

PROCEEDINGS OF THE 217<sup>TH</sup> D.P & B.P COMMITTEE MEETING HELD ON 28.10.2017 AT 4.00 P.M. IN THE CONFERENCE HALL OF BDA, BBSR

Members Present is at annexure-1

Item No.	File No.	Subject matter
1/217/BPC	Misc.DP-9/88(pt)	<b>Confirmation to the Proceedings of the 216<sup>th</sup> DP&amp;BP Committee.</b>
2/217/BPC	Misc.DP-9/88(pt)	<b>Compliance to the Proceedings of the 216<sup>th</sup> DP&amp;BP Committee.</b>
3/217/BPC	BPBA-REV-668/17	<p><b>Proposal for new construction of G+2 Academic Block, G+2 Hostel Blocks (2 nos), Acharya Niwas-cum-Secretary Office with Gate Complex and regularization of Yoga Hall, Dinning Hall, School Building, Acharya Niwas-cum-Secretary Office, Gurukutir and Gosala and addition to Gurubhakti Hostel &amp; Platinum Jubilee Hostel over plot No.75/621 Mz-Aiginia in favour of Sivananda Centenary Boy's High School, Khandagiri, Bhubaneswar.</b></p> <p>After detailed discussion, the committee approved both the proposal for regularization of deviated construction and approval of proposed construction subject to submission of following:</p> <ul style="list-style-type: none"> <li>(i) Recommendation from D.G. Fire Service, Cuttack towards provision of Fire Safety Measures for the proposed building and NOC towards existing building which are to be regularized.</li> <li>(ii) Deposit of required compounding and other fees.</li> </ul>
4/217/BPC	BP2B-1349/06	<p><b>Regularization of existing G+2 storied automobile commercial workshop building constructed over revenue plot No.214,217,218, 227, 228,229,230,219, 219/685,213,207 &amp;209 of Mz: Pahala in favour of M/s Shiwalik Motors Ltd, Bharat Motors and Shree Bharat Motors Ltd.</b></p> <p>In view of the development of service road in front of the plot in question, the committee approved the proposal for regularization of the building, subject to submission of following:</p> <ul style="list-style-type: none"> <li>(i) An affidavit to the effect that the approach road/ culvert from service road to the property to be constructed as per the guideline/ specification of Water Resources Department/NHAI .</li> <li>(ii) The applicant shall abide by any future guidelines of NHAI.</li> </ul>

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5/217/BPC	BPBA- PL- 886/16	<p><b>Approval for Sub-division of plots (lay-out plan) of Plot No. 1371(P) &amp; 1320(P) under Khata No.13 &amp; 621 total area of Ac.0.463 dec. of Mouza-Gothapatna in favour of (i) Arabinda Dhali (ii) Vitibhumi Projects Pvt Ltd, MD- Ranjan Mohapatra</b></p> <p>After detailed deliberation, the committee approved the proposal for subdivision of land.</p>
6/217/BPC	BPBA- REV- 641/17	<p><b>Approval of G+1 storey residential building over Plot No.106/1804 Khata No.514/2150 in Mouza-Kesura in faovur of Sri Bibhuti Bhusan Panda &amp; others</b></p> <p>Since the plot in question is a part of approved sub-division/lay-out of BDA, the committee approved the proposal for construction of a residential building.</p>
7/217/BPC	BP2B- 1692/10	<p><b>Approval of One Block of B+S+9 multistoried Residential Apartment with Commercial building over plot No.295 in Mz-Chandrasedkharapur in favour of Sri Ratnakar Behera</b></p> <p>After detailed discussion, the committee decided that the applicant shall surrender the land under his ownership in front of his plot which is coming within the 150 ft wide CDP road to enable him to avail the maximum permissible FAR on his site as per BDA (P&amp;BS) Regulations 2008 (amended 2013). TDR Certificate shall be given in lieu of the surrendered land as per OTDR Rules, 2015. Applicant shall provide and develop the road up to the end of his plot from the existing road.</p>
8/217/BPC	BPBA- REV- 452/17	<p><b>Approval for construction of B+S+7 multistoried Residential with partly Commercial building plan over Plot No.165 of Khata No.389 Mz- Koradakanta, Bhubaneswar in favour of Sri Laxmidhar Routray</b></p> <p>Deferred for detailed scrutiny.</p>
9/217/BPC	BP1B- 248/09	<p><b>Issue of Occupancy Certificate for construction of Six Blocks (11 Towers) of Basement+Ground+Sixteen multy-storied Residential Apartment Building, One block of Basement+ Ground + one storied Club House and One block of Basement +Ground+Two storied Neighbourhood Shopping Building over Revenue Plot No.513 &amp; others Khata No.432/1632 &amp; others Mz-Dumuduma, Bhubaneswar</b></p> <p>After detailed discussion, the committee observed the following:</p> <p>(i) A sub-committee consisting of (i) Sr. Municipal Planner</p>



