



No. 9422 /BDA, Bhubaneswar,
File No: Planning (TP) - 182/26

Dated the 06.05., 2026

DRAFT STANDARD OPERATING PROCEDURE (SOP)

FOR RECONSTITUTION OF PLOTS UNDER TOWN PLANNING SCHEME NO. 42 TO 45, ZONE-4

The Bhubaneswar Development Authority (BDA) is implementing a total of 45 Town Planning (TP) Schemes across 58 part revenue villages within the Bhubaneswar Development Plan Area (BDPA). These schemes are organized into four Zones to facilitate phased and systematic implementation.

The Town Planning Schemes aim at comprehensive and planned urban development through integrated provision of infrastructure and public amenities. The objective is to promote organized, sustainable, and balanced growth of the entire planning area, rather than isolated or fragmented development.

Zone-4 has been identified by BDA as a priority zone for implementation of Town Planning Schemes. In order to ensure efficient execution and time-bound planning, Zone-4 has been divided into three packages.

This Standard Operating Procedure (SOP) is formulated to provide a clear, transparent, and systematic framework for reconstitution of land parcels under Town Planning Scheme Nos. 42-45, Zone-4, covering the part of revenue villages of Bijipur, Kasipur, Bhagabanpur, Baliapada, and Patrapada. Unlike earlier modalities, this SOP introduces uniform principles and structured procedures to streamline implementation and ensure consistency in decision-making. The approach is designed to facilitate easy, fair, and equitable distribution of reconstituted plots, with a focus on maximizing benefits to landowners. Special emphasis has been placed on making the process people-oriented by enhancing clarity in allocation, reducing disputes, and improving transparency for all stakeholders. This SOP is expected to improve efficiency in implementation, provide predictability in outcomes, and build confidence among landowners by ensuring fairness and accountability at every stage of the reconstitution process.

I. Applicability

In supersession of earlier guidelines issued for Town Planning Schemes in general, the following sets of guidelines are framed to be followed in **Town Planning Scheme Nos. 42, 43, 44 and 45 of Zone-IV.**

II. Legal Basis

Section 22(4) of the ODA Act provides the statutory framework for the preparation of Town Planning Schemes. Chapter VI and Rule 26 of the ODA Rules further specify the matters that may be included in a Town Planning Scheme.

Clause (t) of sub-section (4) of Section 22 empowers the Authority to include such other matters in a Town Planning Scheme as may be considered necessary, subject to approval through a resolution of the Authority. It is also provided that different matters may be determined for different Town Planning Schemes, depending on the local requirements and planning objectives of the area concerned.

In exercise of the above provisions, and considering the planning needs of the area, the following guidelines under this SOP are proposed for adoption in Town Planning Schemes TPS-42 to TPS-45 under Zone-IV, in order to ensure planned development, uniformity in implementation, and effective regulation of land use and infrastructure.

As per Point 4 of Cabinet Memorandum of **Samruddha Sahara Scheme**, Land Reconstitution is defined where Landowners receive 60% of their original area as developed plots, enhancing property value through improved infrastructure. Government will receive 40% of the original assembled land, part of which would be put in use for public services and social amenities, and remaining plots would be sold in the open market with higher FSIs for revenue generation.

III. Land Deduction and Reconstitution Principles

- a. A uniform deduction (contribution) of 40% shall be adopted for all landholdings and plots included in the Town Planning Schemes, encompassing both private and government land. Notified forest lands are exempt from this deduction.
- b. All Final Plots allotted to original plot (OP) owners must be located within the mouza of the respective TP boundary.
- c. Plots where construction has already been undertaken shall be marked over the base map clearly showing *Pucca*, *Kuchha*, Authorised and Unauthorised structures along with present land use using colour coding.
- d. After reconstitution, final plot (FP) allotted for various public uses/reservations in the TP Scheme shall be mentioned in the map with specific use and prescribed colour codes.
- e. Original plots under Forest land, Railway line and acquired roads shall receive Final Plots at the same location without any deduction in area.
- f. Original plots of water channels and canals shall be channelised into drains along existing natural contours.
- g. Reconstitution of plots affected by HT lines shall be carried out as per provisions under Rule 29 of ODA (P & BS) Rules, 2020. Plots affected by HT lines shall be

liable to pay additional contribution as fixed by the Valuation Officer and may be allotted after maintaining prescribed buffer zones.

