

**PROCEEDINGS OF THE 215<sup>TH</sup> D.P &B.P COMMITTEE MEETING HELD ON  
29.07.2017 AT 4.00 P.M. IN THE CONFERENCE HALL OF BDA, BBSR**

**Members Present is at annexure-1**


Item No.	File No.	Subject matter
1/215/BPC	Misc.DP-9/88(pt)	Confirmation to the Proceedings of the 214 <sup>th</sup> DP&BP Committee.
2/215/BPC	Misc.DP-9/88(pt)	Compliance to the Proceedings of the 214 <sup>th</sup> DP&BP Committee.
3/215/BPC	BPBA-665/17	<p><b>Approval for construction of 36 Blocks of G+4 storeyed along with Two storied Community Hall for Rehabilitation project of Slum and informal settlement under Housing for all Policy for Economically Weaker Section (EWS) over plot No.33(Pt),Mouza-Gadakana in favour of Chief Engineer-cum-Engineer Member, BDA, Bhubaneswa.r</b></p> <p>After detailed discussion, the committee approved the proposal subject to followings.</p> <ul style="list-style-type: none"> <li>(i) BDA will develop the road of minimum 12 mtr width in the project area from the existing public road.</li> <li>(ii) The applicant shall submit Solid Waste Disposal &amp; Management Plan as per Solid Waste management Rules, 2016.</li> <li>(iii) Submit all required affidavit and NOCs.</li> </ul>
4/215/BPC	BPBA-666/17	<p><b>Approval for construction of G+4 story (9 Blocks) along with Rehabilitation project of Slum and informal settlement under Housing for all Policy for Economically Weaker Section (EWS) over plot No.23/128(Pt) ,Khata no-62,Mouza-Subudhipur in favour of Chief Engineer-cum-Engineer Member, BDA, Bhubaneswar .</b></p> <p>After detailed discussion, the committee approved the proposal subject to followings.</p> <ul style="list-style-type: none"> <li>(i) BDA will develop and widen the existing road up to 12 mtr from the existing public road.</li> <li>(ii) The applicant shall submit Solid Waste Disposal &amp; Management Plan as per Solid Waste management Rules, 2016.</li> <li>(iii) Submit all required affidavit and NOCs</li> </ul>

5/215/BPC	BPBA-667/17	<p><b>Approval for construction of G+4 storeyed (24Blocks) along with G+1 Community Hall for Rehabilitation project of Slum and informal settlement under Housing for all Policy for Economically Weaker Section (EWS) over plot No.150, 140, 139, 141(p), 149, 128(p), 129(p), 143(p), 165(p), 148(p), 151(p),152(p), 121(p), 160(p), in Mouza-Satyanagar in favour of Chief Engineer-cum-Engineer Member, BDA, Bhubaneswar.</b></p> <p>After detailed discussion, the committee approved the proposal subject to followings.</p> <ul style="list-style-type: none"> <li>(i) BDA will develop the approach road of minimum 12 mtr width connecting from the existing public road.</li> <li>(ii) The applicant shall submit Solid Waste Disposal &amp; Management Plan as per Solid Waste management Rules, 2016.</li> <li>(iii) Submit all required affidavits and NOCs</li> </ul>
6/215/BPC	BP2B-3934/10	<p><b>Regularization and issue of Occupancy Certificate for Basement +Ground +Two storey Commercial-cum-Office Complex constructed over GA Department allotted drawing plot No.1/1 corresponding to revenue plot No.1576,1577,1578 &amp; 3308 drawing No.B/976 Mz: Jayadev Vihar, Bhubaneswar in favour of Bhubaneswar Development Authority.</b></p> <p>After detailed discussion, the committee approved the application for issue of occupancy certificate with a condition that a sum of Rs.20,67,812/- shall be deposited as compounding fee for construction undertaken without obtaining approval U/s 16 of ODA Act'1982.</p>
7/215/BPC	BPBA-REV-426/17	<p><b>Approval of single storey Industrial building (Ware House) over IDCO allotted drawing plot A/21,A/21A,A/22,A/22/B &amp;A/22/B(pt) corresponding to revenue plot No.2303(pt) &amp; 1 (pt.) in Mouza- Mukundaprasad and Kholadwar in favour of M/s Maa Mangala Flour Mills Pvt Ltd</b></p> <ul style="list-style-type: none"> <li>(i) After detailed discussion, the committee approved the proposal subject to deposit of required fees and submission of Solid Waste Disposal &amp; Management Plan as per Solid Waste management Rules, 2016.</li> </ul>

