

CITIZEN-CENTRIC URBAN GOVERNANCE REFORMS STRENGTHEN
HOUSING, PLANNING AND LAND ADMINISTRATION IN ODISHA

Bhubaneswar, 22 June 2026:

Reinforcing its commitment to transparent, citizen-centric and future-ready urban governance, the Housing & Urban Development Department has undertaken a series of landmark reforms aimed at strengthening the urban housing, planning and land administration ecosystem in Odisha.

Over the past few months, the State has introduced key policy and regulatory measures to streamline apartment ownership and registration, safeguard the interests of homebuyers, enhance accountability among developers, simplify planning and development regulations and create a modern legal framework for rental housing.

A major milestone in this reform journey has been the implementation of the Odisha Apartment (Ownership and Management) Act, 2023. To facilitate its effective implementation, the Government has issued a series of Special Orders and operational guidelines addressing long-standing challenges faced by apartment owners, developers and regulatory authorities.

Recognising the difficulties faced by owners of pre-RERA apartments, the Department issued Special Order No. 29259 in December 2025 to simplify the registration of resale transactions involving apartments whose first sale deeds were registered prior to October 5, 2016. Building upon this initiative, another Special Order was issued in June 2026 enabling registration of unsold apartment inventory in projects completed before the implementation of RERA, subject to prescribed safeguards and conditions. These measures have addressed legacy issues affecting thousands of apartment owners and homebuyers across the State.

Further strengthening the regulatory framework, the Housing & Urban Development Department has also notified a comprehensive Standard Operating Procedure (SOP) for apartment registration. The SOP establishes a uniform and transparent mechanism for registration of residential, commercial and mixed-use apartment projects while clearly defining the responsibilities of developers, apartment associations, competent authorities and registration officials. The framework ensures compliance with the Odisha Apartment (Ownership and Management) Act, 2023 and RERA provisions, bringing greater clarity and predictability to apartment transactions.

The SOP also introduces a structured process for scrutiny and certification by designated Competent Authorities before registration of apartment transfer deeds. Digital transmission of documents through the registration system and integration with the SUJOG platform will further improve efficiency, transparency and service delivery.

As part of its broader urban reform agenda under PMAY-U 2.0, the Housing & Urban Development Department has also initiated the process for adoption of a modern tenancy framework in Odisha. A draft legislation based on the Model Tenancy Act has been placed in the public domain as the proposed Odisha Urban Area Rent Control Act, 2026. The proposed legislation seeks to establish a balanced and transparent framework governing landlord-tenant relationships, facilitate fair rent agreements, promote rental housing availability and provide efficient mechanisms for dispute resolution. Public suggestions and stakeholder feedback have been invited before finalisation of the legislation.

The Department has simultaneously undertaken significant reforms in planning and development regulations. Through amendments to the Odisha Development Authorities (Planning and Building Standards) Rules and the Odisha Town Planning and Improvement Trusts (Planning and Building Standards) Rules, the Government has deregulated part-plot sales and simplified subdivision procedures for citizens.

The amended provisions exempt family subdivisions from layout approval requirements and provide one-time exemptions for subdivision of plots below 500 square metres, subject to prescribed conditions. Similar relaxations have been extended to co-sharers and eligible pre-existing plots recorded prior to notification of the Rules. Agricultural plots that continue to be used exclusively for agricultural purposes have also been exempted. These reforms are expected to reduce procedural barriers, facilitate inheritance-related transactions and improve ease of property ownership and transfer for thousands of citizens.

The Department has also introduced key amendments to planning and building regulations aimed at simplifying development processes and improving ease of doing business. The reforms include rationalisation of parking requirements, simplification of approval procedures and removal of procedural bottlenecks that had delayed construction and development activities. These measures are expected to facilitate planned urban growth while maintaining safety and planning standards.

Speaking on the reforms, Housing & Urban Development Minister Dr. Krushna Chandra Mahapatra said:

"These reforms mark a significant milestone in Odisha's efforts to build a transparent, accountable and citizen-centric urban governance framework. The issues relating to apartment registration, ownership rights and transfer of apartments have remained unresolved for many citizens since the enactment of the OAOM Act in 2023. Through these reforms, we have addressed several long-pending concerns of apartment owners and homebuyers while strengthening regulatory compliance and service delivery. At the same time, we are laying the foundation for a modern rental housing ecosystem that balances the interests of tenants and landlords."

As part of its continuing reform agenda, the Department is also working on several forward-looking initiatives. These include implementation of a comprehensive Parking Policy to promote scientific parking management, optimise utilisation of urban spaces and reduce traffic congestion in cities. The Department has also recently launched the City Gas Distribution (CGD) infrastructure within urban planning frameworks to support expansion of piped natural gas networks and promote cleaner, sustainable energy systems in urban areas.

The Government is also considering amendments to the Odisha Apartment (Ownership and Management) Act, 2023 to further strengthen implementation and address operational issues emerging from its enforcement. In addition, BDA, CDA and Municipal Corporations have been requested to submit project proposals for availing Special Assistance funds from the Government of India for urban infrastructure development.

Another important reform under examination is the proposed merger of the Odisha Development Authorities Act, 1982 and the Odisha Town Planning and Improvement Trust Act, 1956 to create a unified, modern and efficient planning framework for the State. The proposed reform is expected to improve institutional efficiency, reduce regulatory overlaps and strengthen urban planning governance.

Additional Chief Secretary, Housing & Urban Development Department, Smt. Usha Padhee, said:

"These reforms are part of a larger vision to modernise urban governance and make public services more citizen-centric, transparent and efficient. By simplifying apartment registration processes, deregulating small plot subdivisions and streamlining planning regulations, we are reducing barriers faced by citizens while ensuring orderly urban growth. Several additional reforms are currently under consideration and in the pipeline, which will further simplify processes, strengthen citizen rights and improve the ease of living in urban Odisha."

Collectively, these reforms represent one of the most significant transformations in Odisha's urban housing, planning and land administration sectors in recent years. By addressing legacy apartment registration issues, strengthening ownership rights, simplifying land regulations, modernising rental housing governance and improving planning administration, the initiatives are expected to benefit homebuyers, apartment owners, developers, tenants and citizens across the State.

The reforms reflect Odisha's commitment to building a transparent, accountable and citizen-friendly urban governance ecosystem that supports sustainable urban growth while protecting the interests of residents and improving quality of life across urban Odisha.

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