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

DRAFT
BHUBANESWAR DEVELOPMENT AUTHORITY (PLANNING AND BUILDING STANDARDS) SECOND AMENDMENT REGULATIONS, 2026

NOTIFICATION

The 5th day of October 2026

No. 21311—BDA-PLAN-PLAN-0025-2026(OSWAS)-BDA—The following draft of certain regulations further to amend the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 2018, which the Bhubaneswar Development Authority proposes to make in exercise of powers conferred by Section 124 of the Odisha Development Authorities Act, 1982 (Odisha Act 14 of 1982) is hereby published as required by sub-sections (l), (2) and (3) of Section 125 of the said Act for information of all persons, likely to be affected thereby and notice is hereby given that the said draft regulations will be taken into consideration on or after expiry of a period of 15 days from the date of their publication in the *Odisha Gazette.*

Any objection or suggestion which may be received by the Secretary to Bhubaneswar Development Authority from any person in respect of the said draft before expiry of the period so specified will be considered by the said Development Authority.

DRAFT REGULATIONS

1.Short title, extent and commencement.- (1) These regulations may be called the Bhubaneswar Development Authority (Planning and Building Standards) Second Amendment Regulations, 2026.

(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),for Chapter-IX including Regulation 77 to 79, the following chapter and regulations shall be substituted, namely.-

"CHAPTER –IX
TOWN PLANNING SCHEME OVERLAY REGULATIONS

77. Incentive for Voluntary Amalgamation of Plots under Town Planning Schemes.—(1) Where two or more Khatadars voluntarily agree to amalgamate their respective Original Plots into a single Final Plot under a Town Planning Scheme, the FAR incentive specified in Table No. 20A shall be available in respect of such Final Plot.

Provided that the Khatadars intending to avail such incentive shall execute a registered deed of agreement in the form and manner specified by the Authority and submit the same within the period specified under sub-rule (2) of Rule 28 of ODA Rules, 1983.

Table No. 20A: FAR Incentives for Amalgamated Final Plots of TP Schemes

Sl. no.	Minimum area of amalgamated plot after 40% deduction	FAR Incentive (Over and above Base FAR and within the Maximum permissible FAR)
(1)	(2)	(3)
1	More than 500 Sq.m and upto1000 Sq.m	0.5
2	More than 1000 Sq.m	1.0

Illustration-1:— If the area of the amalgamated plot is 1000 square meter, then FAR Incentive over the amalgamated plot shall be 500 square meter.

Illustration-2:— If the area of the amalgamated plot is 4000 square meter, then FAR Incentive over the amalgamated plot shall be 4000 square meter.

(2) The Authorised Officer (TPS-FIC) shall record the particulars of the FAR incentive in Form-IVA and issue a FAR Incentive Certificate (FIC)-cum-Utilisation Record (UR)in Form-IVB, in respect of the amalgamated Final Plot simultaneously with the Possession Order.

Note 1: For the purpose of this chapter, the "Authorised Officer (TPS-FIC)", means an officer not below the rank of Deputy Secretary to Government, working in establishment of Authority appointed as such by the Competent Authority.

Note 2: For the purpose of this chapter, "FAR Incentive Certificate" or "FIC" means the certificate issued under these Regulations in respect of voluntary amalgamation of Final Plots under a Town Planning Scheme, containing particulars of the FAR Incentive granted, the utilisation thereof and the balance FAR Incentive available.

Note 3: For the purpose of this chapter, "Utilisation Record" or "UR" means the record forming an integral part of the FAR Incentive Certificate in which every utilisation of FAR Incentive and the balance FAR Incentive remaining available are recorded under these Regulations.

(3) The Register of FAR Incentives Granted for Voluntary Amalgamation of Final Plots in Form-IVA shall be uploaded and updated, from time to time, in the official Website of the Authority, for information of subsequent land buyers.

(4) The FAR incentive shall remain attached to the amalgamated Final Plot and shall be available to the lawful owner thereof notwithstanding any subsequent transfer by sale, gift, inheritance or otherwise, on production of the FIC by the applicant at the time of building plan approval.

