

**PROCEEDINGS OF THE 205<sup>th</sup> D.P & B.P COMMITTEE MEETING HELD ON 26.03.2016 AT  
4.00 PM. IN THE CONFERENCE HALL OF BDA, BBSR**

Members Present is given at annexure-I.

**C O N T E N T S**

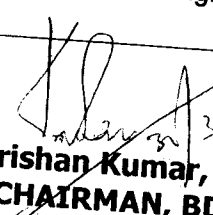
Item No.	File No.	Subject matter
1/205/BPC	Misc.DP-9/88(pt)	Confirmation to the Proceedings of the 204 <sup>th</sup> DP&BP Committee.
2/205/BPC	Misc.DP-9/88(pt)	Compliance to the Proceedings of the 204 <sup>th</sup> DP&BP Committee.
3/205/BPC	MBP4B-0680	<p><b>Approval for construction of 2 nos G+1 storeyed residential building over Plot No. 292/685,291 &amp; 138 under Khata No.276/173,391/392 of Mouza-Dhauri &amp; Uttaraasan in favour of Dr. Santrupt Mishra, Director of M/s Sarsan Enterprisers Pvt Ltd.</b></p> <p>After detail discussion the committee approved the proposal subject to submission of an affidavit to the effects that the applicant will opt for availing TDR (Transferable Development Right).The applicant will apply to the OSD (TDR) with all required documents.</p>
4/205/BPC	Misc-BP-IV-32/15	<p><b>Issue of NOC in favour of Territory Manager (Retail), Bharat Petroleum Corporation Ltd, Bhubaneswar for opening of a Retail Outlet at Bhubaneswar (Krushi Vihar to Jagamara) at Mouza-Bhubaneswar Town, Unit-19, Baramunda over plot No.1531(P) Khata No.225, Khandagiri, Dist-Khurda.</b></p> <p>Since the Bharat Petroleum Corporation Ltd has intimated the norms for setting up a retail outlet, the Committee approved the proposal, as it is in conformity with the norms/guidelines of BPCL.</p> <p>The committee however is of opinion that BDA in future will follow the norms set by the concerned Administrative/ Technical Department with respect to minimum size of the plot required.</p> <p>However, it has been decided to place one agenda on this aspect before the Authority for relaxation of minimum plot size for a particular uses as per provision prescribed in guideline of respective administrative/ technical Deptts./Agencies.</p>
5/205/BPC	MBP2B-8231/11	<p><b>Regularization of existing 2B+G+3 multistoried Commercial building plan undertaken over GA Department allotted drawing Plot No.795 corresponding to Rev. Plot No.28 under Khata No. 2/37of Mz:-Saheednagar in favour of M/s in favour of Lalchanda Builder(P) Ltd.</b></p> <p>The fire safety certificate in the form of conditional initial certificate bearing No.21/FPW dt. 2.3.2016 signed by Deputy Fire</p>

		<p>Officer, FPW was discussed in detail. As revealed from the copy of the site inspection report, there are few observations which are yet to be complied by the applicant for issue of fire safety clearance. However, the Deputy Fire Officer present in the Committee has informed that there is a no problem in the fire safety point of view if BDA consider to regularize the construction and issue Occupancy Certificate.</p> <p>In view of the above, the committee is of opinion that the applicant may be asked to obtain clearance from FPW to the effect that they do not have any objection if BDA regularize and issue occupancy certificate of the building as exist today with respect to setbacks, height and present provisions of fire safety measures. On receipt of such documents Occupancy Certificate will be issued.</p>
6/205/BPC	MBP2B-3470/14	<p>Approval for construction of S+3 storey Shop-cum-Residential building (Block-C) in addition to existing Block-A &amp; Block-B storied Shop-cum-Commercial building plan over G.A. Department allotted drawing plot No.25, corresponding to revenue plot No.578 &amp; 580 under Mz-Laxmisagar, Unit-30, Bhubaneswar in favour of Sri Bijayashree Routray</p> <p>Approved.</p>
7/205/BPC	MBP1B-1752/14	<p>Approval for construction of B+G+2 storied Residential building plan over G.A. Department allotted drawing plot No.195/A, corresponding to revenue plot No.1705 of Mz-Sahidnagar, Bhubaneswar in favour of Sri Krushna Chandra Sahoo.</p> <p>Approved.</p> <p>The committee is of opinion that error of translation of road alignment of CDP will be rectified at the time of preparation of Zonal Development Plan.</p>
8/205/BPC	BP2B-1692/10	<p>Approval for construction of B+S+9 storeyed Residential Building over plot No.295 Mz-Chandrasekharpur in favour of Ratnakar Behera.</p> <p>Deferred.</p>
9/205/BPC	BPBA-REV-52/15	<p>Regularization of existing G+2 storey building and proposed 3<sup>rd</sup> &amp; 4<sup>th</sup> floor Nursing Home-cum- Residential building and addition proposal for Basement+Ground+2 storey over plot No.120/2457 &amp; 120(pt), Khata No.731/259 &amp; 518 under Mouza-Lingipur, Bhubaneswar in favour of Dr. Mamata Tripathy &amp; Sri Basudeva Patro.</p> <p>The committee after detailed discussion approved the proposal subject to regularization of the use and built-up area deviation of the existing building as per provision of Regulation-79 (Table-15) of</p>