		<p>(ii) OSD(T.P)., H &amp; U.D. Deptt. (iii) Associate Town Planner, BDA under the Chairmanship of Planning Member BDA shall examine the issues relating to approval and existing parking both in Basement and Open parking and to recommend their views to the next DP&amp;BP committee.</p> <p>(ii) Consent of majority of occupants or decision of the General Body meeting for the conversion of approved parking space for existing use like driveway and Gallery, Tennis &amp; Badminton Court, STP, Underground Water Tank and Swimming Pool. Garbage disposal etc shall be furnished.</p>
10/217/BPC	BPBA-PL-709	<p><b>Approval for Sub-division of plots (lay-out plan) of Plot No. 265 under Khata No.130/315, total area of Ac.1.163 Dec. of Mouza-Begunia in favour of AMSB Infra Pvt Ltd, Director-Ashis Mohanty</b></p> <p>After detailed discussion, the committee approved the proposal subject to free-gifting of approach road to the plot in question along with internal roads, open space and civic amenities as shown over the lay-out plan.</p>
11/217/BPC	MBP2B-52/17	<p><b>Approval of G+1 storey Residential building over plot No.231/616 Khata No.165/211 in Mz-Krushnapur in favour of Surekha Mishra</b></p> <p>Approved.</p>
12/217/BPC	MBP3B-89/17	<p><b>Approval of G+1 storey Residential building over plot No.6/550/1298 Khata No.23/874 in Mz-Ranasinghpur in favour of Smt. Namita Sahu</b></p> <p>Approved</p>
13/217/BPC	BPBA-REV-702/17	<p><b>Permission for change of use from Institutional to Hotel (Commercial) for a G+3 storey building constructed over plot No.542/2649 Khata No.474/838 Mouza-patia in favour of Narayan Agencies &amp; Estates pvt Ltd, MD-Dillip Kumara Patra</b></p> <p>Deferred</p>
14/217/BPC	BPBA-PL-512/16	<p><b>Approval of Sub-division lay-out plan over Plot No. 148,144/574/651,144/682,144/574,144 &amp;1 49 under Khata No.81,130/388,130/423,130/288,130/255 &amp;108 of Mouza-Begunia in favour of AMSB Infra Pvt Ltd &amp; others represented through its Director- Ashis Mohanty</b></p>

		After detailed discussion, the committee approved the proposal subject to free-gifting of approach road to the plot in question along with internal roads, open space and civic amenities as shown over the lay-out plan.
15/217/BPC	MBP2B-2427/14	<p><b>Approval of Additional S+2 storey building to the existing Commercial-cum-Residential G+2 storey building over GA Department drawing plot No.99 corresponding to Rev.1233 Khata No.3 Mz-Kharavela Nagar in favour of Sri Sarat Chandra Mohapatra</b></p> <p>The committee approved the proposal subject to following:</p> <p>(i) Submission of a report from the concerned R&amp;B Division regarding availability of road width in front of drawing Plot No.99 corresponding to Rev. Plot No.1233 Mz- Kharavela Nagar adhering the width as per CDP.</p> <p>(ii) A copy of approved plan by the then NAC, Bhubaneswar shall be submitted for further scrutiny.</p>
16/217/BPC	Misc-BP-IV-10/17	<p><b>Issue of NOC in favour of Smt. Priyadarsani Sahoo, Proprietor M/s. Sai Priyadarsani HP Gas Agency for construction of infrastructure for storage of filled LPG Cylinder godown over plot No.596/1145 Khata No.413/316 of Mz-Nagapurasaan PS/Tahasil-Balianta, Bhubaneswar</b></p> <p>One LPG go-down is functional over the plot in an Asbestos roofed building. No permission has been obtained for construction of above structure. In view of above, the committee is of opinion that the matter shall be communicated to the Commissionerate Police, BBSR-Cuttack that no consideration will be made by BDA for issue of NOC without regularization of unauthorized construction.</p>
<b>Additional</b>		
01/217/BPC	MBP3B-18/2017	<p><b>Regarding approval of S+1 storey Commercial Building (Office/Bank) over plot No.223 Khata No.231/25 in Mouza-Botanda (newly included in 2011) w.r.t. CDP road extension in the extended area.</b></p> <p>Since the plot in question is not coming within the proposed alignment of CDP road and plan conforms the norms, the committee approved the proposal.</p>






1217/BPC	MBP2B-684/2015	<p><b>Regarding approval of B+G+1 storey Commercial Building over plot No.220 Khata No.255/26 in Mouza-Botanda (newly included in 2011) w.r.t. CDP road extension in the extended area</b></p> <p>The plot in question is affected by the proposed 200 ft alignment of Sundarpada – Jatni Road, the committee after detailed discussion decided to ask the applicant to submit revise plan deleting the affected portion of land.</p>
13/217/BPC	Planning (MP) - 202/2017	<p><b>Modification of CDP Land Use in Bhimpur mouza adjacent to Biju Patnaik International Airport from Agricultural use to Residential Use zone u/s-14 of Odisha Development Authorities Act, 1982.</b></p> <p>The proposal for modification of CDP land use from Agricultural to Residential Use Zone in mouza- Bhimpur was approved. The matter shall be placed before the Authority for approval of the same.</p>
14/217/BPC	BPBA-REV-296/17	<p><b>Proposal for approval of 2B+Ground+Three storey Retail shopping-cum-Office building over drawing plot No.361 corresponding to revenue plot No.193 in Mouza-Sahid Nagar in favour of (i) Subash Chandra Bhura (ii) Smt. Anjana Devi Bhura.</b></p> <p>The committee after detailed discussion over the Fire Safety Recommendation letter issued by D.G. Fire Service, Cuttack, has decided to adhere the provisions of present BDA(P&amp;BS) Regulations 2008 (Amended 2013). Since the building plan conform the requirements of Regulations, the committee approved the proposal.</p>

  
 VICE-CHAIRMAN