8/215/BPC	BPBA-REV-479/17	<p><b>Regularization of Seven blocks of G+4, Two blocks of G+5 multistoreyed, Two nos of G+3 storied, One no. of G+2, one no of G+1 storey and 3 nos of Single storey institutional building along with proposed 2 nos of G+3 storied and one no. of Two storied Buildings in favour of Centurion University, Jatni.</b></p> <p>After detailed discussion, the committee approved the proposal subject to the followings.</p> <ul style="list-style-type: none"> <li>(i) The deviated construction shall be regularized on compounding as per the norms of present BDA (P&amp;BS) Regualtions-2008(Ameneded 2013).</li> <li>(ii) Recommendations for the proposed buildings and Clearance for the existing building from Fire Prevention Wing shall be submitted.</li> <li>(iii) Required NOCs and affidavits shall be submitted.</li> </ul>
9/215/BPC	BP1B-1033/12	<p><b>Approval of Basement +Stilt + Four storey Office building of Plug &amp; Play, Residential Technical Training, Guest House for trainees over IDCO allotted drawing plot No.164 corresponding to rev. plot No.494(p) Khata No.1076 in Mz-Gadakana in favour of M/s S.M. Consultants-Proprietor-Soumendra kumar Mohanty</b></p> <p>After detailed discussion, the committee approved the proposal subject to the following conditions.</p> <ul style="list-style-type: none"> <li>(i) The applicant shall submit TDR Certificate or purchase extra FAR of 0.24 as per rates prescribed by BDA..</li> <li>(ii) Required NOCs and affidavits shall be submitted.</li> </ul>
10/215/BPC	BPBA-PE-618/17	<p><b>Regularization of unauthorized sub-division of land (lay-out) and construction over plot No.393 over an area of Ac.2.200 in Mouza- Hirapur(newly included BDA).</b></p> <p>After detailed discussion, the committee approved the proposal to regularize the sub-division of land and unauthorized constructions made over it as per the Notification issued by Government in H &amp; U D. Department vide No.12226/HUD dt. 30.5.2017 and provision of BDA (P&amp;BS) Regulations 2008(Amended 2013) on payment of compounding charges and open space charges.</p>

11/214/BPC	MBP2J-1208/13	<p><b>Revised proposal for approval of Integrated Basement+Stilt+14 multistoried Residential Apartment and one G+4 storied Commercial building along with G+2 storied Club building over Revenue Plot No.371,373,378, &amp; others of Mouza-Mandanpur and Durgapur.</b></p> <p>After detailed discussion, the committee approved the revised proposal subject to the terms and conditions as decided in the 208<sup>th</sup> DP&amp;BP Committee.</p>
12/214/BPC	BPBA-REV-334/17	<p><b>Revise proposal for approval of one Block (Two Towers) B+G+27 multistoried Residential Apartment and Two Block of G+7 (Type-A), Three Block of G+7 (Type-B), Three Blocks of G+6 (Type-C) &amp; Three Block of G+6 (Type-D1,D2 &amp;D3) Multi-storied Duplex Bungalows along with existing 11 Blocks multistoried Residential Apartment building over plot No.38,33,40,30 &amp; others of Mouza-Kalarahanga, Bhubaneswar in favour of M/s Mani Tirumala Projects Pvt Ltd represented through its Director- Mr.Yash Harlalka</b></p> <p>After detailed discussion, the committee approved the proposal subject to compliance of followings.</p> <p>(i) The applicant shall submit all required NOCs, Clearance from Environmental Authority, NAAI and Fire Prevention Wing.</p> <p>(ii) Other required affidavits and undertakings shall be submitted.</p> <p>(iii) The conditions imposed during regularization of existing buildings shall be adhered to.</p> <p>(iv) The issue of applicability of EWS reservation and TDR Rules shall be examined by a Technical Committee to be constituted for the purpose. <del>On basis of same policy decision shall be taken</del></p>
13/215/BPC	BPBA-REV-843/16	<p><b>Regularization of One Block of Basement +Stilt+Ten multistoried Residential-cum-Commercial building plan over plot No.368 &amp; 1819/2273 Khata No.474/2736 &amp; <del>466/207</del> Mouza-<del>...</del> in favour of Gajendra Jena &amp; others.</b></p> <p>After detailed discussion, the committee approved the proposal for regularization with the following conditions.</p> <p>(i) The applicant is allowed to deposit shelter fee in lieu of provision of 10% EWS Housing as per Affordable Housing Scheme</p>

