

**PROCEEDINGS OF THE 218TH D.P &B.P COMMITTEE MEETING HELD ON
14.12.2017 AT 11.00 A.M. IN THE CONFERENCE HALL OF BDA, BBSR**

Members Present is at annexure-1

Item No.	File No.	Subject matter
1/218/BPC	Misc.DP-9/88(pt)	Confirmation to the Proceedings of the 217th DP&BP Committee.
2/218/BPC	Misc.DP-9/88(pt)	Compliance to the Proceedings of the 217th DP&BP Committee.
3/218/BPC	BPBA-PL-27/15	Revised approval of sub-division of land (lay-out) plan in respect of revenue plot No.9(p) under Khata No.383 of Mouza-Sanapalla, Khurdha in favour of Bhubaneswar Development Authority, Bhubaneswar After detailed discussion, the committee approved the revised lay-out plan.
4/218/BPC	BPBA-PL-31/17	Approval for Sub-division of plots (lay-out plan) of Plot No. 156 Khata No.333/508 total area of Ac.0.660 dec. under Mouza- Alarpur in favour of Rudrakshya Infra Projects Pvt Ltd, MD-Pradipta Kumar Mohanty The committee discussed in detail over proposal which was earlier placed before the 113 th DP&BP Committee meeting. In the said meeting the applicant was requested to submit NOC from Water Resource Department for use of the canal embankment road as approach to the plot. The representative of the applicant has made statement before the committee that the officials of the Water Resources Department are delaying the process for which he is unable to produce NOC as asked for which has also been intimated BDA in writing. The committee deliberated the issues in detail and requested S.E., W.R. Deptt. who was present in the meeting to expedite the issue of NOC. After getting assurance for quick disposal from S.E., W.R. Deptt. the committee approved the proposal subject to submission of the said NOC.
5/218/BPC	MBP1B-227/17	Approval of Stilt+4 storey Residential Apartment building plan over plot No.553/960,553/973 &553/939 Khata No.529/207,529/127 &529/74 in Mz-Matiapada-2 (newly included in 2011) in favour of M/s- Imarat Real Estate Developers MD- Brundaban Dalabehera The matter is deferred for detail scrutiny w.r.t. proposed CDP road alignment and existing road.

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6/218/BPC

BPBA-
REV-
452/17

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

After detailed discussion the committee approved the proposal subject to fulfillment of the followings:

- (i) The area affected by the 90 mtr CDP road alignment shall be free gifted in favour of BDA.
- (ii) Space earmarked in the drawing for T.P. Scheme shall be kept vacant and unbounded.
- (iii) At the time of implementation of T.P. Scheme in that area i.e. 26th T.P. Scheme, the applicant shall abide by all terms and conditions of the Scheme and an affidavit on the above aspect shall be submitted by the applicant.
- (iv) The applicant shall avail TDR over the land surrendered in favour of BDA for the purpose of widening of CDP road alignment and BDA in lieu of above land shall issue TDR Certificate which can be utilized over the said plot as per the provision of TDR Rules 2015.
- (v) Since the plot lies in the Environment Sensitive Use Zone, sufficient measures shall be taken for smooth discharge of rain water to the existing discharge point i.e. GangulaNallah along with submission of drain water disposal plan dully vetted by CE-cum-EM, BDA.

7/218/BPC

BPBA-
REV-
702/17

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 & Estates pvt Ltd, MD-Dillip Kumar Patra.

After detailed deliberation, the committee approved the proposal for change in use of premises for hotel purpose which was earlier regularized by BDA as institutional building subject to ensuring required parking space for two floor hotel within the premises and with a condition to submit clearance from Fire Prevention Wing before obtaining Occupancy Certificate.

