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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 20th October, 2026

No.29291—HUD-TP-POLICY-0003-2020/HUD.—Whereas, the draft of the Odisha Development Authorities (Planning and Building Standards) Amendment Rules, 2026 was published as required under section 125 of the Odisha Development Authority Act, 1982 (Odisha Act 14 of 1982) in the Extraordinary Issue of the *Odisha Gazette* No. 4029, dated the 31st August, 2026 under the Notification of the Government of Odisha in the Housing & Urban Development Department No.24648, dated the 31st August, 2026 inviting objection and suggestion from all persons likely to be affected thereby, till the expiry of a period of 15 days from the date of publication of the said notification in the *Odisha Gazette*.

And, whereas, no objection or suggestion has been received in respect of the said draft within the stipulated period;

Now, therefore, in exercise of the powers conferred by Section 123 of the said Act, the State Government do hereby make the following rules to amend the Odisha Development Authorities (Planning and Building Standards) Rules,2020, namely:-

1. Short title, extent and commencement.—(1) These rules may be called the Odisha Development Authorities (Planning and Building Standards) Second Amendment Rules, 2026.

(2) They shall extend to all the “development areas” which are so declared under sub-section (1) of Section 3 of the Odisha Development Authorities Act, 1982.

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

2. In the Odisha Development Authorities (Planning and Building Standards) Rules, 2020 (hereinafter referred to as the said Rules), in sub-rule (1) of rule 2,-

(a) after clause (vii), the following clauses shall be inserted, namely:—

"(vii-a) **"Agricultural Support Institutions"** means Government or Government-recognized offices, institutions, laboratories, training centers, research centers and service facilities established for the promotion, regulation, research, education, extension, testing, certification, development or support of agriculture and allied activities, including offices of the Agriculture Department and allied Government Departments, Agricultural Training Centers, Krishi Vigyan Kendras, Agricultural Research Institutes, Veterinary Hospitals, Veterinary Dispensaries, Animal Health Centers, and laboratories and institutions associated with agriculture and allied activities, including soil testing, seed testing, plant health, plant quarantine, fertilizer and pesticide testing, and other similar facilities.

(vii-b) **"Allied Agricultural Use/Activities"** means the use of land, buildings, structures or premises that are ancillary, incidental or directly supportive of agriculture and allied activities, including the collection, procurement, grading, sorting, storage, warehousing, cold storage, processing, value addition, packaging, marketing and sale of agricultural produce and agro-based products; agricultural produce collection and procurement centres; farm machinery sheds; farm equipment repair workshops; Agricultural Farm Machinery Custom Hiring Centres; ice factories; cottage industries based on agricultural produce and agro-based products; dwellings for persons engaged in farming, including rural settlements and accommodation for farm workers and their families; farm houses; Agri-tourism Projects; country homes; and such other buildings, structures, facilities and activities as are directly associated with, incidental or essential to agriculture and allied activities."

(vii-c) **"Ancillary Use"** means any use of the premises sub-ordinate to the principal use and incidental to the principal or main use."

(b) after clause (ci),the following clause shall be inserted, namely:—

"(ci-a) **"Open Space or Recreational Use"** means the use of any land designated as "Open Space or Recreational Land Use" in the Development Plan, with or

without incidental buildings or structures, primarily for recreation, sports, leisure, outdoor activities, environmental enhancement, and public enjoyment, including gardens, parks, playgrounds, tot-lots, public plazas, amphitheaters, open air theatres, open-air cinema or drive-in cinema, caravan parks, picnic sites, camping sites, recreational clubs, Yoga or meditation centers, stadiums, sports complexes, sports grounds, sports courts and other sports facilities, swimming pools, gymnasia, skating rinks, golf courses, amusement parks, water parks, theme parks, recreation piers, riverfront or waterfront recreation areas, Botanical or Zoological parks or gardens, and other similar recreational and open space uses, together with ancillary facilities incidental thereto."

(c) after clause (cxii), the following clause shall be inserted, namely:—

"(cxii-a) **"Public Utility Building" or "Public Utility Services Building"** means any building, structure, installation or ancillary facility established or used for the generation, treatment, storage, transmission, distribution, collection, conveyance, processing, management or disposal of essential public utility services, including water supply, sewerage, storm water drainage, sanitation, solid waste management, electricity, gas, fire services, telecommunications, information and communication technology, renewable energy, crematorium and other similar infrastructure or support services provided by or on behalf of the Central Government, State Government, Local Authority, Statutory Authority, public utility agency or any other Competent Authority."