<b>Additional Items</b>		
01/215/ DP&BP	Planning- MP- 156/2017	<p><b>DRAFT MODIFIED CDP-4/2017: Modification of road alignment in respect of 30m. wide CDP road from N-W corner of Sainik School up to MCL building in Gadakana Mouza</b></p> <p>After detailed discussion, the committee approved the proposal and decided to take follow up steps as per statutory provisions.</p>
02/215/BPC	BPBA- REV- 803/16	<p><b>Regularization and addition to one existing G+2 Academic building, G+4 (5 Blocks), one G+2 &amp; Two Ground Floor and regularization of one G+2 Pool Block, one G+6 Faculty Block, one Canteen Block and one Guard room along with one proposed B+2 Auditorium, one G+4 Hostel, Two B+4 Hostel and one LB+UB for Parking buildings over IDCO allotted drawing plot No.15 &amp; 65 corresponding to Rev. plot No.320(p),516(p),516/3372 in Mouza-Patia</b></p> <p>After detailed discussion the committee approved the proposal. However before issuing the final approval, Planning member shall visit and check field verification and measurement taken up by other staff.</p>
<b>Others:</b>		<p>The External Infrastructure Development Plan (EIDP) submitted by the applicant to BDA/BMC during approval of building plan shall include provisions of External Development Works as defined in section 2 (w) of Real Estate (Regulation and Development) Act, 2016. The CE-cum-EM, BDA will study both the physical and technical aspect of plan and shall vet the plan with additional observation, if any. These infrastructure works shall be maintained as per norms prescribed by competent authority. The deviations will be liable to attract punitive provision under RERA Act.</p> <p>2. Occupancy certificate shall not be issued, in case where external infrastructures are not developed as per specifications prescribed in EIDP</p>

  
 VICE-CHAIRMAN

		<p>(ii) Deviation from the approved plan shall be regularized on compounding as per BDA (P&amp;BS) Regulations 2008(Amended 2013)</p> <p>(iii) Submit all required documents and undertakings.</p>
14/215/BPC	MBP1B-3056/14	<p>Approval for construction of S+2 storied Institutional building over G.A. Deptt. allotted drawing plot No.D/3 corresponding to revenue Plot No.881(P) in Mz-Jayadev Vihar in favour of Guru Pankaj Charan Odissi Research Foundation, Secretary-Sarat Kumar Das.</p> <p>The applicant may submit a revised plan adhering the norms related to institutional buildings.</p>
15/215/BPC	MBP2B-2962/14	<p><b>Approval of Ground +One storey Residential building over plot No.7/3903 &amp; 7 Khata No.432/2060 &amp;432/2296 in Mz-Dumuduma in favour of Sri Santosh Kumar Sethi.</b></p> <p>After detailed discussion, the committee approved the proposal.</p>
16/215/BPC	MBP1B-23/2017	<p><b>Approval of Ground +Two storey Residential building over plot No.2693 Khata No.2236/24 in Mz-Pathargadia in favour of Smt. Sangya Swatantrika Mishra</b></p> <p>After detailed discussion, the committee approved the proposal.</p>
17/215/BPC	BPBA-REV-451/17	<p><b>Approval of Ground +Mezzanine Automobile Show-room (Commercial) building over plot No.697 Khata No.366/57 in Mz-Ekachalia (newly included in 2011) in favour of Smt. Satyabhama Patra.</b></p> <p>After detailed discussion, the committee approved the proposal subject to revision of building plan leaving 90 mtr RoW of NH and submission of recommendation letter from Fire Prevention Wing.</p>
<del>18/215/BPC</del>	<del>BPBA-REV-458/17</del>	<p><del>Approval of extension to the existing Occupied building of AMRI Multispecialty Hospital over Plot M/1, Div. No.D/10/14, Rev. Plot No.1(pt) Mz-Aiginia, Bhubaneswar.</del></p> <p>The committee after detailed discussion observed the followings.</p> <p>(i) <del>The applicant shall provide required parking space as per BDA(P&amp;BS) Regulations 2008(Amended 2013) for the existing and proposed building within his premises. Use of Public Parking against the norms cannot be allowed.</del></p> <p>(ii) The use of basement other than parking shall be justified.</p>