it creates a community asset that connects public space with cultural memory and heritage, providing residents with a functional neighbourhood environment while preserving and celebrating the historical significance of Raktatirtha Eram.

10. Patrapada Park





The Patrapada Park project, connected to NH-16, is an integrated public-space initiative combining recreation, landscape development, placemaking, and Odisha's cultural heritage. The park is structured around a raised hexagonal central gazebo, supported by a children's play area, landscaped lawns, peripheral walking tracks, internal pathways, and integrated seating for community use. Its defining character comes from the incorporation of Odisha's heritage elements, including a Konark-inspired chariot wheel, Pattachitra-style murals depicting Jagannath culture, terracotta horse sculptures, traditional decorative elements, and vernacular boundary-wall treatments. A thoughtfully designed nightscape further enhances the park through architectural lighting, bollards, accent spotlights, and ambient landscape illumination. Overall, the project demonstrates how heritage, recreation, landscape, architecture, and lighting can be integrated to create a distinctive, welcoming, and culturally rooted public realm.

On behalf of the Bhubaneswar Development Authority (BDA), we would like to place on record our sincere appreciation for the excellent consultancy and project management services provided by KPMG Advisory Services Pvt. Ltd.

The professionalism, in-depth domain knowledge, commitment to excellence and dedicated efforts demonstrated by the KPMG team have been truly commendable. The team's proactive approach, strong problem-solving capabilities, ability to coordinate effectively with various stakeholders, and commitment to delivering results have made a significant contribution to the successful execution of various initiatives of BDA.

The PMU team's ability to understand the requirements of BDA, provide practical and effective solutions, and extend timely support has significantly contributed to the progress, efficient management and timely implementation of several projects and initiatives undertaken by the Authority.

The contribution of the PMU has been particularly valuable in supporting BDA across areas such as project development, procurement, PPP initiatives, project monitoring, transaction advisory and other strategic assignments. Their continued dedication and professional approach have strengthened BDA's capacity to take forward complex and time-bound projects.

BDA extends its heartfelt appreciation and congratulations to the entire PMU team for their commendable contribution and performance. We look forward to their continued support, professional commitment and valuable partnership in the successful completion of several more landmark projects and initiatives of the Bhubaneswar Development Authority (BDA).



MEDIA CELL

(Annual activities & Achievements Of BDA Media Cell During The Year 2026)

The Media Cell of the Bhubaneswar Development Authority (BDA) has played a vital role in strengthening the Authority's communication, public outreach and information dissemination mechanisms. Over the past year, the Media Cell has focused on ensuring that BDA's projects, development initiatives, enforcement activities, public services and policy decisions reach citizens in a timely, transparent and accessible manner.



The Media Cell has also facilitated extensive media coverage of BDA's major initiatives and achievements. Press releases, news updates, photographs and official statements have been prepared and disseminated regularly, resulting in wider coverage across print, electronic and digital media platforms. Particular emphasis has been given to highlighting citizen-centric initiatives and development works undertaken for the planned growth of Bhubaneswar.

Another significant achievement has been the professionalisation of BDA's communication strategy. The Cell has worked towards maintaining consistency in official messaging, improving the quality of content and ensuring that important information is communicated in a clear and easy-to-understand manner. Visual content, photographs, videos, infographics and social media posts have increasingly been used to make information more engaging and accessible.

The Media Cell has also played an important role in promoting BDA's Town Planning Schemes and urban development initiatives. Information regarding new TP Schemes, housing projects and other planning activities has been communicated to stakeholders and the public through various platforms.

During enforcement and eviction drives, the Cell has ensured real-time and responsible dissemination of information, highlighting the Authority's efforts to reclaim government land, remove encroachments and facilitate planned development. Such communication has helped create greater public awareness about the objectives and legal framework behind enforcement activities.

The Cell has further supported the visibility of important BDA projects, including housing initiatives, redevelopment programmes and other urban infrastructure projects. Visits and statements of senior BDA officials, including the Vice-Chairman, have been documented and communicated to the public, providing greater visibility to ongoing development efforts.

Through regular coordination with journalists and media organisations, the Media Cell has helped build stronger institutional-media relations and facilitated the flow of verified information. It has also contributed to improving the Authority's public image by ensuring that BDA's achievements and citizen-oriented initiatives receive appropriate visibility.

Overall, the BDA Media Cell has emerged as an important link between the Authority and the people of Bhubaneswar. Through timely communication, wider media outreach, digital engagement and transparent dissemination of information, the Cell has contributed significantly to building public awareness, strengthening accountability and enhancing BDA's visibility as a responsive urban development institution.

