

File no. CIV/ARCH/E-5123/01-2026

13607

Date-

13/05/26

OFFICE ORDER

Whereas, Housing and Urban Development Department, Government of Odisha, vide Notification No. 1545 dated 27.01.2021, declared IDCO as Special Planning Authority for Industrial Estates of IDCO situated within the Regional Improvement Trust and Special Planning Authorities in respect of such Special Planning Areas.

And whereas Panchayati Raj & D.W. Department vide Notification No-4189 dated 28.02.2023 has allowed IDCO for approval of Building Plans for Land areas exceeding 500 sqmt and/or Buildings above G+2 floor and/or Land Subdivision Layout plans above 1 Acres for Industrial Estates (IEs)/ Industrial Areas (IAs)/ Industrial Parks (IPs)/ Industrial Clusters (ICs)/ MSME Parks/ Land Banks of IDCO in rural areas.

And whereas, as per Rule No-139 of Odisha Town Planning and Improvement Trust Rules 2021 following are the charges of compounding fees for RIT/SPA areas and rural areas.

S.No	Situations / Limitations	Compounding fee for Sqm (in Rs) of deviation
1	Where development has been undertaken in deviation to the approved plan, but within the framework of use, restrictions and the provisions of norms and stipulations of these regulations	Rs 300
2	Where development has been undertaken without permission, but within the framework of use, restrictions and the provisions of norms and stipulations of the regulations applicable to the concerned plot.	Rs 500
3	Construction up to 5% beyond the permissible norms of these regulations with respect to front, side and rear setbacks	Rs 2,000
4	Construction from 5% to 10% beyond the permissible norms of these regulations with respect to front, side and rear setbacks	Rs 5,000

Odisha Industrial Infrastructure Development Corporation

(A Government of Odisha Undertaking)

IDCO, IDCO Towers, Janpath, Bhubaneswar – 751022, Odisha, INDIA

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And whereas, in the amendment of Odisha Town Planning and Improvement Trust Rules 2021, notified by H&UD department Odisha on 09.06.2025, the Rule No-140B was inserted stating that-

"IDCO shall be competent, in respect of such Special Planning Areas for which IDCO has been declared as the Special Planning Authority, to exempt industrial buildings from payment of any compounding fees, if the construction is within the limits prescribed under sub-rule (3) of 138 "

Now, therefore, the conditions for providing exemption on compounding fees for Industries under the jurisdiction of IDCO SPA is as stated below:

1. The project proponent (allottee) should have applied for building plan approval of their industrial building to IDCO-SPA before starting the construction.
2. For obtaining Building Plan Approval from IDCO SPA, the project proponent (allottee) shall submit the Fire Recommendations from the Fire Department along with application and also submit Consent to Establish (CTE) from OSPCB (Wherever applicable) and Environmental Clearance from SEIAA (Wherever applicable) before issue of Building Plan Approval.
3. No exemption of compounding fees for industries in the Negative Sectors as per Annexure III of Odisha Industrial Policy Resolution (IPR) 2022 notified by the Industries Department, Government of Odisha, read with amendments from time to time, as long as the policy is in force.
4. No exemption of compounding fees for industries in the Negative Sectors as per Annexure II of Odisha MSME Development Policy 2022 notified by the Micro, Small & Medium Enterprises Department, Government of Odisha, read with amendments from time to time, as long as the policy is in force.
5. Full exemption of compounding fees for Micro and Small Enterprises meeting the criteria as per point No. 19 of Annexure I of Odisha MSME Development Policy 2022 notified by Micro, Small & Medium Enterprises Department, Government of Odisha. (Udyam Certificate to be submitted along with other relevant details justifying that the unit meets the criteria).
6. Full exemption of compounding fees for Medium Enterprises meeting the criteria as per point No. 19 of Annexure I of Odisha MSME Development Policy 2022 notified by Micro, Small & Medium Enterprises Department, Government of Odisha, falling in the Industrially Backward districts of Odisha as per point No 15 of Annexure I of MSME Development Policy

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2022. (Kalahandi, Nuapada, Bolangir, Subarnpur, Koraput, Malkangiri, Rayagada, Nabarangpur, Kandhamal, Gajapati and Mayurbhanj).
(Udyam Certificate to be submitted along with other relevant details justifying that the unit meets the criteria).

7. For the cases not falling in paras 1 to 6 above, compounding fees for the Industries shall be decided by the DP&BP (Development Plan and Building Plan) Committee of IDCO SPA on case to case basis.

This order supersedes previous order No. 5256 dated 21.02.2026 and shall remain in force till 31st March 2027. Thereafter its continuation shall be subject to renewal.

By Order of MD

Kaule
13/5/26
Convener, IDCO-SPA &
DGM (Arch), IDCO, BBSR.

Memo No. 13608 / Date. 13/05/26

Copy to PS to Additional Chief Secretary to Government of Odisha, H & UD Department for kind information of Additional Chief Secretary.

Kaule
13/5/26
Convener, IDCO-SPA &
DGM (Arch), IDCO, BBSR.

Memo No. 13609 / Date. 13/05/26

Copy to PS to Additional Chief Secretary to Government of Odisha, Industries Department for kind information of Additional Chief Secretary.

Kaule
13/5/26
Convener, IDCO-SPA &
DGM (Arch), IDCO, BBSR

Memo No. 13610 /Date. 13/05/26

Copy to PS to Commissioner-cum-Secretary to Government of Odisha, PanchayatiRaj & DW Department for kind information of Commissioner-cum-Secretary.

Kaule
13/5/26

Convener, IDCO-SPA &
DGM (Arch), IDCO, BBSR

Memo No. 13611 /Date. 13/05/26

Copy to Senior Private Secretary to MD, IDCO & Chairman, DP & BP Committee, IDCO-SPA for kind information to Chairman.

Kaule
13/5/26

Convener, IDCO-SPA &
DGM (Arch), IDCO, BBSR

Memo No. 13612 /Date. 13/05/26

Copy submitted to CGM (P&C) & Vice- Chairman, IDCO-SPA, IDCO, Janpath, Bhubaneswar for kind information.

Kaule
13/5/26

Convener, IDCO-SPA &
DGM (Arch), IDCO, BBSR

Memo No. 13613 /Date. 13/05/26

Copy submitted to Infra planner, 3rd floor, Annex Building, IDCO, Janpath, Bhubaneswar for kind information.

Kaule
13/5/26

Convener, IDCO-SPA &
DGM (Arch), IDCO, BBSR

o/c