- h. Plots earmarked for public and semi-public purposes and saleable commercial plots shall preferably be located along wider roads to ensure optimal accessibility, visibility, and orderly urban development.
- i. The minimum size of the Final Plot (FP) after reconstitution of plots shall be **30 sq.m** (for Original Plots not exceeding 50 sq.m) and shall have regular geometry as far as practicable.
- j. If any residual surplus area of less than 30 sqm (FP) is available in the recorded area of a plot after mutation, then transactions relating to that plot shall be checked and record shall be corrected accordingly.
- k. In respect of original plots having an area less than **50 sq.m** (resulting in less than **30 sq.m** after 40% deduction) and thus rendered non-buildable, the following options shall be made available to the landowners:
 - The landowners may opt for amalgamation of their plots in accordance with the provisions laid down under Point No. VI of this document.
 - Otherwise the landowners shall be compensated as per the valuation of a plot determined in RFCTLARR Act 2013 since all such land shall be vested to BDA after sanction of the Draft Scheme by Government.
 - No Final TP Plot shall be allotted to such plots upon reconstitution.

IV. Existing Development within TP Scheme

1. Authorised Development (Building)

- a. For plots having duly approved building plans, efforts shall be made to retain the Final Plot at the same location.
- b. In such cases, the landowner shall compensate for the 40% required area by paying an amount equivalent to the Benchmark Value (BMV) of that area.

2. Authorised Development (Layout)

- a. It shall be verified and ensured whether the internal roads within the approved sub-division layout have been free-gifted to the Bhubaneswar Development Authority (BDA) or the concerned Local Authority, as applicable.
- b. Any land already surrendered by the landowner for internal roads shall be counted as part of the 40% deduction. If any additional area is still required to meet the 40% deduction, the landowners of the sub-plots shall contribute proportionately by paying an amount equivalent to the Benchmark Value (BMV) of the remaining area, if he has no other plots in the same TP Scheme Area having the required size.

3. Unauthorised Development (Building and Layout)

- a. For any unauthorised development within TP Scheme area, provisions under Sections 90, 91 and 93 of ODA Act, 1984 shall be followed.

V. Road Hierarchy and Street Design

- a. Every plot within the TP Scheme shall be connected by a minimum approach road width of 6.0 meters.
- b. Road widths are determined based on the size of the final plot area to ensure adequate capacity for traffic and utilities:

Road Category	Final Plot Area	ROW (m)
Minor Street	30 to 50 sq.m	6.0
Access Street-I	50 to 115 sq.m	7.5
Access Street-II	115-500 sq.m	9.0
Local Street	500-1000 sq.m	12.0
Collector Street	1000-4000 sq.m	18.0
Sub-Arterial Road	4000-8000 sq.m	24.0
Arterial/Ring Road	Above 8000 sq.m	30.0 / 60.0

The said road width shall be allocated to the plots in descending order of plot size, subject to feasibility, during the process of reconstitution, as per the above table.

- c. All roads shall follow BDA Street Design Regulations, 2024, including pedestrian paths, utility corridors and plantation.
- d. Saleable commercial plots, and plots earmarked for public and semi-public purposes shall be preferably located along wider roads to ensure optimal accessibility, visibility, and effective urban planning.

VI. Amalgamation and Consolidation of Plots

- a. Landowners may, by mutual consent, opt for allotment of a single reconstituted plot through amalgamation. In such cases, the participating landowners shall collectively be entitled to sixty percent (60%) of the total area of the amalgamated land, after application of the prescribed deduction.
- b. Amalgamation of plots shall be permitted for all plots within the same Mouza, including those measuring less than 50 square metres. However, after amalgamation, the size of the reconstituted plot shall not be less than 115 square metres.
- c. The plots shall be assigned access to higher-order roads based on the amalgamated plot size, as per Point No. V (b).

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- d. **Mandatory Amalgamation:** If a recorded *Khatadar* holds multiple plots under different Khata numbers within the same Mouza, such plots shall be amalgamated without requiring the consent of the owner(s).
- e. **Voluntary Amalgamation:** Multiple recorded *Khatadar* within a Mouza of a particular TP Scheme opting for amalgamation shall submit a registered agreement executed before the concerned Sub-Registrar, duly signed by all *khatadars*/legal heirs, within two months from the date of publication of Form–III and Form–IV. The agreement shall clearly specify the Mouza, Khata No., Plot No., plot area, and the dispute resolution mechanism etc.

The said agreement shall remain irrevocable until handing over of possession of the amalgamated plot to the concerned *khatadars*.

Upon approval of the amalgamation request, the Authority may allot a single Final Plot corresponding to the amalgamated landholding/plots.

If two or more landowners apply jointly for allotment of a single final plot, regardless of the location of their original plots within the same Mouza of the TP boundary, such final plot may be allotted on a wider road based on the final plot size within the same mouza, subject to written consent and representation from the respective landowners.