୩ ନୂଆ ଟିପି ସ୍କିମ୍ ଘୋଷଣା କଲା ବିଡିଏ

ଭୁବନେଶ୍ୱର, ୧୯/୬(କମିପି): ରାଜ୍ୟ ସରକାରଙ୍କ ସମ୍ମୁଖେ ଥିବା ଯୋଜନାରେ ଟିପି(ଟାଉନ୍ ପ୍ଲାନିଂ) ଅଞ୍ଚଳର ବିକାଶ କରିବା। ବିଡିଏ ପକ୍ଷରୁ ୪୫ଟି ଟିପି ଯୋଜନାରେ ଭୁବନେଶ୍ୱର ଉପକଣ୍ଠରେ ୫୮ଟି ରାଜସ୍ୱ ଗ୍ରାମର ପ୍ରାୟ ୯୧୭୨ ଏକର ଅଞ୍ଚଳ ବିକାଶ କରିବାର ଲକ୍ଷ୍ୟ ରଖାଯାଇଛି। ଦିନକୁ ଦିନ ବିଡିଏ ୪ ନୂଆ ଟାଉନ୍ ପ୍ଲାନିଂ(୪୨ରୁ ୪୫) ଯୋଜନା ଘୋଷଣା କରିପାରେ। ଆଜି ପୁଣି ଆଉ ତିନିଟି ନୂଆ ଟାଉନ୍ ପ୍ଲାନିଂ ଯୋଜନା ଘୋଷଣା କରିଛି। ଯେଉଁଥିରେ ଟାଉନ୍ ପ୍ଲାନିଂ-୫, ୬ ଓ ୭ ଅନ୍ତର୍ଭୁକ୍ତ। ଏଥିରେ ମଲିପଡ଼ା ଓ ଦାମପୁର ମୌଜାର ୮୩୮.୨୯ ଏକର ଅଞ୍ଚଳର ବିକାଶ କରାଯିବ। ତିନି ଟିପି ଯୋଜନା ପାଇଁ ଏକ ଘରୋଇ ଫଣ୍ଡା କରିଥାନ୍ତେ ସାମାଜିକ ଶକ୍ତିର ସହଯୋଗ କିମ୍ବା ଫଣ୍ଡା ପ୍ରକ୍ରିୟା ଆରମ୍ଭ ହେବାକୁ ଯାଉଛି।

ଟିପି ସ୍କିମ୍ ନମ୍ବର ୫/୨୦୨୬ରେ ମଲିପଡ଼ା ମୌଜାର ୨୪୭.୫୭ ଏକର, ଟିପି ସ୍କିମ୍ ୬/୨୦୨୬ରେ ମଲିପଡ଼ା ମୌଜାର ୨୩୪.୩୪ ଏକର ଓ ଟିପି ସ୍କିମ୍ ନମ୍ବର ୭/୨୦୨୬ ଉଭୟ ମଲିପଡ଼ା ଓ ଦାମପୁର ମୌଜାର ୩୮୧.୩୮ ଏକର ଅଞ୍ଚଳର କରାଯିବ। ରାଜଧାନୀ ଭୁବନେଶ୍ୱର ଓ ଉପକଣ୍ଠ ଅଞ୍ଚଳରେ ସୁରକ୍ଷିତ ଓ ଶୁଭା ବିକାଶ ସୁନିଶ୍ଚିତ ପାଇଁ ଏହି



ଅଞ୍ଚଳରେ ରାସ୍ତାଘାଟ, ନାଳ, ବିଜୁଳି, ପାନୀୟ ଜଳ ଭଳି ଆବଶ୍ୟକ ଭିତ୍ତିଭୂମି ପ୍ରସ୍ତୁତ କରାଯିବ। ବିଡିଏ ତେପୁଟି କମିସନର(ଟାଉନ୍ ପ୍ଲାନିଂ) ଉପଚାରଣ ସାହୁ କହିଛନ୍ତି, ଓଡ଼ିଶା ଗୋଟିଏରେ ଏହି ଯୋଜନା ଫାଉଣ୍ଡେସନ୍ ଦିଆଯିବ। ପ୍ରକାଶ ପରେ ଯୋଜନା ଅଞ୍ଚଳ ଭିତରେ ଥିବା ଜମିର ମାଲିକଙ୍କୁ ପର୍ଯ୍ୟ-ସ୍ୱ ଅନୁସାରେ ସୂଚନା ଦେବାକୁ ଆହ୍ୱାନ

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ଏକର ଅଞ୍ଚଳରେ
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ସୀମା ନିର୍ଦ୍ଧାରଣ
ଶେଷ, ଜମି
ସଂଗ୍ରହ ଖୁବ୍ ଶୀଘ୍ର