(5) Where the amalgamated Final Plot is proposed to be subdivided or the amalgamation is otherwise cancelled, the FAR incentive shall cease to have effect and shall not be available in respect of the resulting plots.

77A. Validity of FAR Incentive Certificate (FIC).—(1) The FIC shall remain valid for a period of ten years from the date of notification of the Final Town Planning Scheme, within which the FAR incentive shall be utilised.

Provided that the Authority may, by notification, extend the validity of the FIC, with or without such terms and conditions and on payment of such fee or charges, as it may deem fit.

77B. Utilisation of FAR Incentive issued under Regulation 77.—(1)The FAR incentive may be utilised at the time of approval of a building plan and any subsequent approval for addition or alteration in respect of the amalgamated Final Plot until the entire FAR incentive is exhausted;

Provided that, the Planning Officer, on production of the FAR Incentive Certificate (FIC) shall verify the authenticity of the Certificate and the balance FAR incentive available therein, from the Authorised Officer (TPS-FIC);

Provided further that, after due verification of the authenticity of the FIC, the Planning Officer shall enter the FAR Incentive Utilisation Area (FIUA) in the FIC-cum-Utilisation Record; and a copy of the same shall be kept in the building plan application, prior to approval;

Note: For the purpose of this chapter, the Planning Officer, means an officer not below the rank of Assistant Town Planner, who is in charge of process of building plan approval.

(2) Upon every utilization of the FIC, the Planning Officer in charge of building plan approval shall record the extent of FAR incentive utilized and the balance incentive available in the FIC-cum-UR, and make a corresponding endorsement thereon:

Provided that, a copy of such endorsement shall be forwarded to the Authorised Officer (TPS-FIC), who shall make the corresponding entry in the register/database maintained for the purpose:

Provided further that, the FAR incentive so utilized shall be deemed to have been exhausted to that extent, and the balance available in the FIC shall be limited to the amount remaining after such utilization.

(3) Once the FAR incentive available under FIC has been utilised and duly endorsed in the FIC-cum-UR and the register maintained by the Authority, such utilisation shall be final and irrevocable, and no part of the FAR incentive so utilised shall be restored, re-credited or

reclaimed on account of any subsequent addition, alteration, revision, modification, demolition, abandonment or surrender of the building or the sanctioned building plan.

(4) The FAR incentive shall be deemed to have been utilised upon recording of such utilisation in the FIC-cum-UR and the register maintained by the Authorised Officer (TPS-FIC). No building plan proposing utilisation of the FAR incentive shall be approved unless such recording has been completed.

(5) For every development proposal, the permissible FAR shall be determined by first applying the Base FAR. Where the proposed FAR exceeds the Base FAR, the FAR incentive available under the FIC shall first be utilised. Any balance FAR requirement, within the maximum permissible FAR applicable to the plot, may thereafter be met through such other permissible modes of availing additional FAR as may be provided under any applicable Rules or Regulations.

(6) Nothing contained in these Regulations shall be construed as permitting utilisation of the FIC so as to exceed the maximum permissible FAR applicable to the plot under these Regulations.

(7) Any FAR incentive remaining unutilised upon expiry of the validity of the FIC shall lapse unless the validity of the Certificate has been extended by the Authority under these Regulations.

77C. Miscellaneous provisions relating to FAR Incentive Certificate (FIC).—(1) Where a FAR Incentive Certificate (FIC) is defaced, lost or destroyed, the lawful owner of the Final Plot may apply to the Authority for issue of a duplicate FIC, together with such proof, undertaking or indemnity bond, as may be specified by the Authority and on payment of such processing fee as may be prescribed.

(2) The Authorised Officer (TPS-FIC) shall maintain the Register of FAR Incentive Certificates in Form-IVA, whether in physical or electronic form, which shall constitute the official record of issuance, utilisation, balance FAR incentive available, expiry, cancellation and replacement of every FAR Incentive Certificate.

(3) In case of any discrepancy between the entries contained in the FAR Incentive Certificate and those recorded in the Register maintained under sub-regulation (2), the entries in the Register shall prevail.

