

**PROCEEDINGS OF THE 206<sup>th</sup> D.P & B.P COMMITTEE MEETING HELD ON  
07.06.2016 AT 10.30 A.M. IN THE CONFERENCE HALL OF BDA, BBSR**

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

Item No.	File No.	Subject matter
1/206/BPC	Misc.DP-9/88(pt)	<b>Confirmation to the Proceedings of the 205<sup>th</sup> DP&amp;BP Committee.</b>
2/206/BPC	Misc.DP-9/88(pt)	<b>Compliance to the Proceedings of the 205<sup>th</sup> DP&amp;BP Committee.</b>
3/206/BPC	Planning-130/15	<p><b>Relaxation of FAR and change of land use of proposed Biotech Park.</b></p> <p>After detailed discussion, the committee approved the proposal for bring change of land use and recommended for placing the same before the Authority for approval and to initiate proceeding as per Sec-14 of ODA Act 1982.</p> <p>Regarding request of IDCO for relaxation of FAR for Biotech park and ancillary activities, the committee is of the opinion that the proposal should come from the Science &amp; Technology Department, Govt of Odisha with recommendations of H&amp;UD. Department for changing the bye-laws to that effect.</p>
4/206/BPC	MBP1B-678/15	<p><b>Approval of G+1 storey office building over No. 2086/5097, 2084, 2084/3401 &amp; No.2089/5144 Khata No.805 Mz-Andharua in favour of Odisha Bio-tech Park, Project Manager- A. Arunchalam</b></p> <p>The committee approved and recommended the proposal for change of land use to the Authority for necessary action.</p>
5/206/BPC	BPBA-Govt)-80/16	<p><b>Approval of building plan for construction of S+4 storey 'D', 'E' &amp; 'F' &amp; G+1 'C' type quarters at Mouza-Chandrasekharpur, Bhubaneswar</b></p> <p>The committee after detailed discussion approved the proposal subject to submission of required NOCs.</p>
6/206/BPC	MBP1B-667/16	<p><b>Approval for construction of an integrated S+4 Residential Apartment (Three Blocks) building plan over Plot No.3547,3551,3552,3555,3546,3545,3448 &amp;3545/7372 of Khata No.1180,204,1179 &amp; 1110 Mz-Pathargadia, Bhubaneswar in favour of Sri B. Satyanarayan &amp; B. Usharani</b></p> <p>The Committee approved the proposal and also allowed to</p>

7/206/BPC	MBP1B-197/15	<p>deposit the shelter fee instead of provision of EWS Housing.</p> <p><b>Approval of G+2 storied Craft Complex over plot No.3301,3302,3303, 3304 &amp;3306 under Khata No.411 of Mz-Goutam Nagar, Bhubaneswar in favour of Superintendent Engineer, Odisha Tourism Development Corporation, Odisha, Bhubaneswar.</b></p> <p>In view of the recommendations of the National Monument Authority, the committee approved the revised plan for construction of G+2 storey Craft Complex. However, due care shall be taken to include heritage design elements in the proposed building.</p>
8/206/BPC	BP2B-2110/09	<p><b>Approval for construction of B+S+4 Guest House Building proposed over IDCO allotted Drawing plot No.G/7, corresponding to Rev. Plot No.1(P) Mz-Patia in favour of M/s Anshuman Resorts and Enterprises Pvt Ltd.</b></p> <p>The committee after detailed discussion approved the proposal of Guest House plan over the above IDCO allotted plot.</p>
9/206/BPC	BPBA-REV-66/15	<p><b>Approval of Lower Basement+ Upper Basement+Ground+8 multi-storeyed Commercial building for Shopping Complex and Multiplex building proposed over plot No. 2281,93 &amp;2282 Khata No.207 &amp; 208 of Mz-Jayadev Vihar in favour of Pravakar Behera represented through Kalvik Builders Pvt Ltd, M.D.-Sushanta Kumar Rout.</b></p> <p>The committee approved the proposal subject to compliance of following.</p> <ul style="list-style-type: none"> <li>(i) The applicant shall free-gift the affected portion of plot by 200'-0" RoW Nandankanan Road, affected portion coming within the proposed CDP alignment of drain No.4 and parcel of plot coming within existing drain.</li> <li>(ii) Considering the importance of the approach road and density of traffic flow, the committee observed that the applicant shall undertake a Traffic Assessment Study by a reputed Survey Agency and furnish the same to BDA before taking up street</li> </ul>

		<p>improvement of that stretch of road by the applicant. The committee is of the opinion that the applicant can start construction of the basement and submit the survey findings by the above survey agency before casting of roof of the first floor. The undertaking to follow the proposed street improvement plan shall be given.</p> <p>The proposal is for approval of B+G+ 8 storeys whereas inadvertently it was mentioned B+G+7 storey in the agenda note, the necessary corrections were allowed.</p>
10/206/BPC	MBP3B-318/15	<p><b>Regularization of existing B+LG+G+Three storied Commercial Complex along with modification in part of 2<sup>nd</sup> &amp; 3<sup>rd</sup> floor incorporating multiplex constructed and approval of proposed Stilt+ four storey commercial Office building over plot No.149(p), 154, 152/9078,149 under Khata No.596, 412/103 &amp; 412/9078 of Mz:Rudrapur in favour of M/s Pancham Studio Pvt Ltd &amp; Smt. Jyotsna Pattanaik represented through GPA Holder M/s Oorjita Projects Pvt Ltd M.D. Veer Prakash</b></p> <p>The committee after detailed discussion approved the proposal and allowed the request of the applicant to submit Environment Clearance within Six months from the date of issue of approval letter.</p>
11/206/BPC	BPBA-PL-49/15	<p><b>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.</b></p> <p>Since the lay-out plan is in conformity of provisions of BDA (P&amp;B) Regulations-2008 (Amended in 2013), the committee approved the proposal subject to adherence of provisions of Draft notification of Ministry of Environment and Forest with respect to Eco-sensitive Zone. Planning Member to personally check that site does not come under proposed Eco-sensitive Zone.</p>

