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BHUBANESWAR DEVELOPMENT AUTHORITY
Akash Shova Building, Lok Seva Marg, Kharavela Nagar, Unit-III
Bhubaneswar

The 24th February 2022

BHUBANESWAR DEVELOPMENT AUTHORITY (PLANNING AND BUILDING STANDARDS) AMENDMENT REGULATIONS, 2022

NOTIFICATION

No.7453— PLANNING -97/20/BDA—Whereas, the draft amendment of certain regulations of the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 2018 was published as required by sub-section (2) of section 125 of the Odisha Development Authorities Act, 1982 (Odisha Act 14 of 1982) in the Extraordinary issue No.1113 of the *Odisha Gazette*, dated the 15th July 2021 under the notification of the Bhubaneswar Development Authority No.21874/BDA, dated the 11th June, 2021, inviting objections and suggestions from all persons likely to be affected thereby till the expiry of the period of fifteen days from the date of publication of the said notification in the *Odisha Gazette*.

And whereas, objections and suggestions received before the expiry of the period so specified in respect of the said draft have duly been considered by the Bhubaneswar Development Authority.

Now, therefore, in exercise of the powers conferred by section 124 of the said Act, the Bhubaneswar Development Authority with the approval of the State Government makes the following amendments of the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 2018.

1.Short title, extent and commencement.— (1)These regulations may be called the Bhubaneswar Development Authority (Planning and Building Standards) Amendment Regulations, 2022.

(2) They shall extend to the whole area within the jurisdiction of Bhubaneswar Development Authority as notified from time to time.

(3)They shall come into force on the date of their publication in the *Odisha Gazette*.

2. In the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 2018 (hereinafter referred to as the said regulations), in Regulation 25 the following regulations shall be substituted, namely:—

25 Zoning.— (1) In the Development Plan various Land Use Zones (LUZ) are indicated with their specific boundaries and these land use zones shall be regulated in accordance with the provisions of the Table No. 2.

3. In the said Regulations, in Regulation 26:--

(a) For sub-regulation (5), the following sub-regulation shall be substituted, namely:—

(5) Developments may be permitted on recommendation of DP and BP Committee in the open space LUZ if the following conditions are satisfied along with other conditions of these regulations, namely:—

- (i) the land is a stitiban land and is not a leasehold land;
- (ii) the coverage is not more than 50%;
- (iii) the height is not more than 7.0 meters; and

Provided that if applicant reserves 40% of the area as public open space then the above said restrictions shall not apply:

Provided further that such 40% public open space shall be surrendered by way of free gift to the Authority for development of community space, public park, playground etc.:

Provided also that the Competent Authority shall have the discretion to combine two or more such surrendered plots of land to form one large contiguous plot of land and may also allow exchange of such surrendered plots with other landowners in similar land use zones so as to form a contiguous bigger plot of land for public use after such reservation. In this process, principles followed for the purpose of implementation of Town Planning Scheme shall be taken into consideration.

(b) For sub-regulation (6), the following sub-regulation shall be substituted, namely:—

(6) Mixed use of the building may be permitted in a particular zone on the recommendation of DP and BP committee on a plot size of 500 square meters and above and abutting road of minimum 12 meters width:

Provided that the principal use of the building shall cover not less than 2/3rd of the total floor area and other permitted uses shall not exceed 1/3rd of the total area: