ODISHA INDUSTRIAL INFRASTRUCTURE
DEVELOPMENT CORPORATION (IDCO)
IDCO: IDCO TOWERS:JANPATH:
BHUBANESWAR-751022
ODISHA

idco Your power to grow ISO 9001 & 14001 Corporation | ODISHA NEW OPPORTUNITIES

NOTIFICATION

No.IDCO-HO-LAE-7124/2026 32919 **Dated:** 07.11.26

In exercise of the powers conferred under clauses (d) and (e) of sub-section (1) of section 59 of the Odisha Industrial Infrastructure Development Corporation Act, 1980 (Odisha Act 1 of 1980), the Corporation with prior approval of the State Government hereby make the following further amendments to the Odisha Industrial Infrastructure Development Corporation (Disposal of land, building, amenities) Regulations, 2016, namely: -

1 (1) **Short title and commencement** - These regulations may be called "The Odisha Industrial Infrastructure Development Corporation (Disposal of land, building, amenities) Amendment Regulations, 2026".

(2) They shall come into force from the date of their publication in the Odisha Gazette

2. In Odisha Industrial Infrastructure Development Corporation (Disposal of land, building, amenities) Regulations, 2016 (hereinafter referred as the said regulations), in sub-regulation (2) of regulation 12, the following proviso shall be inserted, namely: -

"Provided that any transfer, sub-division, amalgamation, mortgage or change in project activity undertaken by the allottee entrepreneur in accordance with these Regulations and in compliance with applicable laws shall not be treated as breach of the terms and conditions of allotment, agreement or lease deed merely on the ground that such flexibility has been exercised by the allottee entrepreneur."

3. In the said regulations, after regulation 15, the following regulation shall be inserted, namely: -

"15 A. Common facilities by Corporation or allottee entrepreneurs. -

1. The Corporation and allottee-led entities, including Special Purpose Vehicles (SPVs), may develop, operate and maintain common infrastructure,

recover associated costs, and define responsibilities through formal agreements, subject to fulfilling such terms and conditions as may be prescribed by the Corporation from time to time.

2. Subject to the Odisha Fire Prevention and Fire Safety Rules, 2017 and amendments from time to time, shared or common fire-fighting infrastructure established within notified industrial areas, industrial estates, industrial parks, or notified industrial clusters is allowed as an alternative to individual plot-level fire-fighting installations, provided that such infrastructure complies with all applicable safety norms and technical standards prescribed by the competent authorities.

3. Such permission shall be subject to the incorporation of the following conditions in the notification, constituting such industrial clusters:

a) clear and legally enforceable arrangements shall be made specifying the ownership of, and the responsibilities for the operation and maintenance of the fire-safety equipment and allied installations;

b) the system shall be designed, installed and maintained in such manner as to ensure reliable performance at all times;

c) the minimum discharge pressure as prescribed in the Odisha Fire Prevention and Fire Safety Rules 2017 and amendments from time to time.

d) periodic testing, inspection and certification of the system shall be mandatory as per the Fire Safety Rules, to ensure continuous operational readiness and compliance with applicable norms.

Provided that every such shared or common infrastructure shall, at all times, conform to the safety norms, technical specifications and standards as may be prescribed by the competent authority."

4. In the said regulations, for regulation 16, the following regulation shall be substituted, namely: -

"16. Intimation for mortgage: - The Corporation shall have no objection to an allottee entrepreneur creating a mortgage over the leasehold rights in respect of the allotted land, shed, building or amenities in favour of any financial institution for raising funds for setting up or operating the industrial undertaking for which the land has been leased, subject to fulfilling such terms and conditions as may be prescribed by the Corporation, from time to time. The allottee entrepreneur shall intimate the Corporation regarding the creation of such mortgage within thirty days."

5. In the said regulations, regulation 19 shall be renumbered as sub-regulation (1) thereof and after sub-regulation (1) as so renumbered, sub-regulation (2) shall be inserted, namely:

"2. An allottee entrepreneur may transfer the allotment, leasehold rights or project rights in favour of its joint venture, subsidiary, holding company, affiliate, or Special Purpose Vehicle, subject to fulfilling such terms and conditions as may be prescribed by the Corporation from time to time and upon payment of the applicable fees or charges. The allottee entrepreneur shall intimate the Corporation regarding such transfer within thirty days."

6. In the said regulations, after regulation 19, the following regulation shall be inserted, namely: -

"19 A. Sub-division or amalgamation of plots. - An allottee entrepreneur may subdivide the allotted plot or amalgamate two or more adjoining plots allotted to the same entrepreneur or the enterprise of common ownership or control for industrial or allied industrial activities, subject to compliance with such norms and conditions as may be prescribed by the Corporation, from time to time, and upon payment of the applicable fees or charges."

7. In the said regulations, for sub-regulation (1) and (2) of regulation 20, the following sub-regulation shall be substituted, namely: -

"1. Change in Project Activity - An allottee entrepreneur may change the approved project activity specified in the allotment order or lease deed to any other industrial or allied industrial activity, subject to fulfilling such terms and conditions as may be prescribed by the Corporation from time to time and upon payment of the applicable fees/charges. The allottee entrepreneur shall intimate the Corporation regarding such change within thirty days thereof.

2. Change in Name of Company - An allottee entrepreneur may change the name of the company of the entrepreneur without any change in its constitution, subject to fulfilling such terms and conditions as may be prescribed by the Corporation from time to time and upon payment of the applicable fees/charges. The allottee entrepreneur shall intimate the Corporation regarding such change within thirty days."

8. In the said regulations, in Form-A, for clauses (4) and in Form-C, for clauses (5), the following clauses shall be substituted, namely:-

"4. Notwithstanding anything contained in the lease deed, the lessee with the previous **consent** in writing of the Lessor can assign or transfer his interest in the property in accordance with the principles laid down by the State Government by a general or a special order for such purpose, in favour of any Financial Institution for securing loan subject to the condition that such mortgage shall not affect the right, powers and interest of the Lessor and Govt. under this deed.

5. Notwithstanding anything contained in the lease deed, the lessee with the previous consent in writing of the Lessor can assign or transfer his interest in the property in accordance with the principles laid down by the State Government by a general or a special order for such purpose, in favour of any Financial Institution for securing loan subject

to the condition that such mortgage shall not affect the right, powers and interest of the Lessor and Govt. under this deed."

By order of the Board.

Sd/-
Managing Director, IDCO

Memo No. 32920 **Dtd.** 07.11.26/

Copy forwarded to Gazette Cell of Commerce & Transport (Commerce) Department with a request to publish the notification in the next extraordinary issue of Odisha Gazette and furnish 300 copies of the same to this department.

Copy to Director, Printing, Stationery & Publication, Odisha, Madhupatna, Cuttack for kind information and necessary action.

7/11/2026
Chief General Manager (Land)

Memo No. 32921 **Dtd.** 07.11.26/

Copy submitted to Additional Chief Secretary / Principal Secretary / Commissioner cum Secretary to Govt. in Industries Department / Revenue & Disaster Management Department / Steel & Mines Department / General Administration & Public Grievance Department / Law Department / Agriculture & Farmers' Empowerment Department / Energy Department / Housing & Urban Development Department / Handloom, Textile & Handicrafts Department / MSME Department / Tourism & Culture Department / Higher Education Department / Govt. of Odisha, Bhubaneswar for kind information and necessary action.

7/11/2026
Chief General Manager (Land)

Memo No. 32922 **Dtd.** 07.11.26/

Copy submitted to Member, Board of Revenue, Cuttack / Revenue Divisional Commissioner (RDC) Central / Northern / Southern Division & All Collectors for kind information and necessary action.

7/11/2026
Chief General Manager (Land)

ODISHA INDUSTRIAL INFRASTRUCTURE
DEVELOPMENT CORPORATION (IDCO)
IDCO: IDCO TOWERS:JANPATH:
BHUBANESWAR-751022
ODISHA

Memo No. 32923 **Dtd.** 07.11.26 /

Copy submitted to Chairman / Managing Director IPICOL, Director of Industries for kind information and necessary action.

7/11/2026

Chief General Manager (Land)

Memo No. 32924 **Dtd.** 07.11.26 /

Copy to all CGM,IDCO, Bhubaneswar for information and necessary action.

Copy to all DGM (MIS), IDCO, Bhubaneswar for information with a request to upload the notified amended Regulations in IDCO Website.

7/11/2026.

Chief General Manager (Land)