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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 4th June, 2026

No.15412—HUD-TP-SCH-0009/2025/HUD.— The Government of Odisha, with a view to promoting planned urbanization, balanced regional development, and accelerated economic growth in the State, is pleased to launch the “**SAMRUDDHA SAHAR**” Scheme, a flagship initiative aligned with the vision of **Viksit Odisha 2036 & 2047**. The Scheme aims to transform the urban centres of Odisha into dynamic growth hubs through integrated planning, infrastructure development, and sustainable urban expansion.

1. Short Title and Commencement

This Scheme shall be called the “**Samruddha Sahar Scheme**” and shall come into force with immediate effect from the date of its publication in the Official Gazette.

2. Objectives of the Scheme

The Scheme seeks to facilitate planned and organized urban development across the State by ensuring integrated provision of urban infrastructure and services. It aims to promote inclusive, sustainable, and economically vibrant urban centres capable of driving regional growth and improving urban liveability. The Scheme is envisaged as a strategic intervention for unlocking urban land potential, strengthening infrastructure systems, and fostering economic competitiveness in emerging urban regions.

3. Components of the Scheme

The “Samruddha Sahar” Scheme shall comprise the following two components:

A. Town Planning Scheme (TPS)

The Town Planning Scheme component shall be implemented under the provisions of Chapter-VI of the Odisha Development Authorities Act, 1982 and the Odisha Development Authorities Rules, 1983. The component aims at systematic assembly, readjustment, and reconstitution of land in peri-urban areas to ensure planned urban expansion and infrastructure-led development.

Under the Scheme, comprehensive urban infrastructure including ring roads, internal road networks, water supply systems, sewerage systems, solid waste management facilities, drainage systems, telecommunication networks, and electrical infrastructure shall be developed in an integrated manner. Landowners participating in the Scheme shall receive a substantial portion of their original land in a developed form with enhanced Floor Space Index (FSI), thereby significantly increasing the value and utility of the land. Approximately 40 (forty) per cent of the land shall vest with the Government for provision of public amenities, infrastructure, and saleable plots.

The implementation of the Town Planning Schemes shall be undertaken by the concerned Development Authorities in coordination with relevant Departments and with active participation of landowners and stakeholders. Financing of the component shall be supported through State Budgetary Provisions, City Infrastructure Development Fund (CIDF), incentives from the Ministry of Housing and Urban Affairs (MoHUA), Urban Challenge Fund, and proceeds generated from saleable plots.

A multi-tier Governance and monitoring mechanism under the Housing & Urban Development Department shall oversee implementation and ensure timely execution of the Town Planning Schemes.

In this regard, the Bhubaneswar Development Authority (BDA) has initiated preparation of forty-five Town Planning Schemes along the proposed 64.934 km Ring Road surrounding Bhubaneswar, covering an area of approximately 9,623 acres across four zones. Out of these, thirty-seven Town Planning Schemes are proposed to be undertaken initially with an estimated outlay of Rs. 8,228 crore over a period of ten years.

B. Cities as Growth Hubs

The “Cities as Growth Hubs” component seeks to position urban areas as engines of economic transformation and balanced regional development. The component focuses on development of integrated economic clusters, industrial townships, metropolitan regions, and high-potential urban corridors.

The major interventions under this component shall include creative redevelopment of city cores through affordable housing, slum redevelopment, business district revitalization, and historic city revitalization initiatives. It shall also facilitate the creation of metropolitan economic regions, particularly the Bhubaneswar–Cuttack–Puri–Paradip region, and support development of industrial townships in areas such as Kalinga Nagar, Jagatsinghpur, and Kendrapada.

Further, the Scheme shall promote agglomeration-based growth centres including Berhampur–Gopalpur–Chatrapur, Sambalpur–Jharsuguda–Bargarh, and Jeypore–

Sunabeda–Koraput regions. Emphasis shall also be laid on strengthening urban service delivery systems, improving urban planning institutions, and ensuring convergence with various State and Central Government schemes and programmes.

4. Financial Implications

The Town Planning Scheme component involving thirty-seven Town Planning Schemes is estimated to require an investment of Rs. 8,228 crore over a period of ten years. Out of this, an outlay of Rs. 4,114 crore has been proposed during the period from 2025–26 to 2029–30.

The “Cities as Growth Hubs” component is proposed with an estimated financial outlay of Rs. 765.30 crore for a period of five years from 2025–26 to 2029–30.

Accordingly, the total financial implication under the “Samruddha Sahar” Scheme during the period 2025–26 to 2029–30 shall be Rs. 4,879.30 crore.

5. Governance and Implementation Mechanism

For effective implementation, coordination, and monitoring of the Scheme, a State Level Committee (SLC) is constituted under the Chairpersonship of the Additional Chief Secretary to Government, Housing & Urban Development Department. The composition of the committee is as follows:

Sl. No.	Designation	Responsibility
1	Additional Chief Secretary, H & UD. Department	Chairperson
2	Director, Town Planning, Odisha	Member
3	Representative of Works Department	Member
4	Representative of Industries Department	Member
5	Representative of Energy Department	Member
6	Representative of R.& DM. Department	Member
7	Representative of FE. & CC. Department	Member
8	Managing Director, WATCO	Member
9	Vice-Chairpersons of the concerned Development Authorities	Member Convenor
10	Any other member if co-opted by the Chairperson.	

The State Level Committee shall provide strategic guidance and policy direction for implementation of the Scheme. It shall coordinate and oversee implementation activities, facilitate inter-departmental convergence, take necessary decisions and corrective measures wherever required, and ensure timely execution of projects under the Scheme.

6. Conclusion

The “Samruddha Sahar” Scheme is envisaged as a transformative initiative towards achieving the vision of Viksit Odisha 2036 by promoting systematic urban planning, integrated infrastructure development, enhanced economic competitiveness, and sustainable urban growth. The Scheme is expected to improve urban liveability, promote regional balance, unlock the economic potential of urban land and infrastructure, and create growth-oriented urban ecosystems across Odisha.

By Order of the Governor

USHA PADHEE

Additional Chief Secretary to Government