କରାଯିବ। ସେମାନଙ୍କୁ ପର୍ଯ୍ୟ-ସ୍ୱରେ ନୋଟିସ୍ ଜାରି କରାଯିବ। ଗୋଟିଏ ପ୍ରକାଶନ ଚାରିଖଣ୍ଡ ଦୂର ମାସ ମଧ୍ୟରେ ଏହି ସୂଚନା ଦେବାକୁ ପଡ଼ିବ ବୋଲି ଶ୍ରୀ ସାହୁ କହିଛନ୍ତି। ଶ୍ରୀ ସାହୁ କହିଛନ୍ତି, ଏହି ତିନି ଅଞ୍ଚଳରେ ବିକାଶ ପୂର୍ବରୁ ଆମେ ଜମି ମାଲିକଙ୍କଠାରୁ ଜମି ଆଣିବୁ। ପରେ ଆଣିଥିବା ଜମିରୁ ୬୦ ପ୍ରତିଶତ ଆୟତାକାର ଆକାରରେ

ରାସ୍ତାକୁ ଲାଗି ଘର କରିବାକୁ ଦିଆଯିବ। ବାକି ୪୦ ପ୍ରତିଶତ ଜମିରେ ରାସ୍ତା, ଡ୍ରେନ୍, ପାନୀୟ ଜଳ, ସ୍ୱେଚ୍ଛେକ୍, ବିଦ୍ୟୁତ୍, ପାର୍କ, ଖୋଲା ଜାଗା ଓ ଅନ୍ୟାନ୍ୟ ସୁବିଧା କରାଯିବ। ପୂର୍ବରୁ କୌଣସି ଅଞ୍ଚଳରେ ରାସ୍ତାଘାଟ ଆଦି ମୌଳିକ ସୁବିଧା ପାଇଁ ଜମି ଅଧିଗ୍ରହଣ କରିବାକୁ ପଡ଼େ। ଯାହା ପ୍ରକୃତ କାମରେ ବିଳମ୍ବ କରେ। ଏଥିରେ ବିଜୁ ଜମି ଅଧିଗ୍ରହଣ ସମସ୍ୟା ନାହିଁ। ଏହି ନୂଆ ଲ୍ୟାଣ୍ଡ ପୁରୁଷ ପଦ୍ଧତିରେ ସରକାର ଭିତ୍ତିଭୂମି ବିକାଶ ସହଜ ହେବ ଓ ଜମି ମାଲିକଙ୍କ ଜମିର ମୂଲ୍ୟ ବଢ଼ିବ।

ସୂଚନାଯୋଗ୍ୟ, ପୂର୍ବରୁ ୧,୫୭୭ ଏକର ଜମିରେ ଟିପି ସ୍କିମ୍ ୧, ୨, ୩ ଓ ୪ରୁ ରାଜ୍ୟ ସରକାରଙ୍କ ମଞ୍ଜୁର ମିଳିପାରିଛି। ଏହି ଅଞ୍ଚଳର ଜମି ମାଲିକଙ୍କୁ ସୁନିଶ୍ଚିତ ଭାବେ ସଂଗ୍ରହ ପ୍ରକ୍ରିୟା ଲାଗି ରହିଛି। ରାସ୍ତା, ଡ୍ରେନ୍ ଓ ଅନ୍ୟାନ୍ୟ କାମ ତାଲିକା। ଅନ୍ୟତା ଓ ଦାମପୁର ମୌଜାରେ ୫୬୦ ଏକର ଜମିରେ ଟିପି ସ୍କିମ୍ ୮ ପାଇଁ ଶ୍ରୀ ସାହୁ ଯୋଜନାକୁ ସରକାର ଅନୁମୋଦନ କରି ପାରିଛନ୍ତି। ଏହି ଅଞ୍ଚଳରେ ଭିତ୍ତିଭୂମି ବିକାଶ କାମ ଖୁବ୍ ଶୀଘ୍ର ଆରମ୍ଭ ହେବ। ଆଗକୁ ୩୨ରୁ ୪୧ ଏବଂ ୧୧ରୁ ୧୩, ଏଭଳି ଆଉ ୧୩ଟି ଟିପି ସ୍କିମ୍ ଘୋଷଣା ହେବାକୁ ଯାଉଛି, ଯାହାର ସର୍ବେ କାମ ତାଲିକା।

ନୂଆ ଗଢ଼ା ହେବ ପ୍ରିୟଦର୍ଶିନୀ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସ

ଭୁବନେଶ୍ୱର, ୫୬ (ବୁଧବେଳା): ସିଆର୍ପି ଛକରେ ଥିବା ପ୍ରିୟଦର୍ଶିନୀ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସକୁ ନୂଆ କରି ଗଢ଼ାଯିବ। ଦୋକାନୀଙ୍କୁ ଅନ୍ୟତ୍ର ସ୍ଥାନାନ୍ତର ପରେ କୋଠାକୁ ବିପଦସଙ୍କୁଳ ଘୋଷଣା କରାଯିବ। ଏହାପରେ ପୁନଃନିର୍ମାଣ କାମ ଆରମ୍ଭ ହେବ। ନଗର ଉନ୍ନୟନ ମଣ୍ଡଳ ତା. କୃଷକପ୍ର ମହାପାତ୍ର ଏହି ସୂଚନା ଦେଇଛନ୍ତି।