(d) for clause (cxvi), following clause shall be substituted, namely.—

“(cxvi) **“Residential building”** means a building in which sleeping accommodation is provided for normal residential purpose with or without cooking or dining or both facilities and includes one or two or multi-family dwelling dormitories, apartment houses, flats and hostels; and shall include Detached individual house, Semi-detached individual house, Row housing, Apartment Building, Service Apartment, Rental Housing, Professionals’ residence, Staff housing/Staff quarters, Service quarters, Workers’ quarters, Industrial housing, Dormitory for workers / Labour colonies, Transit home, Residential Club, Homestay, Bed & Breakfast, Paying Guest Accommodation, Hostel, Hostels for students/working men/ women, Dormitory, Guest House, Dharamshala, Boarding House associated with

Institutional purpose, Welfare Home (Night shelter/Old age home / Orphanage/Adult Day Care Home/Home For The Aged/Home For The Differently-abled/Community residence center/Senior care centre/Hostel for Autistic persons/Maternity Waiting Homes)"

(e) after clause (cxlviii),the following clause shall be inserted, namely. —

"(cxlviii-a) **"Transportation Use/Activity"** means the use of any land, building, structure or premises for the movement of persons or goods and the provision of transportation infrastructure and related services, including roads, streets, highways, bridges, flyovers, subways, tunnels, transport terminals, bus terminals, bus depots, bus stands, railway stations, metro stations, airports, airstrips, heliports, seaports, riverine ports, inland water transport terminals, ferry terminals, truck terminals, freight terminals, logistics parks, multimodal transport hubs, parking facilities, taxi stands, auto-rickshaw stands, cycle stands, electric vehicle charging and parking facilities, traffic management infrastructure, and other similar transportation facilities together with ancillary buildings and infrastructure incidental thereto."

(f) after clause (clv), the following clause shall be inserted, namely. —

"(clv-a) **"Wayside Amenity"** means a building, structure or premises providing facilities and services for the convenience, comfort, safety and welfare of road users, including rest areas, public conveniences, baby care and changing facilities, tea stalls, cafeterias, restaurants, fuel filling stations, electric vehicle charging stations, vehicle servicing and repair facilities, parking facilities, tourist information centres, ancillary retail stores and other ancillary facilities serving road users."

3. In the said rules, for rule 27, the following rule shall be substituted, namely:—

"27. Uniform Zoning rules.—(1) In the Development Plan, various Land Use Zones (LUZ) are delineated with their respective boundaries, and such zones shall be regulated in accordance with the provisions contained in Table No. 3A. Any existing zoning regulations applicable to the said Land Use Zones and prescribed under the Zoning Regulations of the respective Development Authorities shall stand superseded from the date of commencement of these amendment rules:

Provided that, where the Development Plan indicates any land use other than that provided in Table No. 3A, the development within such land use zones shall be regulated in accordance with the provisions of the zoning regulations prescribed in the respective Development Plan and regulations.

(2) Except as otherwise provided, no structure or land hereinafter shall be used, and no structure shall be erected, re-erected or altered, unless such use is in conformity with the applicable zoning rules or regulations, as the case may be, and the provisions of these rules.

(3) In cases where a layout plan has been approved and specific land uses have been assigned to various plots therein, such land uses shall be adhered to, unless any such use falls under the prohibited category specified in the applicable zoning rules or regulations, as the case maybe, for the respective Land Use Zone (LUZ).

(4) Without prejudice to any other law for the time being in force, all places of worship, temples, churches, mosques, burial and cremation ground, public utility buildings and industrial buildings as existing on the date of notification for inclusion of the area under the Development Area as notified under section 3 of the Act, shall be exempted from being treated as non-conforming uses:

Provided that continuance of such uses are not detrimental to the locality as decided by the Authority from time to time for consideration of such cases:

Provided further that, in respect of all non-conforming land uses existing prior to the inclusion of the area within the Development Area, no expansion shall be permitted; and at the time of redevelopment, the zoning rules or regulations, as the case maybe, in force on the date of such application submitted under section 16 of the Act, shall apply."

4. In the said Rules, for Rule 27A, the following rule, shall be substituted, namely:—

"27A. Different use of land.—(1) Permission for different uses in different land use zone shall be permitted as prescribed in Table No.3A.

(2) The permissibility of any activity in any Land Use Zone prescribed in the Comprehensive Development Plan shall be decided in accordance with Table No. 3A.

