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ଓଡ଼ିଶା ସରକାର
ପର୍ଯ୍ୟଟନ ବିଭାଗ

Government of Odisha
Tourism Department



ODISHA
THINK INDIA, THINK ODISHA

ଓଡ଼ିଶା ପର୍ଯ୍ୟଟନ
ପର୍ଯ୍ୟଟନ ଭବନ, ଲୁଇସ ରୋଡ୍,
ଭୁବନେଶ୍ୱର-୭୫୧୦୧୪

No. 8425 / TSM, Bhubaneswar, Dated 03-06-26
TCT-RC-MISC-0008-2022

NOTIFICATION

Sub: Operational Guidelines for Promotion of Heritage Properties

The Government has notified the Odisha Tourism (Amendment) Policy, 2026 vide Tourism Department Resolution No. 2154-TCT-RC-MISC-0008-2022, dated. 19th January, 2026. In order to operationalise the Policy, Government has been pleased to issue the following Operational Guidelines for Promotion of Heritage Properties in view of the Odisha Tourism (Amendment) Policy, 2026.

ORDER

Ordered that the Notification be published in the Extraordinary issue of the Odisha Gazette for general information and copies thereof be forwarded to all Departments of Government / Principal A.G. (Audit) / Principal A.G. (A & E), Odisha, Bhubaneswar.

By Order of the Governor

(BALWANT SINGH, IAS)

Commissioner-cum-Secretary to Government

Memo No 8426 /TSM, Bhubaneswar

Dt. 03-06-26

Copy forwarded to PS to Hon'ble Deputy Chief Minister, Odisha, Women & Child Development / Mission Shakti / Tourism Department for kind information of Hon'ble Deputy Chief Minister, Odisha.

Joint Secretary to Govt.

Memo No 8427 /TSM, Bhubaneswar

Dt. 03-06-26

Copy forwarded to the PS to the Chief Secretary, Odisha /PS to DC-cum-ACS/PS to Principal Secretary to Govt., Finance Department for kind information of Chief Secretary, Odisha/DC-cum-ACS/Principal Secretary to Govt. Finance Deptt. respectively.

Joint Secretary to Govt.

Memo No 8428 /TSM, Bhubaneswar

Dt. 03-06-26

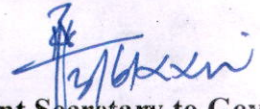
Copy forwarded to the PS to Commissioner-cum-Secretary, Tourism / Sr. PPS to Director, Tourism / DEOs to Additional Secretaries, Tourism for kind information of Commissioner-cum-Secretary Tourism/Director Tourism / Additional Secretaries, Tourism.

Joint Secretary to Govt.

Memo No 8429 /TSM, Bhubaneswar

Dt. 03-06-26

Copy forwarded to the MD, IDCO / MD, IPICOL / MD, OTDC Ltd. / DG, F & ES, CG, HGs & Director, CD / Superintending Archaeologist, Archaeological Survey of India, Bhubaneswar for kind information & necessary action.

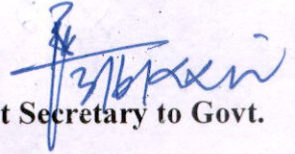


Joint Secretary to Govt.

Memo No 8430 /TSM, Bhubaneswar

Dt. 03-06-26

Copy forwarded to the All District Collectors / DD (T)s/ all ADTs/TDOs/ TDO (I/C)s for information & necessary action.

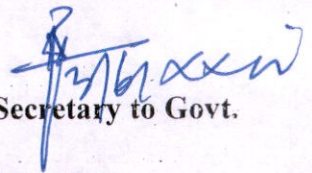


Joint Secretary to Govt.

Memo No 8431 /TSM, Bhubaneswar

Dt. 03-06-26

Copy forwarded to the Chairman/President, HRAO/TAAO/OTOA/IATO for information & necessary action.

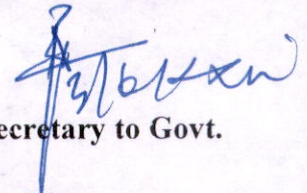


Joint Secretary to Govt.

Memo No 8432 /TSM, Bhubaneswar

Dt. 03-06-26

Copy forwarded to Heads of Portal Group, IT Centre, Lok Seva Bhavan / Computer Cell of Tourism Department for information & necessary action. They are requested to upload the Notification in website of Tourism Department for general information.

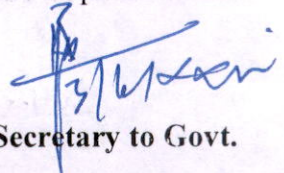


Joint Secretary to Govt.

Memo No 8433 /TSM, Bhubaneswar

Dt. 03-06-26

Copy forwarded to the Gazette Cell, Lok Seva Bhawan, C/o- Commerce & Transport Department (Commerce), Bhubaneswar with a request to publish this notification in the next issue of the Odisha Extraordinary Gazette and supply 100 (Hundred) copies of the same to this Department for record.



Joint Secretary to Govt.

OPERATIONAL GUIDELINES FOR PROMOTION OF HERITAGE PROPERTIES

(See Clause 13 (r) of Odisha Tourism Policy-2022 and Para 15.1.2 of Odisha Tourism (Amendment) Policy, 2026)

1. Short Title

These guidelines shall be called Operational Guidelines for Promotion of Heritage Properties under the Odisha Tourism (Amendment) Policy, 2026.

2. Extent

These Operational Guidelines shall extend to eligible Heritage Properties located within the State of Odisha.

3. Commencement

It shall come into force from the date of Notification of Odisha Tourism (Amendment) Policy, 2026.

4. Terms and Expressions

Terms and expressions used in these Operational Guidelines but not specifically defined herein shall have the same meaning as assigned to them under the Odisha Tourism Policy, 2022 / Odisha Tourism (Amendment) Policy, 2026 whichever is applicable.

5. Definitions

Heritage Properties: For the purpose of these guidelines, Heritage Properties shall mean tourism units developed within heritage structures/buildings constructed prior to the year 1950, possessing architectural, historical and cultural significance, and retaining distinctive heritage features and ambience.

Heritage properties shall include the following categories.

5.1. Heritage Hotel

A Heritage Hotel is a hospitality unit with a minimum of five (5) lettable rooms (Five lettable rooms could be the combination of existing functional rooms and proposed rooms for renovation) operated in palaces, castles, forts, havelis, hunting lodges or residences of any size constructed prior to the year 1950.

However, such unit can have different nomenclature such as Heritage Palace, Heritage Resort, Heritage Home Stays etc.

The façade, architectural features and general construction shall have distinctive heritage qualities and ambience in keeping with the traditional way of life of the area. The architecture of the property shall not normally be interfered with.

5.2. Heritage Museum

A Heritage Museum means any new or existing museum owned by individuals, institutions, voluntary organisations, autonomous bodies or trusts registered under the Indian Societies Act or Indian Trust Act in the State of Odisha, displaying objects of tourist interest, historical or cultural importance.

Such Heritage Museums must be located within a heritage building constructed prior to 1950 and forming part of a Heritage Property.

5.3. Heritage Restaurant / Cafeteria

A Heritage Restaurant / Cafeteria (open or enclosed) means a restaurant or cafeteria operating within a heritage building constructed prior to 1950, having heritage features and ambience.

The unit shall:

- Have a hygienically maintained kitchen with modern equipment within the premises,
- Provide well-maintained separate toilet facilities for ladies and gents, and
- Have a minimum seating capacity of thirty (30) guests at a time.

5.4. Heritage Banquet

A Heritage Banquet means an enclosed space operating within a heritage building constructed prior to 1950, having heritage features and ambience, developed for hosting guest ceremonies, corporate functions and other events.

The unit shall have:

- Minimum one (1) lettable room for guests,
- Minimum capacity to host twenty (20) guests,
- Minimum built-up area of 500 square feet within the Heritage Building, and
- Well-maintained separate toilet facilities for ladies and gents.

5.5. The heritage property may have any nomenclature such as Heritage Palace, Heritage Hotel, Heritage Resort, Heritage Home Stays, Heritage Art & Craft Centre etc. However, concerned Single Window Committee will suitably categorise these units under Clause 13 (r) of Odisha Tourism Policy-2022 / Para 11 (XIX) the Odisha Tourism (Amendment) Policy, 2026, whichever is applicable to facilitate for sanction of incentives.