ଶୁକ୍ରବାର ପ୍ରିୟଦର୍ଶିନୀ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସକୁ ଯାଇ ମଣ୍ଡଳ ମହାପାତ୍ର ଦୋକାନୀଙ୍କ ସହ ବିସ୍ତୃତ ଆଲୋଚନା କରିଥିଲେ। ୩୯ ବର୍ଷ ତଳେ ଅର୍ଥାତ ୧୯୮୭ ମସିହାରେ ଏହି ମାର୍କେଟର କୋଠା ତିଆରି ହୋଇଥିଲା। ଏବେ କୋଠା ଲାଙ୍ଗୁଳି ଗଲଣି। ଉପରୁ ବଡ଼ ବଡ଼ ସିମେଣ୍ଟ ଖଣ୍ଡ ଛାଡ଼ୁଛି। ଏପରିକି ପୂରା କୋଠା ବିପଦସଙ୍କୁଳ ପାଲଟିଛି। କେତେବେଳେ କିଛି ଅଘଟଣ ଘଟିପାରେ।

ମଣ୍ଡଳ ତା. ମହାପାତ୍ର କୋଠା ଛାଡ଼ି ଦମାସ୍ତା କରିଛନ୍ତି। ବାରମ୍ବାର ମରାମତି ଓ ରକ୍ଷଣାବେକ୍ଷଣ କଲେ ବି ବାସ୍ତବିକତା ସମାଧାନ ହେବନି। ପୁଣି ଏହା ଏକ ପ୍ରମୁଖ ବ୍ୟବସାୟିକ ସ୍ଥାନ ହୋଇଥିବାରୁ ବହୁ ଲୋକେ ଏହା ଉପରେ ନିର୍ଭରଶୀଳ। ଭବିଷ୍ୟତର ବାଣିଜ୍ୟିକ ଆବଶ୍ୟକତାକୁ ଆଖି ଆଗରେ ରଖି ମାର୍କେଟର ପୁନଃବିକାଶ କରାଯିବ ବୋଲି ମଣ୍ଡଳ କହିଛନ୍ତି।

ବିପଦସଙ୍କୁଳ ଘୋଷଣା ହେବ ପୁରୁଣା ବିଲ୍ଡିଂ ଦୋକାନୀ ସ୍ଥାନାନ୍ତର ପରେ ନିର୍ମାଣ କାମ ଆରମ୍ଭ



ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ମପକ୍ଷ (ବିଡିଏ) ଏହାକୁ ତିଆରି କରିବ। ପ୍ରସ୍ତାବିତ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସରେ ସମସ୍ତ ଆଧୁନିକ ଭିତ୍ତିଭୂମି ସୁବିଧା ରହିବ। ପର୍ଯ୍ୟାୟ ପାର୍ଟି ସୁବିଧା, ଉନ୍ନତ ଅଗ୍ନି ନିରାପତ୍ତା ବ୍ୟବସ୍ଥା ରହିବ। ଏହାକୁ ବହୁତକ ବିଶିଷ୍ଟ କୋଠା କରିବାକୁ ଯୋଜନା ଅଛି। ପ୍ରଥମେ ଏଠାରେ

ଥିବା ଦୋକାନୀଙ୍କୁ ଅନ୍ୟତ୍ର ସ୍ଥାନାନ୍ତର କରାଯିବ। ବିଡିଏ ସ୍ଥାନାନ୍ତରଣ ପାଇଁ ବ୍ୟବସ୍ଥା କରିବ। ନିୟମ ଅନୁସାରେ କ୍ଷତିପୂରଣ ରଖି ବି ତିଆରିବ ବୋଲି ବିଡିଏ ଉପାଧ୍ୟକ୍ଷ ଚକ୍ରନ୍ ରାଣା କହିଛନ୍ତି।

ମୋଟ ୧.୪୪ ଏକର ଜମିରେ ଏହି ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସ ତିଆରି ହୋଇଛି। ଏଠାରେ ମୋଟ ୧୫୨ଟି ଦୋକାନ ଅଛି। ତଳ ମହଲାରେ ୭୨ଟି ଓ ପ୍ରଥମ ମହଲାରେ ୮୦ଟି ଦୋକାନ ଅଛି। ୧୦୦ଟି ଲେକ୍ସ ପୁରପାମ (ପିକ୍ସ), ଦୁଇଟି ରେଷ୍ଟୁରାଣ୍ଟ ଓ ୫ଟି ଅପିଏ ସ୍ଥାନ ମଧ୍ୟ ଏଠାରେ ରହିଛି। ମାର୍କେଟ ଆରମ୍ଭରୁ ମାସିକ ଲାଭସେବୁ ଓ ଛଡ଼ା ଭିତ୍ତିରେ ସବୁ ଦୋକାନ ଓ ଅପିଏ ଆବଶ୍ୟକ କରାଯାଇଛି।