(3) Table 3A specifies the activities prohibited in each land use zone (Negative list of activities). Any activity not so prohibited shall be deemed to be permitted, subject to the provisions of these Rules. The purpose of prescribing a Negative List of activities is to

regulate land use and development by specifying activities that are prohibited or restricted, while allowing all other activities that are not expressly prohibited, thereby achieving Ease of Doing Business. This negative-only list approach ensures flexibility, reduces unnecessary regulatory barriers, and enables compatible, contemporary, and innovative land-use practices within each zone, subject to compliance with building norms, environmental safeguards, and other statutory provisions:

Provided that, the Authority and the State Government shall monitor, from time to time, whether any unforeseen activities hazardous to public safety, health, or orderly urban development have been allowed as a result of the negative-list-based regulatory framework, and may notify additional prohibitions, as required, to ensure public safety, health, and orderly urban development.

(4) In case of Transit Oriented Zone (TOZ) and Mixed Use Overlay Zone notified under these rules, where a negative list of activities is provided for such areas, the provisions of Table No. 3A shall not be applicable. In such areas, all activities shall be permissible in all cases except those explicitly prohibited under the applicable negative list provided therein.

(5) Notwithstanding anything contained in these rules and without prejudice to any other law for the time being in force, construction of building shall be permitted in Road use zone proposed in the Comprehensive Development Plan, in pursuant to provisions of section 121 of the Odisha Development Authority Act, 1982, subject to the fulfilment of the following conditions in addition to other applicable conditions of these rules along with other conditions of the Rules/Regulations framed under the Act, namely: —

(i) The activity shall be permitted considering the adjacent land use proposed in the Development Plan geographically closest to the said land;

(ii) No basement shall be permitted;

(iii) Maximum height shall not be more than 7 meters;

(iv) Maximum Ground Coverage shall be 50%;

(v) The Road use zone as defined in the Comprehensive Development Plan, shall be considered as "No TDR Zone" in pursuant to the provisions prescribed under sub-rule (7) of rule 8 of the Odisha Transferable Development Rights Rules, 2015; and

(vi) The grant of approval under this sub-rule shall not be construed as a matter of right or protection against compulsory acquisition of the land by any Competent Authority at any subsequent point of time:

Provided that, where any land has been reserved for a public purpose, the landowner may, after the expiry of ten years from the date of coming into operation of the Comprehensive Development Plan, serve a notice upon the State Government in **Form-VII**, requiring that his interest in such land be acquired, in exercise of the provisions under section 121 of the Act.

(6) Development within the Open Space/Recreational Use Zone may be permitted if the landowner demarcates and surrenders 40% of the land by way of free gift to the Authority for development as public open space or recreational use. In such case, activities over the remaining 60% of the land shall be as permissible in the Residential Use Zone:

Provided 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.

(7) Development within the Agriculture and Allied Use Zone may be permitted on Final Plots covered under a Town Planning Scheme implemented by the Development Authority, subject to the provisions of the Town Planning Scheme.

Table No. 3A: Negative List of Activites in different Land Use Zones			
Sl. No.	LUZ	List of Prohibited Activities	
(a)	(b)	(c)	(d)
1	Residential Use Zone	Retail Commercial & Business	Bars and Cocktail Lounges, Club & Pubs shall not be permissible on road width of less than 30 meters
			Showroom (Car/Bike) and Multiplex / Cinema Halls shall not be permissible on road width of less than 24 meters
			Hypermart/Supermarket, Building Materials Shop, Automobile Service Shops / Automobile Parts and Supplies shop, Car Wash Boat Dealers (Resellers, Repair, and Leasing) shall not be permissible on road width of less than 18 meters
			Liquified Petroleum Gas (LPG) Distribution Shops shall not be permissible on road width of less than 12 meters
			Milk Distributing Stations, Bicycles (New / Used) Shop LPG / CNG Gas Appliances and Tours & Travel Agency shall not be permissible on road width of less than 9 meters
			All other Retail Commercial use not specified above shall not be permissible unless the following conditions are complied with:— (a) For roads of 6 meters width, the carpet area shall not exceed 10 square meters.; (b) For roads of 9 meters width, the carpet area shall not exceed 40 square meters; (c) For roads of 12 meters width, the number of floors having Retail Commercial use shall not exceed one; (d) For roads of 18 meters width, the number of floors having Retail Commercial use shall not exceed two; (e) For roads of 24 meters width, the number of floors having Retail Commercial use shall not exceed three; (f) For roads of 30 meters width and above, no restriction shall apply on Retail Commercial use/activity.
		Wholesale Commercial	All types of Wholesale Commercial activities
		Storage	All types of storage building except dark Storage. Dark Storage shall not be permissible on road width of less than 18 meters and the built-up area shall not exceed 500 square meters
		Institutional (Community Facility)	Burial Ground, Cemetery and Mortuaries (outside hospital premises)
			Banquet Hall, Marriage Hall, Burning Ground and Crematoria/Funeral Homes shall not be allowed on road width of less than 24 meters.