- f. **FAR Incentives for Amalgamated Plots:** The following incentives shall be provided over and above the Base FAR for amalgamated plots:

Sl. No.	Minimum Area of Amalgamated Plot after 40% deduction	Minimum Road Frontage Requirement	FAR Incentive (over and above Base FAR) *
1	115 sq m	Frontage to a road of minimum 9.0 m width, subject to TP layout feasibility	-
2	500 sq m	Frontage to a road of minimum 12.0 m width, subject to TP layout feasibility	0.5
3	1,000 sq. m	Frontage to a road of minimum 18.0 m width, subject to TP layout feasibility	1.0
4	4,000 sq. m	Frontage to a higher-order road of minimum 18.0 m width, subject to TP layout feasibility	1.0
5	8,000 sq. m	Frontage to a higher-order road of minimum 30.0 m width, subject to TP layout feasibility	1.0

Merged parcel shall be treated as single TP-FP and may be subdivided subsequently as per applicable Rules.

VII. Development Provisions outside TP Scheme Area

a. Development Schemes under Section 21

The Authority may notify Development Schemes in continuation with the TP Scheme boundary under the provision of Section 21 of the ODA Act 1982 for ensuring proper integration of the road network developed under the TP Scheme with the existing and proposed CDP Roads, so as to secure continuity, hierarchy of roads, traffic circulation efficiency, and coordinated urban development. This may be done during re-constitution and shall be notified as a development scheme under Section 21 of the ODA Act 1982 and shall be notified as per Rule 25 of ODA Rules 1983.

VIII. Technical Committee

A Technical Committee shall review the progress of reconstitution at **fortnightly intervals** to ensure coordinated and efficient planning. The status and updates shall be submitted to the Vice Chairman, BDA, prior to publication of the Draft Plan.

For this purpose, a **Technical Committee** for TP Scheme may be constituted comprising the following members:

Composition:

- Secretary, BDA – Chairperson
- Town & Regional Planning Member – Member
- Engineering Member – Member
- Nodal Officer (TP) – Member
- Land Officer – Member
- Town Planner (TP) – Member Convener
- Any other member nominated by Chairperson

X. Conclusion

These guidelines under this SOP shall serve as a comprehensive guideline for planning, reconstitution, and infrastructure provision under all Town Planning Schemes. It ensures fairness, transparency, and sustainable urban growth.

The Bhubaneswar Development Authority may issue necessary clarifications or administrative directions from time to time for effective implementation of the Town Planning Scheme under this SOP.

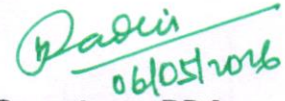
In order to ensure a participatory approach, the Bhubaneswar Development Authority hereby notifies the Draft Standard Operating Procedure (SOP) for reconstitution of plots under Town Planning Scheme Nos. 42 to 45, Zone-4, 2026, inviting suggestions and feedback from stakeholders and the general public.

Such suggestions and feedback may be submitted in writing to the Secretary, Bhubaneswar Development Authority or may be sent via email at

tps.bdabbsr@gmail.com within a period of 7 (seven) days from the date of notification of this SOP.

Note: Any person submitting suggestions shall furnish their full name and address and shall clearly mention the subject as "Suggestion on Draft SOP for Reconstitution of Plots under Town Planning Scheme Nos. 42 to 45, Zone-4, 2026."

BY ORDER OF VICE-CHAIRMAN



Secretary, BDA

Memo No 9423 /BDA, Bhubaneswar,

Dated 06.05.2026

Copy to All APs/ ATP/ JTP, BDA for information and necessary action.



Secretary, BDA

Memo No 9424 /BDA, Bhubaneswar,

Dated 06.05.2026

Copy to BDA Notice Board / Sr. Manager (IT), BDA for hosting in BDA Website.



Secretary, BDA

Memo No 9425 /BDA, Bhubaneswar,

Dated 06.05.2026

Copy to Deputy Commissioner, BDA, TP Scheme for information and necessary action.

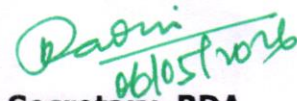


Secretary, BDA

Memo No 9426 /BDA, Bhubaneswar,

Dated 06.05.2026

Copy to Town & Regional Planning Member, BDA for information.



Secretary, BDA

Memo No 9427 /BDA, Bhubaneswar,

Dated 06.05.2026

Copy to Addl. Secretary to Govt., H&UD Department, GoO for information.



Secretary, BDA

Memo No 9428 /BDA, Bhubaneswar,

Dated 06.05.2026

Copy to Sub-Collector, Bhubaneswar/Tahasildar, Bhubaneswar/Sub-registrar, Khandagiri for information.



Secretary, BDA

Memo No 9429 /BDA, Bhubaneswar,
Copy to CA to Vice-Chairman, BDA for kind information of Vice-Chairman, BDA.

Dated 06.05.2026

Dasini
06/05/2026
Secretary, BDA