		BDA (Planning and Building Standards) Regulations-2008 (Ammended-2013). Due clearance from FPW shall be obtained before approving above.
10/205/BPC	BP2B-6763/11	<p>Approval for construction of B+S+4 storeyed commercial building plan over Plot No.18/2759/3597 &amp;18/2616 of Khata No.432/1709 Mz- Dumuduma, Bhubaneswar in favour of Rohan Autoriders Pvt Ltd, MD-Rajiv Dubey.</p> <p>The Committee approved the proposal subject to compliance/submission of followings:</p> <ol style="list-style-type: none"> <li>The applicant shall free gift the affected portion of land to BMC/BDA</li> <li>NOC From BMC towards development of infrastructure</li> <li>The applicant shall develop and maintain a park having minimum land area of approximately Ac.1.00 till issue of occupancy certificate of the proposed building. An affidavit in this regard is to be submitted by the applicant</li> </ol>
11/205/BPC	R/BP3A-1164/09	<p>Regularization of existing B+G+3 &amp; part of 4<sup>th</sup> floor commercial-cum-residential building constructed over plot No.316, 317, 317/1480 of Mz: Laxmisagar in favour of Sri Sewaram Batra</p> <p>The committee discussed the proposal which was submitted under Regularization Scheme in the year 2009. During discussion, it is revealed that the ground floor has already been used for a Nurshing Home Purpose.</p> <p>Keeping in view of the above, the committee observed that the application for regularization shall be considered only after submission of clearance from FPW to use the Ground and 1<sup>st</sup> floor for Nurshing Home purpose.</p>
12/205/BPC	MBP2B-1813/14	<p>Approval of proposed LB+UB+13 storied Commercial-cum-Residential Building over Revenue plot bearing No.365/2074 under Khata No.703/1893 of Mouza: Patrapada in favour of Sri Prasanta Kumar Acharya.</p> <p>The committee after detailed discussion approved the proposal subject to fulfillment /submission of the following.</p> <ol style="list-style-type: none"> <li>No Objection Certificate from BMC with regard to development of infrastructure</li> <li>NOC from PHED with regard to water supply and sewerage connection.</li> <li>NOC from Fire Prevention Officer before issue of Occupancy Certificate.</li> </ol>

		<p>v. NOC from Environmental Clearance from Ministry of Environment &amp; Forest, Govt. of India.</p> <p>v. Structural Vetting from a reputed Government recognized technical institute.</p>
13/205/BPC	MBP1B-908/15	<p>Approval of proposed G+4 storied Duplex Bungalows along with regularization of B+G+14 existing ( 11 Blocks) multistoried Residential Apartment building over plot No.38,33,40,30 &amp; owners of Mouza-Kalarahanga, Bhubaneswar in favour of M/s Mani Tirumala Projects Pvt Ltd represented through its Director- Mr.Yash Harialka.</p> <p>The committee after detailed discussion approved the proposal subject to compliance of the following:</p> <ol style="list-style-type: none"> <li>Verification of the site of Budhi Nalla as per the revenue map and possession at site to ascertain the exact extent of land being affected by proposed alignment.</li> <li>Submission of documents towards conversion of plots within applied project area to Gharabari Kisam.</li> <li>NOC from Environmental Clearance from Ministry of Environment &amp; Forest, Govt. of India, as per requirement.</li> <li>NOC from Fire Prevention Wing in respect of existing building shall be taken before grant of occupancy for Phase-I/ existing construction.</li> </ol>
14/205/BPC	BP1E-932/2013	<p>Approval for construction of 3 blocks of B+5 storied, one block of G+4 storied residential apartment building and one block of G+2 storied Convenient Shopping-cum-Society building proposed over revenue plot No.578 under Khata No.107 of Mz: Haridaspur in favour of Kulamani Sahoo and Seven other represented through GPA Holder M/s Creative Builders and Consultants, Managing Partner- Bibhuti Bhusan Patra.</p> <p>The committee after detailed discussion approved the proposal subject to compliance of following:</p> <ol style="list-style-type: none"> <li>NOC from BMC towards onsite infrastructural development.</li> <li>NOC from PHED towards water supply &amp; sewerage disposal.</li> </ol>
15/205/BPC	MBP1B-683/15	<p>Approval for construction of B+S+4 storey Residential Apartment building plan over plot No.1806,1804/2427 Khata No.683/2 &amp; 683/3 of Mz-Gothapatna (New Area) in favour of Rama Narayan Sabat, Managing Director of M/s Minakhi Infraventures Pvt Ltd.</p> <p>The committee after detailed discussion approved the proposal subject to submission of External Infrastructural Development Plan duly vetted by Chief Engineer-Cum- Engineer Member, BDA.</p>

