



Bhubaneswar Municipal Corporation

(Legal Section)

No 45077 / Date 30/07/2026

PUBLIC NOTICE

In pursuant to the Notification No. 20784/HUD dated.04.09.2025 of Housing and Urban Development Department, Govt. of Odisha and orders dated.20.05.2026 and 09.07.2026 passed by the Hon'ble Supreme Court of India in SLP (Civil) Nos. 8044–8045 of 2025 (*Loganathan v. State of Tamil Nadu*), wherein the Hon'ble Supreme Court directed all Municipal Authorities to take immediate and effective action against unauthorized constructions or usage in violations/ deviation for building plan approved by the local authority including sealing, demolition and other measures to ensure strict compliance as applicable under law.

It is hereby notified for the information of the general public under the jurisdiction of the Bhubaneswar Municipal Corporation (BMC) that, all Flat Owners, Apartment Owners, Plot Owners and owners/occupiers of residential or commercial premises who have:

- (i) undertaken unauthorized construction and/ or operation of shops, hostels, hotels, educational institutions, clinical establishments, or any other commercial establishments without obtaining the requisite approval from the Competent Authority of the Bhubaneswar Municipal Corporation (BMC) and/or the Bhubaneswar Development Authority (BDA); and /or
- (ii) converted or are using residential premises for non-residential or commercial purposes in contravention of the sanctioned building plan and the applicable statutory provisions are hereby informed that such constructions and/or use of Residential premises for Non residential/ commercial purpose, shall be treated as unauthorized and illegal, being in violation of the provisions of the Odisha Development Authorities Act, 1982, and the Planning and Building Standards Regulations framed thereunder.



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Accordingly, all such unauthorized constructions and/or such unauthorized use of residential premises for non residential/ commercial purpose shall be liable to closure and sealing forthwith, in accordance with law.

However, any owner, occupier or claimant who possesses a valid sanctioned building plan, occupancy certificate or completion certificate as applicable under ODA Act or approval for such purpose to change or use their premises for commercial purpose from the competent planning authority as the case may be or any other statutory authority permitting such construction and a non residential/ commercial use shall produce the relevant approvals, permissions and supporting documents issued by the competent planning authority before the concerned Zonal Deputy Commissioner (ZDC) or the ODA Court, Bhubaneswar Municipal Corporation, ICOMC Tower, Janpath Road, in front of Satya Nagar Kali Temple, Unit-IX, Bhubaneswar and obtain necessary clearance.

In the event of failure to furnish the requisite documents the concerned premises shall be presumed to be unauthorized and illegal and shall be liable to closure, sealing, and such other action as may be permissible under law, without any further notice.

Commissioner
Bhubaneswar Municipal Corporation