8/218/BPC	BPBA- PL- 902/17	Regarding approval of Sub-division of land over plot No.521/3462,536/3460 and others in Mz-Ghangapatna (newly included in 20111) w.r.t. CDP road extension in the extended area. After detailed discussion, the committee approved the proposal subject to submission of revised plan leaving the CDP road alignment.
9/218/BPC	BPBA- 654/17	Approval of G+1 storey Residential building over plot No.697/1548 Khata No.300/956 in Mz-Madanpur in favour of Smt. Swapnamayee Swain Approved.
10/218/BPC	MBP1B- 138/17	Approval of G+1 storey Residential building over plot No.529/2097 Khata No.920/407 in Mz-Gangapada in favour of Pratap Kumar Parida Approved.
11/218/BPC	MBP1B- 137/17	Approval of G+1 storey Residential building over plot No.529/2098 Khata No.920/408 in Mz-Gangapada in favour of Basant Nayak Approved.
12/218/BPC	MBP4B- 108/17	Approval of Single storey Residential building over plot No.96/399/737 Khata No. 75/733 in Mz-Das batia in favour of Jasodhara Nayak Approved.
13/218/BPC	MBP4B- 55/17	Approval of G+1 storey Residential building over plot No.529/2128 Khata No.920/446 in Mz-Gangapada in favour of Biranchi Kumar Sathua Approved.
14/218/BPC	MBP1B- 116/17	Approval of Single storey Residential building over plot No.529/2031 Khata No.920/304 in Mz-Gangapada in favour of Smt. Pinaki Pati Approved.
15/218/BPC	MBP4B- 22/17	Approval of Single Storey G.I. Shed Guest House with Restaurant building plan over IDCO allotted drawing plot No.31(C) corresponding to Rev. Plot No.2285/2599 Khata No.787 Mz-Mukundaprasad in favour of M/s Mandalay, Proprietor-Tanmaya Mishra After detailed discussion, the committee was of opinion that the land allotted by the different Government Department/ Agencies

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		<p>shall be optimally used. In this particular case IDCO allotted 3680.18 Sq.mtr land for the purpose of Guest House, Motel & Restaurant whereas the proposal envisages only a single storey A.C. Shed structure with FAR of 0.22.</p> <p>In view of above, it is decided that Government in Tourism Department shall be intimated for fixing a yardstick for utilization of land allotted by Government Agencies especially for Hotel and Restaurant purpose. Also IDCO may be requested to fix a standard w.r.t. extent of utilization of land determining the minimum total built-up area/FAR to be utilized over the plot allotted by them. With this observation, the committee observed that the applicant may be asked to submit revised plan for optimum utilization of allotted plot.</p>
16/218/BPC	Misc-BP-IV-40/17	<p>Issue of NOC in favour of Smt. Bandana Panda, W/o-Hari Hara Sahu of Plot No.339, PO-Aigia PS-Khandagiri for construction of HPCL LPG Godown at Mouza-Dumuduma over plot No.331/2486(p) Khata NO.432/911, Tahasil-Bhbaneswar</p> <p>After detailed discussion, the committee recommended for issue of NOC enclosing all details w.r.t. duration of lease , approach road to the plot in question along with a copy of site plan. The committee also observed that NOC to be issued by BDA is subject to issue of other statutory NOCs from District Administration, Directorate of Explosive, Fire Prevention Wing and other related agencies.</p>
17/218/BPC	BPBA-REV-300/17	<p>Approval of 4th floor in addition to the existing Ground +3 storied institutional hostel building plan in favour of Silicon Institute of Technology.</p> <p>After detailed discussion, the committee approved the proposal subject to submission of Fire Safety Recommendation from Fire Prevention Wing for proposed building and clearance for existing structure.</p>

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Additional		
01/218/BPC	MBP1B-0072/16	<p>Approval of G+1 Residential building along with single storey Gym and Security room building plan over Plot No.1240, 1240/2083/2288, 1248/1531/2104,1240 and others Khata NO.328/301, 328/420, 328/419 & others Mz-Jaganathprasad in favour of land owner Odysa Home Ventures Proprietor-Aurobindo Santra</p> <p>After detailed discussion, the committee approved the proposal.</p>

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VICE CHAIRMAN