6. Eligibility Criteria

Heritage Properties seeking incentives under these guidelines shall fulfill the following minimum criteria:

- a) The project must be fulfilling the condition of a tourism unit under Odisha Tourism Policy, 2022 / Odisha Tourism (Amendment) Policy, 2026, whichever is applicable.
- b) Clear ownership of the heritage structure or valid lease (at least for 10 years).
- c) Documentary proof establishing that the heritage structure was constructed prior to the year 1950, supported by revenue records / historical records / administrative reports / report from District Administration / Report from ASI / Report from conservationist authorised by DoT/ Published Research Papers. etc.
- d) Compliance with applicable building & fire safety norms and heritage conservation norms.
- e) Functional electricity, water supply and sanitation facilities.

7. Application Process

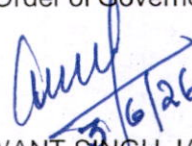
- a) Projects seeking Capital Investment Subsidy (CIS) under the Odisha Tourism (Amendment) Policy, 2026 shall apply for approval in the same manner as prescribed for other Eligible Tourism Units under the said Policy and the Operational Guidelines issued thereunder, prior to commencement of any repair, renovation or improvement works, as applicable.
- b) Upon receipt of an application from the project proponent seeking incentives under these guidelines, the DoT shall, through its Government-approved conservationist, undertake pre work assessment of the heritage property for any repair, renovation, restoration, modification or improvement work, as applicable.
- c) Such pre work assessment shall be supported by comprehensive documentation, including geo-tagged photographs, videography, measured drawings, condition assessment reports, and inventory of existing structures and features, to establish the baseline status of the property.
- d) The pre work assessment so carried out shall form the basis for valuation of the eligible capital investment for the purpose of grant of Capital Investment Subsidy (CIS) under the Odisha Tourism Policy, 2022 / Odisha Tourism (Amendment) Policy, 2026.
- e) The heritage properties which have set up date falling during the operational period of Odisha Tourism Policy, 2022 and if approved during the operational period of Odisha Tourism (Amendment) Policy, 2026, valuation of the claimed investment will be bifurcated policy period wise and subsidy will be sanctioned as per migration clause in the applicable policy provisions.
- f) The application, scrutiny, approval and disbursement of CIS shall be carried out under Odisha Tourism Policy, 2022 / Odisha Tourism (Amendment) Policy, 2026 whichever is applicable. The eligible components for CIS will be considered as per provisions of the respective Tourism policy.
- g) Any extension or improvement or renovation/ change in the existing structures should be in keeping with the traditional architectural styles and constructional techniques harmonising the new with the old. After such change, the newly built-up area added should not exceed 50% of the total built up (plinth) area including the old and new structures. Facilities such as swimming pools, lawns etc. will be excluded for calculation of built up area.

However, investment towards swimming pools, lawns, Art & Craft Experience Facilities or any other experience centre, etc. having heritage characteristics as part of the heritage property will be considered for subsidies.
- h) Any repair, renovation, restoration, alteration or modification carried out before obtaining approval under the Single Window Mechanism or prior approval of the competent authority, as applicable, shall not be considered for incentives under these guidelines. However, new construction as per Para 7 (g) carried out before obtaining Single Window Approval may be considered on case to case basis as per policy provision.
- i) Prework assessment shall not be required for new construction as per Policy.

8. Incentive Claim

- a) Eligible Heritage Properties shall be entitled to avail Capital Investment Subsidy (CIS) as per Odisha Tourism Policy, 2022 / Odisha Tourism (Amendment) Policy, 2026 and the guidelines whichever is applicable.
- b) Department of Tourism may further modify these guidelines with the approval of the Government for smooth implementation of the tourism policy as and when required.
- c) Department of Tourism is the competent authority to clarify doubts if any arises in future on any of the provisions etc. with regards to these guidelines and the clarifications given by the Tourism department in this regard will be final and binding.
- d) The financial implications in implementation of these guidelines may be met out of the existing budgetary provisions of Department of Tourism.

By Order of Governor


(BALWANT SINGH, IAS)

Commissioner cum Secretary, Tourism