16/205/BPC	MBP2B-660/14	Approval for construction of Fourteen blocks of S+4 storey Residential Apartment Building and Two storied Club-cum-Society building proposed over Revenue Plot No.1809/2483, 1814/2476, 1809/2453,1814/2472, 1809/2482,1815 & others of Mz: Paikakrapur in favour of M/s Trident Properties Pvt Ltd, SBI House Building Co-operative Society, Annapurna Das & others represented through GPA Holder M/s Trident Properties Pvt Ltd M.D. Veer Prakash.  Approved.
17/205/BPC	MBP1B-667/16	Approval for construction of an integrated S+4 Residential Apartment (Three Blocks) building plan over Plot No.3547,3551,3552,3555,3546,3545,3448 &3545/7372 of Khata No.1180,204,1179 & 1110 Mz- Pathargadia, Bhubaneswar in favour of Sri B. Satyanarayan & B. Usharani.  The committee after detailed discussion approved the proposal subject to submission of documents towards status of approach road and a plan is to be prepared for providing access road to plots of on the back side. Put up in committee, thereafter.
18/205/BPC	MBP2B-373/14	Approval for construction of six blocks of B+G+9 and one block of S+9 storey Residential Apartment Building plan proposed over plot no .799,797 & others of Mz- Ebaranga in favour of Sarada Prasad Rath, Rani Sahoo, Kananbala Mohanty and others.  Approved.
19/205/BPC	BPBA-PL-49/15	Approval of sub-division of Layout plot in respect of revenue plot no.121/1184 of Mz- Kantabada newly included in the BDPA but outside the CDP area in favour of Sri Bijaya Kumar Agrawal , Bhagabati Prasad Agrawal and Sangita Agrawal.  Deferred.
20/205/BPC	BPIB-1136/13	Approval for construction of One block of B+S+16 floor, One Block of S+6 multi-storeyed residential apartment building and One Block of G+2 storey club house proposed over plot No.1512,1514,1514/2788 and others, khata No.729/677,517,729/623 and others in Mouza-Raghunathpur in favour of Dillip kumar Biswal and others.  After detailed discussion, the committee observed the followings: <ol style="list-style-type: none"> <li>1. The earlier decision of DP&amp;BP committee for issue of approval may be kept in abeyance.</li> <li>2. Finalization of proposed alignment of road from Nandankanan road to New Bhubaneswar Railway station may be made after meeting with Chief Engineer (Roads), Odisha.</li> </ol>

  
 (Dr. Krishan Kumar, IAS)  
 VICE-CHAIRMAN, BDA

**ANNEXURE-I.**

**MEMBERS PRESENT**

1. Vice-Chairman, BDA.
2. Representative of Secretary to Government, Works Department, Odisha, Bhubaneswar.
3. Representative of Chief Engineer (Roads), Bhubaneswar
4. Representative of Chief Engineer, PH (Urban), Bhubaneswar
5. Director of Town Planning, Odisha,
6. Architect Member, BDA, Bhubaneswar
7. Representative of Superintendent, State Archaeology, Odisha, BBSR.
8. Representative of Fire Officer, Cuttack
9. City Engineer, B.M.C., Bhubaneswar
10. Planning Member, BDA. Bhubaneswar.

(13) P.K. Pradhan  
System Engineer

Self. change  
for copy it  
in LBA website  
20/1/16