(4) Where any applicant produces a forged, altered or otherwise invalid FAR Incentive Certificate, or furnishes any false or misleading information relating thereto for obtaining approval of a building plan, such approval shall be liable to be revoked, without prejudice to any action that may be taken under Section 17 of the Odisha Development Authorities Act, 1982, or any other applicable law.

(5) The Authority may, by order, specify the procedure for verification, replacement, maintenance, digitisation and online management of FAR Incentive Certificates and the Register maintained under these Regulations.

78. Online Management of FAR Incentive Certificates (FICs).—(1) The Authority may establish, maintain and operate an online system for issuance, authentication, verification, utilisation, monitoring, extension of validity, replacement, cancellation and record management

of FICs and the Register maintained under these Regulations, including maintenance of details relating to FICs issued, utilised, balance FAR incentive available, expired, cancelled or otherwise rendered invalid, and for providing up-to-date information regarding the FAR incentive available in respect of any Final Plot within a Town Planning Scheme to Planning Officers, landowners, developers and the general public.

(2) The Register referred to in these Regulations may be maintained in physical form, electronic form, or both, as may be determined by the Authority from time to time; and where the Register is maintained in electronic form, such electronic Register shall constitute the Register maintained under these Regulations.

(3) The online system may be integrated with the Online Building Plan Approval System or any other electronic platform of the Authority for seamless verification, utilisation, updating and monitoring of FICs during processing of development proposals.

(4) A FAR Incentive Certificate or any entry or endorsement made in the Utilisation Record accessed through the online system, shall be deemed to be valid for the purposes of these Regulations; and where the FAR Incentive Certificate is verifiable online, no separate physical FAR Incentive Certificate or physical endorsement shall be required.

79. City Infrastructure Impact Fee (CIIF).—(1) City Infrastructure Impact Fee shall be levied on developments situated outside the Town Planning Scheme (TPS) boundary that require either direct access from a Town Planning Scheme Road or, where the site does not have direct access from a Town Planning Scheme Road, require access through a road directly connected to a Town Planning Scheme Road, unless exempted under sub-regulation (4).

Note: Where any development project requires access from a Town Planning Scheme (TPS) Road through an intervening road, such intervening road shall be transferred by way of free gift to the concerned local authority before approval of the connection to the TPS Road. No connection to a TPS Road shall be permitted unless this condition is fulfilled.

(2) The City Infrastructure Impact Feein respect ofsub-divisional layoutsshall be calculated and levied considering the following formula, namely,

City Infrastructure Impact Fee = 1% of Benchmark Value of the plot × TPS Infrastructure Factor specified in Table 20B.

Table No. 20B: TPS Infrastructure Factor

Sl. no.	Width of TPS Road Providing Access	TPS Infrastructure Factor
(1)	(2)	(3)
1	Upto 9 meter	1.25
2	More than 9 meter and upto 12 meter	1.50
3	More than 12 meter and upto18 meter	1.75
4	More than 18 meter and upto 24 meter	2.00
5	More than 24 meter and upto 30 meter	2.25
6	More than 30 meter	2.50

(3) The City Infrastructure Impact Fee in respect of construction activity shall be levied at the rate prescribed under Table No. 20C below.-

Table No. 20C: City Infrastructure Impact Feein respect of construction activity		
Sl. no.	Activity	Rate per Square meter of built-up area
(1)	(2)	(3)
1	Residential (on Plotted development)	Rs. 50
2	Institutional	Rs. 60
3	Apartment building, Commercial, Industrial and all other occupancies/use	Rs. 75
Note: The fees specified in the table no. 20C above shall automatically be enhanced by 10% on the 1st day of April of every fifth year, without requiring any further notification. The first enhancement shall take effect on 1st April, 2032, and each subsequent enhancement shall be calculated on the fees prevailing immediately before such enhancement.		

Provided that, where City Infrastructure Impact Feehas already been paid towards Sub-divisional layout plan, the CIIF in respect of construction within such sub-divisional layout shall not be levied again; and

Provided further that, in case of site layout approval without prior sub-divisional layout, CIIF under Sub-rule (2) and (3) shall be combinedly applicable.