			Private Clubs and Gymkhanas shall not be permissible on road width of less than 18 meters
			Child Care Centre and Day Care Centre shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters.
			Public Toilets / Public Bath shall not be allowed on road width of less than 9 meters
		Institutional (Cultural)	Concert hall shall not be permissible on road width of less than 30 meters.
			Assembly Hall, Auditorium, Town Hall, Meeting Hall, Theatres, Public Assembly Premises, Convention Centre, Exhibition Hall, Planetarium / Museum / Science Park, Fair/ Mela/ Exhibition ground, Circus and Pandal shall not be permissible on road width of less than 24 meters
			Civic and Cultural Centers, Arts Centre and Science Centre shall not be permissible on road width of less than 24 meters
			Religious Buildings, Spiritual Centers, Religious Welfare Institutions, Religious School/Institute shall not be permissible on road width of less than 12 meters and the built-up area shall not exceed 1000 square meters
		Institutional (Health)	Hospital for Infectious Diseases
			Hospital, Medical College, Medical Research Centre and Nursing Institutes/ College shall not be permissible on road width of less than 30 meters
			Small Hospital (20 bed and up to 50 beds), Mental Hospital, Facility for Mentally Retarded Persons and Biomedical & Medical Research Lab shall not be permissible on road width of less than 18 meters
			Critical Care Centre shall not be permissible on road width of less than 12 meters; and where located on roads of 12 meters to below 18 meters width, the built-up area shall not exceed 1000 square meters
			Clinics, Polyclinic, Dispensaries, Nursing Homes, Health Centers, Non-bedded Medical Establishments, PHC, CHC and Veterinary Hospitals/ Clinics shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
		Institutional (Educational & Research)	College (Technical / Medical / Degree), Polytechnic/Engineering College, University, Special Training School, Technical/Management/Research Institution and Industrial Training Centre/Institute shall not be permissible on road width of less than 30 meters
			Vocational Training Institute and Skill Development Centre shall not be permissible on road width of less than 24 meters

			Driving School, Research / Experimental / Testing Laboratories (Non-hazardous), Weather Research Centre, Astronomical / Astrophysical Facility / Project shall not be permissible on road width of less than 18 meters
			Educational & Health Care Counselling Centre shall not be permissible on road width of less than 12 meters; and where located on roads of 12 meters to below 18 meters width, the built-up area shall not exceed 1000 square meters
			Creche, Anganwadi and Nursery School shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
			Private Coaching Classes shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 100 square meters
		Institutional (Administra-tive)	Foreign Missions, Embassies, Consulates, Police Lines, Civil Defense Centre, Fire Aid Post, Fire Station, Broadcasting, Radio & Television Centre, Foreign Trade Mission, Trade Centre shall not be permissible on road width of less than 18 meters
			Air Quality Monitoring / Weather Observatories shall not be permissible on road width of less than 12 meters
			Panchayat Office / Local Self-Government Office, Police Box / Police Post / Police Chowki shall not be permissible on road width of less than 9 meters
			Govt. Offices/ ULB /Semi-Govt. Sub-office/Quasi-Govt. Offices shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters

			Post Office & Telegraph Office, Telephone Office, Exchange Centre shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 100 sq.m
		Public Utility	Effluent Treatment Plant (ETP - Non-Industrial) and Sanitary Landfill / Solid Waste Dumping Ground
			LPG Storage and Distribution Depots (Non-Hazardous Scale) shall not be permissible on road width of less than 30 meters
			Gas Pipeline Networks Control Room and Internet Data Centers shall not be permissible on road width of less than 18 meters
		Transport	Workshops for Private Buses
			Workshops for Public Buses (Govt.) shall not be permissible on road width of less than 30 meters
			Metro / Railway Stations shall not be permissible on road width of less than 18 meters
			Bus Terminals / Depots (Public Sector) shall not be permissible on road width of less than 12 meters; and where located on roads of 12 meters to below 18 meters width, the built-up area shall not exceed 5000 square meters
		Industry	Slaughter House, Meat Processing, Fish Processing Industry
			All industries except household industries and printing presses employing up to 10 persons. **Note**: The household industries shall not exceed one floor and number of manpower shall not be more than 08 persons and power usage not exceeding 5kW.
			IT & ITES shall not be permissible on road width of less than 12 meters