ଦିନକୁ ଦିନ ଲୋକଙ୍କ ବଜାର ଆବଶ୍ୟକତା ବଢ଼ୁଛି। ଏଥିପାଇଁ ବାଣିଜ୍ୟିକ ପରିବେଶକୁ ସୁଦୃଢ଼ କରି ଲୋକଙ୍କୁ ହାତପାଆଁରେ ସୁବିଧା ଯୋଗାଇବାକୁ ବିଡିଏ ଯୋଜନା କରିଛି। ବହୁତକ ବିଶିଷ୍ଟ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସ କରି ପୁରୁଣା ଦୋକାନୀଙ୍କୁ ଥରଥାନ ସହ ଅଧିକ ବାଣିଜ୍ୟିକ ସ୍ଥାନ ସୃଷ୍ଟି କରି ରାଜସ୍ୱ ବଢ଼ାଇବାକୁ ବିଡିଏ ଯୋଜନା କରିଛି। ଏକାମ୍ର ବିଧାୟକ ବାବୁ ସିଂ, ପ୍ରିୟଦର୍ଶିନୀ ମିଶ୍ର, ଜଗନ୍ନାଥ ପ୍ରଧାନ, ବିଡିଏର ବରିଷ୍ଠ ଅଧିକାରୀ ଓ ବ୍ୟବସାୟୀମାନେ ଏହି ଅବସରରେ ଉପସ୍ଥିତ ଥିଲେ।

ପ୍ରିୟଦର୍ଶିନୀ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସର ପୁନଃବିକାଶ କରିବ ବିଡିଏ ନିର୍ମାଣ ହେବ ଆତ୍ୟାଧୁନିକ ବ୍ୟବସାୟ କେନ୍ଦ୍ର

ଭୁବନେଶ୍ୱର/ଭଡ଼େଇ, ୫୬ (ବି.ସି.ସି.): ସିଆର୍ପି ଛକରେ ଥିବା ପ୍ରିୟଦର୍ଶିନୀ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସର ପୁନଃବିକାଶ କରିବୁ ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ମପକ୍ଷ (ବିଡିଏ) ନିଶ୍ଚୟ ଦେଇଛି। ଶୁକ୍ରବାର ନଗର ଉନ୍ନୟନ ମଣ୍ଡଳ ତା. କୃଷକପ୍ର ମହାପାତ୍ର ଏହି ଘାଟ ପରିବର୍ତ୍ତନ କରି ଦୋକାନୀ ମାନଙ୍କ ଓ ବ୍ୟବସାୟୀଙ୍କ ସହ ଆଲୋଚନା କରିବା ପରେ ଏହି ଲେଖା ଗଢ଼ାବାର ଉଦ୍ଦେଶ୍ୟ ରଖିଛନ୍ତି। ଏହି ପରିବର୍ତ୍ତନ ବ୍ୟାପକ ଏକାମ୍ର ବିଧାୟକ ବାବୁ ସିଂ, ବିଡିଏ ଉପାଧ୍ୟକ୍ଷ ଚକ୍ରନ୍ ରାଣା ଓ ଅନ୍ୟ ବରିଷ୍ଠ ଅଧିକାରୀମାନେ ଉପସ୍ଥିତ ଥିଲେ।

ଏହି ଅବସରରେ ମଣ୍ଡଳ ତା. ମହାପାତ୍ର କହିଛନ୍ତି ଯେ, ବଡ଼ ଗୁରୁତ୍ୱ ଏହି ଦୋକାନ ପ୍ରାଚୀନ ଗୁଡ଼ାଘରକୁ ବଜାରରେ ପରିଣତ କରିବା ପାଇଁ ଗଢ଼ାଯାଇଥିବା ବୋଲି କହିଛନ୍ତି। ଏହା ସମସ୍ତଙ୍କ ସହାୟତା ସହ ହେବ। କେବଳ ଭବିଷ୍ୟତର ବାଣିଜ୍ୟିକ ଆବଶ୍ୟକତାକୁ ଦୃଷ୍ଟିରେ ରଖି ଏଠାରେ ଆଧୁନିକ ଭିତ୍ତିଭୂମି ଏବଂ ଲଗତ ସାଧାରଣ ସୁବିଧା ସହିତ ଏକ ବହୁତକ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସ ନିର୍ମାଣ କରାଯିବ। ଅନ୍ୟତ୍ର ନିର୍ମାଣ କାମ ତାହାକୁ ବ୍ୟବସାୟୀଙ୍କୁ ସୁବିଧା ଦେଇଥାଏ। ଯୋଗାଣ ପ୍ରଣାଳୀ ଏବଂ ନିରାପତ୍ତା ଦୋକାନୀଙ୍କ ଆହ୍ୱାନ।