(4) The following development shall be exempted from levy of the CIIF.-

a. Affordable Housing projects under the Policy for Housing for All in Urban Areas of Odisha, 2022, as amended, from time to time;

b. Government Projects (except projects of commercial nature);

c. Public Utility Infrastructure;

e. Any other category notified by the Authority.

FORM-IVA

Register of FAR Incentives Granted for Voluntary Amalgamation of Final Plots

(See Regulation 77)

Sl. No.	TP Scheme No.	Mouza	TPS Final Plot No.
(1)	(2)	(3)	(4)

Area of Final Plot (in sq.m.)	FAR Incentive Granted		FIC No. & Date of Issue	Valid up to (Date)
	(in terms of FAR)	(in terms of FAR area in sq.m)		
(5)	(6A)	(6B)	(7)	(8)

FIC Utilisation Record					Final Status / Remarks {Entries shall be made indicating whether the FIC is (i) Exhausted, (ii) Expired/Invalid, (iii) Cancelled}
Utilisation-1	Utilisation-2	Utilisation-3	Utilisation-4	Utilisation-5...	
(9A)	(9B)	(9C)	(9D)	(9E)...	(10)

Note: Every FAR Incentive Certificate shall bear a unique identification number comprising of the Town Planning Scheme Number followed by a serial number unique within that Town Planning Scheme. Illustration: TPS42-FIC-27.

FORM-IVB

FAR INCENTIVE CERTIFICATE (FIC)
(See Regulation 77)

BHUBANESWAR DEVELOPMENT AUTHORITY

FAR INCENTIVE CERTIFICATE (FIC) -CUM - UTILISATION RECORD (UR)

{Issued under Regulation 77 of the Bhubaneswar Development Authorities (Planning and Building Standards) Second Amendment Regulations, 2026}

PART A: FAR INCENTIVE CERTIFICATE (FIC)	
Certificate No.	Date.

1	TP Scheme No.:	
2	Final Plot No.:	
3	Mouza:	
4	Number of Original Khatadar(s) at the time of amalgamation:	
5	Area of Final Plot:	
6	Incentive permissible(in terms of FAR)	
7	FAR Incentive Granted (in sq.m):	

This is to certify that the above FAR incentive has been granted in respect of the amalgamated Final Plot and shall remain attached to the Final Plot in accordance with Rule 77.

(Signature & Seal)
Authorised Officer (TPS-FIC)
Bhubaneswar Development Authority

Conditions

1. The FAR incentive is attached to the above Final Plot.
2. It shall be available to the lawful owner of the Final Plot notwithstanding any subsequent transfer by sale, gift, inheritance or otherwise.
3. This Certificate or its electronic equivalent shall be produced whenever FAR incentive is claimed. Without production or electronic verification thereof, no claim shall be entertained.
4. Every utilisation shall be endorsed in Part-B of this Certificate and corresponding entry shall be made in Form-IVA.
5. The incentive may be utilized in one or more building permit applications within the corresponding Final Plot only, until fully exhausted
6. The FIC is valid upto a period of ten years from the date of notification of the Final Town Planning Scheme, within which the FAR incentive shall be utilised.
7. The Authority may extend the validitywith or without such terms and conditions and on payment of such fee or charges, as it may deem fit.
8. Upon subdivision of the Final Plot or cancellation of amalgamation, this Certificate shall cease to be valid.

PART B: FAR INCENTIVE UTILISATION RECORD (UR)							
Sl.	Building Plan Application No.	Utilisation No.	FAR Incentive available before utilisation (In Sq.m)	FAR Incentive Utilised (In Sq.m)	Balance FAR incentive available (In Sq.m)	Date of Entry in UR	Signature & Seal of Planning Officer
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1							
2							
3							
4							
5							

(Signature & Seal)
Planning Officer (not below the rank of ATP)
Bhubaneswar Development Authority"

*** *** ***

By Order of the
Bhubaneswar Development Authority

MANAS RANJAN PADHI

SECRETARY
Bhubaneswar Development Authority
Bhubaneswar

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