(a)	(b)	(c)	(d)
2	**Retail Commercial and Business Use**	Wholesale Commercial	All types of Wholesale Commercial except Distribution & Logistics Hubs. Distribution & Logistics Hubs shall not be permissible on road width of less than 30 meters
		Storage	Chemical Storage (Non-Hazardous / Hazardous), Dangerous Goods Storage Depot, Fuel / Petroleum Storage (Licensed), Fuel / Oil Storage for Transport Operations, Fuel Storage for Power Generation, Storage of Inflammable Commodities, Gas Storage (CNG / LPG), Container / Pallet Storage, Bonded Warehouse, Truck Terminal Storage Yard, Railway Freight Warehouse, Port Storage Area (Transit Shed / Container Yard), Airport Cargo Storage, Shipping Container Storage & Handling, Waste Storage Facility (Solid Waste Transfer Station), Hazardous Waste Storage (Utility Level) and Sewage Sludge / Treatment Plant Storage
			Distribution & Logistics Hubs, Warehouse Cluster / Logistic Park Storage Zone, Transit Warehouse, Cross-Docking Centre, Parcel / Courier Storage Facility, Automobile Storage / Showroom Stock Yard, Automobile Wholesale Depot / Wholesale Market for Auto Parts, Bus Depot Storage (Govt.), Metro / Rail Depot Material Store, Vehicle Holding Area /Parking Lot Storage shall not be permissible on road width of less than 30 meters.
			Renewable Energy Battery Storage Facility shall not be permissible on road width of less than 18metres; and where located on roads of 18 meters to below 24metres width, the built-up area shall not exceed 300 square meters
			Spare Parts Storage, Wholesale Godown and Wholesale Trade Establishments shall not be permissible on road width of less than 12 meters; and where located on roads of 12 meters to below 18 meters width, the built-up area shall not exceed 500 square meters
		Institutional (Community Facility)	Burial Ground, Cemetery and Mortuaries (outside hospital premises)
			Banquet Hall, Marriage Hall, Burning Ground and Crematoria/Funeral Homes shall not be allowed on road width of less than 24 meters
			Private Clubs and Gymkhanas shall not be permissible on road width of less than 18 meters
			Child Care Centre and Day Care Centre shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
			Public Toilets / Public Bath shall not be allowed on road width of less than 9 meters

		Institutional (Cultural)	Concert hall shall not be permissible on road width of less than 30 meters
			Assembly Hall, Auditorium, Town Hall, Meeting Hall, Theatres, Public Assembly Premises, Convention Centre, Exhibition Hall, Planetarium / Museum / Science Park, Fair/ Mela/ Exhibition ground, Circus and Pandal shall not be permissible on road width of less than 24 meters
			Civic and Cultural Centers, Arts Centre and Science Centre shall not be permissible on road width of less than 24 meters
			Religious Buildings, Spiritual Centers, Religious Welfare Institutions, Religious School/Institute shall not be permissible on road width of less than 12 meters and the built-up area shall not exceed 1000 square meters
		Institutional (Health)	Hospital for Infectious Diseases
			Hospital, Medical College, Medical Research Centre and Nursing Institutes/ College shall not be permissible on road width of less than 30 meters
			Small Hospital (20 bed and up to 50 beds), Mental Hospital, Facility for Mentally Retarded Persons and Biomedical & Medical Research Lab shall not be permissible on road width of less than 18 meters
			Critical Care Centre shall not be permissible on road width of less than 12 meters; and where located on roads of 12 meters to below 18 meters width, the built-up area shall not exceed 1000 square meters
			Clinics, Polyclinic, Dispensaries, Nursing Homes, Health Centers, Non-bedded Medical Establishments, PHC, CHC and Veterinary Hospitals/ Clinics shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
		Institutional (Educational & Research)	College (Technical / Medical / Degree), Polytechnic/ Engineering College, University, Special Training School, Technical/Management/Research Institution and Industrial Training Centre/Institute shall not be permissible on road width of less than 30 meters
			Vocational Training Institute and Skill Development Centre shall not be permissible on road width of less than 24 meters
			Driving School, Research / Experimental / Testing Laboratories (Non-hazardous), Weather Research Centre, Astronomical / Astrophysical Facility / Project shall not be permissible on road width of less than 18 meters
			Educational & Health Care Counselling Centre shall not be permissible on road width of less than 12 meters; and where located on roads of 12 meters to below 18 meters width, the built-up area shall not exceed 1000 square meters