ସ୍ଥାନାନ୍ତର ଓ ଶାସ୍ତିକରଣ ବ୍ୟବସ୍ଥା କରାଯିବ ବୋଲି ବିଡିଏ ଉପାଧ୍ୟକ୍ଷ ଚକ୍ରନ୍ ରାଣା କହିଛନ୍ତି। ଭୁବନେଶ୍ୱର ଛା. ୧୯୮୭ ମସିହାରେ ୧.୪୪ ଏକର ଜମିରେ ବିଡିଏ ଦ୍ୱାରା ନିର୍ମିତ ଏହି ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସରେ ବର୍ତ୍ତମାନ ଦୁଇ ମହଲାରେ ୭୨ଟି ଏବଂ ପ୍ରଥମ ମହଲାରେ ୮୦ଟି ଦୋକାନ ମୋଟ ୧୫୨ଟି ଦୋକାନ ପଡ଼ି ରହିଛି। ଏହା ବ୍ୟତୀତ ୧୦୦ଟି ଲେକ୍ସ ପୁରପାମ (ପିକ୍ସ), ୨ଟି ରେଷ୍ଟୁରାଣ୍ଟ ଏବଂ ୫ଟି ଅପିଏ ଅଛି।

ନବଜଳେବର ହେବ ପ୍ରିୟଦର୍ଶିନୀ ମାର୍କେଟ: ମନ୍ତ୍ରୀ

ବ୍ୟବସାୟୀଙ୍କୁ ବିଆଣ୍ଡିବ ସହାୟତା

ଭୁବନେଶ୍ୱର, ୫୬ (ବି.ସି.ସି.ସି.):

ସିଆର୍ପି ଛକରେ ଥିବା ପ୍ରିୟଦର୍ଶିନୀ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସର ପୁନଃବିକାଶ ହେବ। ଏହି ପରିବର୍ତ୍ତନ ଉନ୍ନୟନ କର୍ମପକ୍ଷ (ବିଡିଏ) ନିଶ୍ଚୟ ଦେଇଛି। ଶୁକ୍ରବାର ନଗର ଉନ୍ନୟନ ମଣ୍ଡଳ ତା. କୃଷକପ୍ର ମହାପାତ୍ର ଏହି ଘାଟ ପରିବର୍ତ୍ତନ କରି ଦୋକାନୀ ମାନଙ୍କ ଓ ବ୍ୟବସାୟୀଙ୍କ ସହ ଆଲୋଚନା କରିବା ପରେ ଏହି ଲେଖା ଗଢ଼ାବାର ଉଦ୍ଦେଶ୍ୟ ରଖିଛନ୍ତି। ଏହି ପରିବର୍ତ୍ତନ ବ୍ୟାପକ ଏକାମ୍ର ବିଧାୟକ ବାବୁ ସିଂ, ବିଡିଏ ଉପାଧ୍ୟକ୍ଷ ଚକ୍ରନ୍ ରାଣା ଓ ଅନ୍ୟ ବରିଷ୍ଠ ଅଧିକାରୀମାନେ ଉପସ୍ଥିତ ଥିଲେ।



ସିଆର୍ପି ଛକରେ ଥିବା ପ୍ରିୟଦର୍ଶିନୀ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସର ପୁନଃବିକାଶ ହେବ। ଏହି ପରିବର୍ତ୍ତନ ଉନ୍ନୟନ କର୍ମପକ୍ଷ (ବିଡିଏ) ନିଶ୍ଚୟ ଦେଇଛି। ଶୁକ୍ରବାର ନଗର ଉନ୍ନୟନ ମଣ୍ଡଳ ତା. କୃଷକପ୍ର ମହାପାତ୍ର ଏହି ଘାଟ ପରିବର୍ତ୍ତନ କରି ଦୋକାନୀ ମାନଙ୍କ ଓ ବ୍ୟବସାୟୀଙ୍କ ସହ ଆଲୋଚନା କରିବା ପରେ ଏହି ଲେଖା ଗଢ଼ାବାର ଉଦ୍ଦେଶ୍ୟ ରଖିଛନ୍ତି। ଏହି ପରିବର୍ତ୍ତନ ବ୍ୟାପକ ଏକାମ୍ର ବିଧାୟକ ବାବୁ ସିଂ, ବିଡିଏ ଉପାଧ୍ୟକ୍ଷ ଚକ୍ରନ୍ ରାଣା ଓ ଅନ୍ୟ ବରିଷ୍ଠ ଅଧିକାରୀମାନେ ଉପସ୍ଥିତ ଥିଲେ।