12/206/BPC	MBP2B-3321/14	<p><b>Approval of S+3 storied Residential non-apartment building proposed over Revenue Plot No.121/969 &amp; BDA allotted Drawing plot No.152(Pt.) under Khata No.190/48 of Mz-Pokharipur in favour of Smt. Nirupama Mohapatra</b></p> <p>The committee after detailed discussion is of opinion that the matter may be placed before the Secretary &amp; Member Estates, BDA for consideration and disposal. Only after matters with Estates Division are settled, plan approval will be considered.</p>
13/206/BPC	MBP2B-182/15	<p><b>Approval for construction of S+1 storied Residential building plan over Plot No. 436/4879 Khata No.1640/39 of Mz- Laxmisagar under Bhubaneswar Development Plan Area in favour of Zaibun Nisha Perwin</b></p> <p>After due deliberations, the committee approved the proposal to undertake a double storey residential building over the plot which is earmarked as Retail Commercial and Business Use Zone in CDP</p>
14/206/BPC	MBP4B-474/15	<p><b>Approval for construction of G+2 storied Residential building plan over Plot No. 19/1673 Khata No.413/128 of Mz- Jasuapur (New Area) under Bhubaneswar Development Plan Area in favour of Manoj Kumar Thamb</b></p> <p>After due deliberation, the committee approved the building plan coming over a plot which is part of Basti area, which has been excluded from the restrictive provision of the Notification No.202/CSC dt. 7.1.2016.</p>
15/206/BPC	MBP1B-670/15	<p><b>Approval for construction of G+2 storied Residential building plan over Plot No. 1801/3717,1800/3716 Khata No.512/1649 of Mz- Ghangapatna (New Area) under Bhubaneswar Development Plan Area in favour of Akshaya Kumar Kisan</b></p> <p>After due deliberation, the committee approved the building plan coming over a plot which is part of Basti area, which has been excluded from the restrictive provision of the Notification No.202/CSC dt. 7.1.2016.</p>
16/206/BPC	BPBA-Rev-52/15	<p><b>Regularization of existing G+2 storey building and proposed 3<sup>rd</sup> &amp; 4<sup>th</sup> floor Nursing Home-cum-</b></p>

		<p>width of the approach road to the plot in question. The plot has access from different directions and the width of those roads in few places is less than 30'-0" and at other places more. It is evident that the roads in different places have been encroached. Previously BDA has approved the building plan considering the road width as 30'-0". In the meantime, the East-Coast Railway has taken over a part of road to its possession resulting availability of less road width.</p> <p>Keeping in view the previous approval and multiple approach road provisions, the committee approved the proposal subject to deposit of compounding fee for deviations made in the existing buildings.</p>
20/206/BPC	MBP1B-829/14	<p><b>Approval of Basement +Stilt +Seven multi-storeyed Residential Apartment building proposed over plot No. 27/1935/2444/7, 2/1935/2444/5093 &amp; others Khata No.611/3064,611/564 &amp; others of Mz-Chandrasekharapur represented through GPA Holder Maa Basudha Homes and Commercial Pvt Ltd , Director-Smt. Singdha Pradhan</b></p> <p>Since the proposal conform the BDA (P&amp;BS) Regulations-2008(amended 2013) the committee approved the same.</p>
21/206/BPC	MBP1B-794/14	<p><b>Approval for construction of 2 blocks of HIG (S+12 storey), 13 Blocks of MIG (S+12), 2 Blocks of Two BHK LIG (S+10), One Block of one BHK LIG (S+10), multistoried, 3 Blocks of Two BHK EWS (G+4), 7 Block of One BHK EWS (G+4) Residential Apartment building with Convenience shopping (G+1), Community Hall (G+2) and Club House (G+2) proposed over plot No.278(P) &amp; 280 Khata No.254 in Mz-Ranasinghpur in favour of Secretary, Odisha State Housing Board, Bhubaneswar</b></p> <p>The proposal is deferred since the Architect was absent for presentation.</p>

  
**VICE-CHAIRMAN**

**ANNEXURE-I.**

**MEMBERS PRESENT**

1. Vice-Chairman, BDA.
2. Representative of Commissioner-cum-Secretary to Government, Water Resources Department, Odisha, Bhubaneswar.
3. Representative of Municipal Commissioner, BMC, Bhubaneswar
4. Representative of Chief Engineer, PH (Urban), Bhubaneswar
5. Director of Town Planning, Odisha,
6. Representative of Director of Estates and Ex-officio, Joint Secretary to Govt., G.A. Department, Odisha
7. Architect Member, BDA, Bhubaneswar
8. Representative of Superintendent, State Archaeology, Odisha, BBSR.
9. Representative of Superintendent, Archaeologist, Archaeological Survey of Indian, BBSR Circle.
10. Executive Engineer, Drainage Division, Cuttack
11. Planning Member, BDA. Bhubaneswar.

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P. K. Pradhan  
System Engineer