			Creche, Anganwadi and Nursery School shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
			Private Coaching Classes shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 100 square meters
		Institutional (Administrative)	Foreign Missions, Embassies, Consulates, Police Lines, Civil Defense Centre, Fire Aid Post, Fire Station, Broadcasting, Radio & Television Centre, Foreign Trade Mission, Trade Centre shall not be permissible on road width of less than 18 meters
			Air Quality Monitoring / Weather Observatories shall not be permissible on road width of less than 12 meters
			Panchayat Office / Local Self-Government Office, Police Box / Police Post / Police Chowki shall not be permissible on road width of less than 9 meters
			Govt. Offices/ ULB / Semi-Govt. Sub-office / Quasi-Govt. Offices shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
			Post Office & Telegraph Office, Telephone Office, Exchange Centre shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 100 square meters
		Public Utility	Effluent Treatment Plant (ETP - Non-Industrial) and Sanitary Landfill / Solid Waste Dumping Ground
			Internet Data Centre shall not be permissible on road width of less than 18 meters
			Public Works Department (PWD) Storage Yards and Electrical / Water Maintenance Depots shall not be permissible on road width of less than 12 meters
		Transport	Workshops for Private Buses
			Workshops for Public Buses (Govt.) shall not be permissible on road width of less than 30 meters
			Metro / Railway Stations (Passenger and Goods) shall not be permissible on road width of less than 18 meters.
		Industry	Slaughter House, Meat Processing, Fish Processing Industry shall not be permissible on road width of less than 18metres; and where located on roads of 18 meters to below 24metres width, the built-up area shall not exceed 100 square meters
			IT & ITES shall not be permissible on road width of less than 12 meters

(a)	(b)	(c)	(d)
3	**Wholesale Commercial Use Zone**	Storage	Chemical Storage (Non-Hazardous / Hazardous), Dangerous Goods Storage Depot, Storage of Inflammable Commodities, Fuel / Petroleum Storage, Gas Storage (CNG / LPG), Hazardous Waste Storage, Sewage/Sludge Storage and Junkyard shall not be permitted other than Specifically Earmarked Space.
		Institutional (Community Facility)	Burial Ground, Cemetery and Mortuaries (outside hospital premises)
			Banquet Hall, Marriage Hall, Burning Ground and Crematoria/Funeral Homes shall not be allowed on road width of less than 24 meters
			Private Clubs and Gymkhanas shall not be permissible on road width of less than 18 meters.
			Child Care Centre and Day Care Centre shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
			Public Toilets / Public Bath shall not be allowed on road width of less than 9 meters
		Institutional (Cultural)	Concert hall shall not be permissible on road width of less than 30 meters
			Assembly Hall, Auditorium, Town Hall, Meeting Hall, Theatres, Public Assembly Premises, Convention Centre, Exhibition Hall, Planetarium / Museum / Science Park, Fair/ Mela/ Exhibition ground, Circus and Pandal shall not be permissible on road width of less than 24 meters
			Civic and Cultural Centers, Arts Centre and Science Centre shall not be permissible on road width of less than 24 meters
			Religious Buildings, Spiritual Centers, Religious Welfare Institutions, Religious School/Institute shall not be permissible on road width of less than 12 meters and the built-up area shall not exceed 1000 square meters
		Institutional (Health)	Hospital for Infectious Diseases
			Hospital, Medical College, Medical Research Centre and Nursing Institutes/ College shall not be permissible on road width of less than 30 meters
			Small Hospital (20 bed and up to 50 beds), Mental Hospital, Facility for Mentally Retarded Persons and Biomedical & Medical Research Lab shall not be permissible on road width of less than 18 meters
			Critical Care Centre shall not be permissible on road width of less than 12 meters; and where located on roads of 12 meters to below 18 meters width, the built-up area shall not exceed 1000 square meters

			Clinics, Polyclinic, Dispensaries, Nursing Homes, Health Centers, Non-bedded Medical Establishments, PHC, CHC and Veterinary Hospitals/ Clinics shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
		Institutional (Educational & Research)	College (Technical / Medical / Degree), Polytechnic/Engineering College, University, Special Training School, Technical/Management/Research Institution and Industrial Training Centre/Institute shall not be permissible on road width of less than 30 meters
			Vocational Training Institute and Skill Development Centre shall not be permissible on road width of less than 24 meters
			Driving School, Research / Experimental / Testing Laboratories (Non-hazardous), Weather Research Centre, Astronomical / Astrophysical Facility / Project shall not be permissible on road width of less than 18 meters
			Educational & Health Care Counselling Centre shall not be permissible on road width of less than 12 meters; and where located on roads of 12 meters to below 18 meters width, the built-up area shall not exceed 1000 square meters
			Creche, Anganwadi and Nursery School shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
			Private Coaching Classes shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 100 square meters
		Institutional (Administrative)	Foreign Missions, Embassies, Consulates, Police Lines, Civil Defense Centre, Fire Aid Post, Fire Station, Broadcasting, Radio & Television Centre, Foreign Trade Mission, Trade Centre shall not be permissible on road width of less than 18 meters
			Air Quality Monitoring / Weather Observatories shall not be permissible on road width of less than 12 meters
			Panchayat Office / Local Self-Government Office, Police Box / Police Post / Police Chowki shall not be permissible on road width of less than 9 meters
			Govt. Offices/ ULB / Semi-Govt. Sub-office / Quasi-Govt. Offices shall not be permissible on road width of less than 9 meters; and where located on roads of 9 meters to below 12 meters width, the built-up area shall not exceed 500 square meters
			Post Office & Telegraph Office, Telephone Office, Exchange Centre shall not be permissible on road width of less than 9 meters; and where located on roads of