ସିଆର୍ପି ଛକରେ ଥିବା ପ୍ରିୟଦର୍ଶିନୀ ମାର୍କେଟ କମ୍ପ୍ଲେକ୍ସର ପୁନଃବିକାଶ ହେବ। ଏହି ପରିବର୍ତ୍ତନ ଉନ୍ନୟନ କର୍ମପକ୍ଷ (ବିଡିଏ) ନିଶ୍ଚୟ ଦେଇଛି। ଶୁକ୍ରବାର ନଗର ଉନ୍ନୟନ ମଣ୍ଡଳ ତା. କୃଷକପ୍ର ମହାପାତ୍ର ଏହି ଘାଟ ପରିବର୍ତ୍ତନ କରି ଦୋକାନୀ ମାନଙ୍କ ଓ ବ୍ୟବସାୟୀଙ୍କ ସହ ଆଲୋଚନା କରିବା ପରେ ଏହି ଲେଖା ଗଢ଼ାବାର ଉଦ୍ଦେଶ୍ୟ ରଖିଛନ୍ତି। ଏହି ପରିବର୍ତ୍ତନ ବ୍ୟାପକ ଏକାମ୍ର ବିଧାୟକ ବାବୁ ସିଂ, ବିଡିଏ ଉପାଧ୍ୟକ୍ଷ ଚକ୍ରନ୍ ରାଣା ଓ ଅନ୍ୟ ବରିଷ୍ଠ ଅଧିକାରୀମାନେ ଉପସ୍ଥିତ ଥିଲେ।



BDA clears project, approves cycle track & market makeover

Sandip.Mishra
@timesofindia.com

Bhubaneswar: Bhubaneswar Development Authority (BDA) on Saturday approved the launch of its much-awaited Ekamra Residency housing project in Subudhipur and cleared a slew of key urban infrastructure proposals, including a shaded cycle track, a pilot sewage treatment plant and redevelopment of Priyadarshini Market Complex at its 152nd authority meeting chaired by housing and urban development minister and BDA chairman Krushna Chandra Mahapatra.

Announcing the decisions, Mahapatra said Ekamra Residency has obtained occupancy certificate and authority has approved the pricing of apartments. The project faced hurdles owing to lack of environment clearance and an occupancy certificate. He said the rates have been fixed keeping affordability in mind and expressed confidence that the project

Representative photo



Ekamra Residency project will be located at Subudhipur

would help many families realise their dream of owning a home in the state capital.

Located at Subudhipur and spread across 7.36 acres, the residential project comprises three B+G+12 towers offering spacious two-bedroom and three-bedroom apartments. The housing complex has been planned as a modern residential enclave with amenities such as earthquake-resistant structures, landscaped open spaces, a swimming pool, gymnasium, community hall, children's play area, jogging track, sewage treatment plant, rainwater recharge system, power backup, CCTV surveillance and fi-

re safety systems.

In a move aimed at promoting sustainable mobility, BDA approved construction of a shaded cycle track and footpath along Left Parallel Road from Ekamra Kanan Junction to Hatiasuni. The corridor witnesses heavy pedestrian and cyclist movement but lacks continuous shaded infrastructure, causing difficulties for commuters, particularly during extreme weather conditions. Officials said the project is expected to encourage safe and comfortable non-motorised transport.

BDA also gave its nod to the construction of a 10 KLD sewage treatment plant near Vani Vihar on a pilot basis. The facility, proposed at Drain no. 4, is expected to strengthen wastewater management and contribute to environmental sustainability in the city. Another major decision was the approval of the redevelopment of Priyadarshini Market Complex at CRP Square, one of Bhubaneswar's prominent commercial hubs developed by BDA.



‘ସମସ୍ତ ସମ୍ବର’ ପାଇଁ ୭ ଟାଉନ ପାନିଂ

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BDA Celebrating it's 43rd Foundation Day On 1st September 2025