			9 meters to below 12 meters width, the built-up area shall not exceed 100 square meters
		Public Utility	Effluent Treatment Plant (ETP - Non-Industrial) and Sanitary Landfill / Solid Waste Dumping Ground
			Gas Pipeline Networks Control Room and Internet Data Centers shall not be permissible on road width of less than 18 meters
		Transport	Workshops for Buses (Private and Govt.) shall not be permissible on road width of less than 18 meters
		Industry	Slaughter House, Meat Processing, Fish Processing Industry shall not be permissible on road width of less than 18 meters; and where located on roads of 18 meters to below 24 meters width, the built-up area shall not exceed 100 square meters
			All industries except household industries, printing presses employing up to 10 persons, non-polluting non-obnoxious light industries, Gas installation, Gas works. Note: The household industries shall not exceed one floor and number of manpower shall not be more than 08 persons and power usage not exceeding 5kW.
			IT & ITES shall not be permissible on road width of less than 12 meters
4	**Public & Semi Public / Institutional Use Zone**	Wholesale Commercial	All types of Wholesale Commercial except Distribution & Logistics Hubs. Distribution & Logistics Hubs shall not be permissible on road width of less than 30 meters
		Storage	All types of storage building except dark Storage. Dark Storage shall not be permissible on road width of less than 18 meters and the built-up area shall not exceed 500 square meters
		Public Utility	Sanitary Landfill / Solid Waste Dumping Ground
			LPG Storage and Distribution Depots (Non-Hazardous Scale) shall not be permissible on road width of less than 30 meters
		Transport	Workshops for Private Buses
			Workshops for Public Buses (Govt.) shall not be permissible on road width of less than 30 meters
			Bus Terminals / Depots (Public Sector) shall not be permissible on road width of less than 12 meters; and where located on roads of 12 meters to below 18 meters width, the built-up area shall not exceed 5000 square meters
		Industry	Slaughter House, Meat Processing, Fish Processing Industry shall not be permissible on road width of less than 18metres; and where located on roads of 18 meters to below 24metres width, the built-up area shall not exceed 100 square meters

			IT & ITES shall not be permissible on road width of less than 12 meters
5	**Industrial Use Zone**	No use/activity shall be prohibited.	
6	**Utility and Service Use Zone**	All types of Residential use, except ancillary to the Utility and Services.	
		All types of Storage buildings, except ancillary to the Utility and Services.	
		All types of institutional buildings, except ancillary to the Utility and Services.	
		All types of Transportation use, except if undertaken by the State Government, or by a State Government Agency.	
		All types of Retail Commercial & Business use and Wholesale Commercial use,	
		All types of Industries	
7	**Open Space/ Recreational Use Zone**	Use/Activity not ancillary to Open Space Use / Recreational Use.	
		Residential buildings having a basement; or exceeding 7.00 metres in building height with or without a stilt floor; or having ground coverage exceeding 50% of the plot area.	
8	**Transportation Use Zone**	Any use or activity other than Transportation Use/Activity.	
		Development over land designated for a particular Transportation Use in the Development Plan, other than the development required for the designated Transportation Use and the buildings, structures, infrastructure and facilities ancillary thereto.	
		Any development over land designated as Road Use in the Development Plan, except the development of the road and structures, infrastructure and facilities ancillary thereto, undertaken by or on behalf of the Central Government, State Government, Local Authority, Government Agency or Statutory Authority, either directly or through a Public-Private Partnership (PPP).	

9	**Agriculture & Allied Use Zone**	All types of Residential use, except ancillary to Agriculture use.
		All types of Retail Commercial & Business use and Wholesale Commercial use, except Allied Agricultural Use and ancillary use to Agricultural use; or Way-side amenity having a built-up area exceeding 1000 Square meters and/or abutting to other than the National High-way, State Highway or roads of width less than 30 meters;
		All types of Storage buildings, except Allied Agricultural Use and ancillary use to Agricultural use
		All types of institutional buildings, except ancillary to the Agriculture & Allied Use; Agricultural Support Institutions; Village Panchayat Office; Rural Post Office; Rural Banking / Cooperative Bank Branch; Government Primary Health Centre (PHC); Government Schools; Common Service Centre (CSC)
		All types of Industries, except Allied Agricultural Use
		All types of Transportation Use, except those undertaken for providing access to Agriculture, Allied Agricultural Use, Agricultural Support Institutions or other non-prohibited uses, or undertaken by the State Government or any State Government Agency.
10	**Forest & Plantation Use zone**	All activities shall be prohibited except plantation, botanical gardens, zoological gardens, bird sanctuaries, and such other activities for which the Competent Authority of the Forest Department of the Government of Odisha has granted prior approval or permission.
11	**Water Bodies Use Zone**	All activities shall be prohibited except water bodies and water-related uses, including rivers, canals, streams, water springs, ponds, lakes, lagoons, dams, reservoirs, wetlands, waterlogged or marshy areas, aquaculture ponds, fisheries, boating, water sports, and public projects for waterfront development, entertainment parks and water-based theme parks undertaken by or on behalf of the Central Government, State Government, Local Authority, Government Agency or Statutory Authority, as per approved plan of Government.

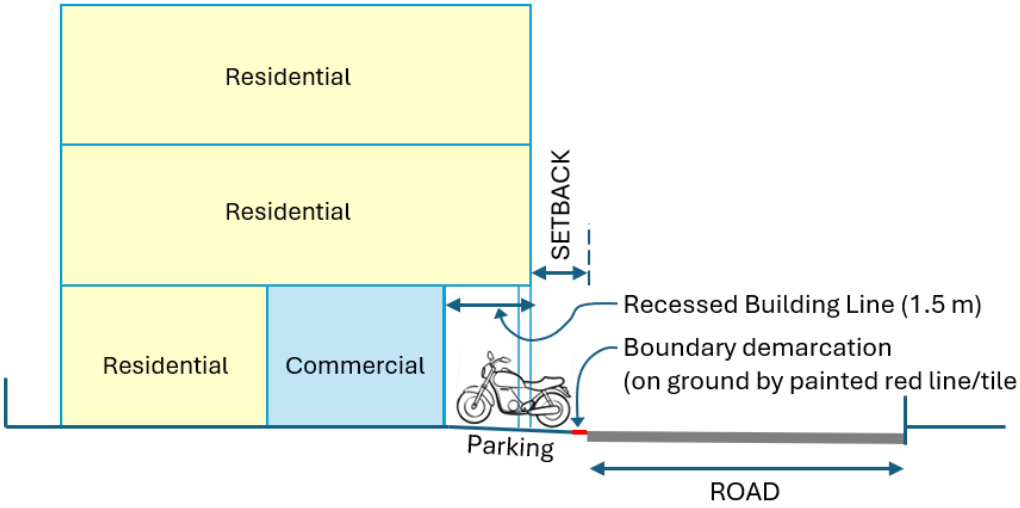
5. In the said rules, for rule 64, the following rule shall be substituted, namely:—

64. Commercial and Professional Activities in Low-Risk Residential building.— Subject to the applicable Zoning Rules and Regulations, alternative parking arrangements may be permitted for limited commercial activities and Professional's Offices in Low-Risk Residential Buildings, subject to the following conditions:

(i) The carpet area used for residential purposes shall not be less than 75 per cent of the total carpet area of the premises.

(ii) The aggregate carpet area used for all commercial activities and Professional's Offices within the premises shall not exceed 10 sq. m. where the concerned plot abuts a road of 6 metres or more but less than 9 metres in width, and 40 sq. m. where the concerned plot abuts a road of 9 metres or more in width,

(iii) Where the entire ground-floor building line is recessed by an additional 1.5 metres beyond the prescribed front setback, without a front boundary wall, the area so provided may be considered for the calculation of parking area;



(iv) The parking bays for two-wheeler shall be of the size 0.9 m. x 2.25 m., and shall be clearly defined by ground marking;

(v) The front parking area shall be paved, directly accessible from the abutting road; and parking for concerned commercial space shall be mentioned through appropriate signage;

(vi) A clear passageway of at least 2 metres in width shall be maintained for exit from the building; and the passageway in the front shall also be considered for parking area calculation.

(vii) The boundary of the designated parking area shall be demarcated on the ground by red-colored painted lines or red coloured strip of tiles of 0.3 m. width, without any physical boundary wall, fence or railing. Such demarcation shall remain entirely within the plot.

(viii) No such activity shall obstruct pedestrian movement or result in the use of the public road and footpath, for customer waiting, commercial display, storage, parking or any other business-related purpose;

By Order of the Governor

USHA PADHEE

Additional Chief Secretary to Government

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