BDA Celebrating it's 43rd Foundation Day On 1st September 2025



Telephone Directory of BDA, Bhubaneswar

Sl. No.	Name of the Officer	Designation	Lan Line No.	Intercom No.	Mobile No.	EMAIL ADDRESS
1	Sri Chanchal Rana	Vice-Chairman	2396124	501		vicechairmanbda@gmail.com
2	Sri Manas Ranjan Padhi	Secretary	2392280		9439943838	secretarybdabbsr@gmail.com
3	Sri Sarada Prasad Mallik	Finance Member	2392473	531	7008513085	fmbdabbsr@gmail.com
4	Sri Surendra Naik	Engineer Member	2392473	541		chiefengineerbda@gmail.com
5	Md. Qaisar Iqbal Ali	Planning Member	2396239	521	9437107255	planningmemberbdabbsr@gmail.com
6	Ms. Snigdharani Dhal	Addl. Commissioner (Admin.)	2390691	511	9437507938	snigdharanidhal@gmail.com
7	Sri Manoj Kumar Swain	Addl. Commissioner (Estate-II)	2392280		9437254639	manojkumarswain@gmail.com
8	Sri Ranjan Kumar Jena	Joint Commissioner (Enforcement)		551	9437208573	enfmembdbdabbsr@gmail.com
9	Sri Bhabataran Sahu	Deputy Commissioner (TP Scheme)	2532435		9437234023	bhabataransahu@gmail.com
10	Sri Sudhir Kumar Naik	Deputy Commissioner (Estate-I)			8249099734	sudhirnayak1@gmail.com
11	Sri Pratik Pattanaik	Deputy Commissioner (Land Acquisition Officer)			8527183114	
12	Sri Srinibas Behera	Land Officer			7894831370	drsrinivas577@gmail.com
13	Sri Pravat Tarai	Land Officer (TP Scheme)			9437082055	
14	Miss Lipsa Ray	Land Officer (TP Scheme)			8371913441	lpsray5@gmail.com
15	Sri Biswajit Dalai	Addl. Land Officer & OSD (ODA Act)			8895924221	
16	Sri Trilochan Ojha	Manager Finance			8249982530	
17	Sri Anil Kumar Pattanaik	OSD (Legal)			9437696808	
18	Sri Sukanta Charan Swain	Chief Horticulturist			9778377227	
19	Sri Nihar Ranjan Ranjan Nayak	E.E to E.M			9938760493	
20	Sri Rakesh Kumar Sahoo	Superintending Engineer, Division-I			9776810941	
21	Sri Ambika Prasad Mohanty	Superintending Engineer, Division-III		588	9439654073	ee3bda@gmail.com
22	Sri Jagannath Pattanaik	Executive Engineer, Division-II		555		
23	Sri Sangram Keshari Mishra	Executive Engineer, Division-IV (I/C)			9853817060	bdadiv4@gmail.com
24	Sri Himansu Kumar Jena	Executive Engineer, Division-V			8093446909	
25	Sri Pradipta Pradhan	Sr. Manager, I.T			8917272696	boit.bda@gov.in
26	Smt. Suparna Surabhita Das	Associate Town Planner			9583432274	heritagecell.bda@gmail.com
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28	Sri Sambit Shovan Mallick	Associate Town Planner			9556571797	sambitshovan@gmail.com
29	Smt. Manasi Mohanty	Assistant Town Planner			9938692279	manasi.bdatps@gmail.com
30	Smt. Namita Mohanty	Junior Town Planner		533	9437286669	namita.subudhi@gmail.com
31	Sri Manoranjan Sethi	SO (Enforcement)		516	9437519582	manoranjan_bda@yahoo.co.in
32	Sri Arabinda Kumar Mahunta	SO (Allotment Branch-I)			9040487552	
33	Sri Ashok Kumar Mohanty	SO (Estate-II)			9437305930	
34	Smt. Subasini Parida	SO (F & A-I)			9439923559	
35	Sri Subhransu Sekhar Mohanty	SO (Allotment Branch-I)			9437134524	kabulamohanty@gmail.com
36	Sri Nihar Ranjan Satapathy	SO (Planning)			9777750153	
37	Sri Indramani Nahak	SO (Horticulture)		540	9437114011	
38	Sri Chhoturam Soren	SO (Land Acquisition)			7873733013	
39	Sri Abhiram Murmu	SO (Land)		557	9437968262	
40	Sri Larence Dungdung	SO (Establishment)		536	9437284350	
41	Sri Dillip Kumar Kanhar	SO (Estate-II)			9937261235	
42	Sri Siba Prasad Das	SO (Allotment Branch-II)			8763666804	
43	Sri Prasanna Patra	SO (F & A-II)		517	7894148283	
44	Sri Surendra Kumar Das	SO (Establishment)			9861147967	
45	Sri Manaswini Khuntia	Accountant			9437164578	
46	Sri Dillip Kumar Biswal	Accountant			9437282626	
47	Sri Krushna Chandra Mishra	Store In-Charge			7978967366	
48	Ms. Siddhartha Sahoo	Junior Enforcement Officer			9348744877	
49	Ms. Sandhyarani Sahoo	Junior Enforcement Officer				
50	Ms. Itishree Behera	Junior Enforcement Officer			6370053454	
51	Ms. Jhumuri Basantia	Junior Enforcement Officer			6371891404	







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