

**PROCEEDINGS OF THE 208th D.P & B.P COMMITTEE MEETING HELD ON
20.12.2016 AT 4.00 P.M. 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
1/208/BPC	Misc.DP-9/88(pt)	Confirmation to the Proceedings of the 207th DP&BP Committee.
2/208/BPC	Misc.DP-9/88(pt)	Compliance to the Proceedings of the 207th DP&BP Committee.
3/208/BPC	BPBA-REV-666/16	Approval for construction of G+2 storey Residential building plan over plot No.2023 & 2024 Khata No.168 of Mz-Gothapatna (New Area) in favour of Smt. Jasaswini Mohanty
4/208/BPC	MBP1B-2868/14	<p>After detailed discussion, the committee approved the proposal.</p> <p>Approval of G+1 storey Guest House building plan over IDCO allotted drawing plot No.S-2/42,43/44 corresponding to Rev. Plot No.12(p),15(p), 16(p), 319(p), 320(p) Khata NO.427 Mz-Bomikhal in favour of M/s NKB Industrial Products (P) Ltd, M.D.-Pradeep Thacker</p> <p>The proposal is approved subject to submission of revised lease deed to use the land for the purpose of Guest House instead of Boarding and Lodging.</p>
5/208/BPC	BPBA-PL-57/15	<p>Proposal for approval of Sub-division of lay-out plan of Plot No. 4 & 3 Khata No.616/391,616/563 under Mouza-Andilo in favour of Sri Pratyush Kumar Routray & two others represented through M/s Metro Builders Pvt Ltd, Director- Peeyush Dhari Mohanty</p> <p>The committee approved the proposal with a condition that the approval of building plan over approved sub-plots will be considered after free gifting the internal roads and open space in favour of BDA.</p> <p>An affidavit shall be submitted by the applicant to ensure smooth discharge of rain water from its premises to a suitable outfall point.</p>

6/208/BPC	BPBA-REV-619/16	<p>Approval for construction of S+4 storey Residential Apartment building plan over plot No.2145 Sabak Plot No.587 Khata No.231 of Mz-Gothapatna (New Area) in favour of Dudrgamadhab Deo</p> <p>The committee after due deliberation approved the proposal subject to re-verification w.r.t. status of approach road along with its breadth & length.</p>
7/208/BPC	MBP1B-40/16	<p>Approval of S+4 storeyed Residential Apartment building over plot No.400 Khata No.661/300 in Mouza-Andilo (new area).</p> <p>After detailed deliberation, the Committee observed the following:</p> <ul style="list-style-type: none"> (i) Since the approach road is the Canal Embankment, NOC from Water Resources Department shall be submitted by the applicant to use the road as approach to the plot in question. (ii) Although the CDP is not prepared for this area, further scrutiny shall be made with regard to the width of Canal Embankment road as an extension of CDP alignment.
8/208/BPC	MBP1B-60/16	<p>Approval of S+4 storeyed Residential Apartment building over plot No.798/2150 & 798 Khata No.616/923 & 616/924 in Mouza-Andilo (new area).</p> <p>After detailed deliberation, the Committee observed the following:</p> <ul style="list-style-type: none"> (i) Since the approach road is the Canal Embankment, NOC from Water Resources Department shall be submitted by the applicant to use the road as approach to the plot in question. (ii) Although the CDP is not prepared for this area, further scrutiny shall be made with regard to the width of Canal Embankment road as an extension of CDP alignment.

9/208/BPC	BP2B-763/13	<p>Approval for construction of one B+G+7 storey Commercial-cum- Residential multistoried apartment building and another B+S+4 storey Nursing Hostel building plan over Plot No.714,717,716(P)&718 Khata No.759,158,759/141,759/138 in Mz- Lingipur, Bhubaneswar in favour of Managing Trustee Sri P.P.P. Trust, Lingipur, Sisupalgarh, Bhubaneswar represented through GPA Holder-M/s RIDA Infra Pvt Ltd.-Azit Kumr Mishra.</p> <p>The committee after detailed discussion observed that;</p> <ul style="list-style-type: none"> (i) Re-scrutiny shall be made to find out the exact extent of land coming within the CDP road alignment. (ii) The status of approach road leading from NH shall be verified. (iii) The applicant shall maintain one public park up to 3 Acres till completion of the project as environmental mitigation measures.
10/208/BPC	MBP2B-1253/14	<p>Approval for construction of one Block of B+G+3 and other block of 2B+G+3 storey Commercial and Residential building plan over plot No.428/3075 &427 Khata No.923 of Mz-Laxmisagar, Unit No.30 in favour of (i) Bimladevi Patangia (ii) Lalit Kumar Patngia (iii) Prabina Kumar Patangia GPA Holder- Khushi Realcon Pvt Ltd.</p> <p>The committee after detailed discussion approved the proposal subject to submission of NOCs from PHED, BMC and Fire Prevention Wing.</p>
11/208/BPC	BPBA-REV-66/16	<p>Approval of a B+G+3 storey Commercial-cum-Residential building plan over G.A. Department allotted plot No.123, corresponding to Rev. Plot No.979 Khata No.84 in Mouza-Ashoknagar</p> <p>The committee approved the proposal subject to submission of a report from the concerned R&B Division regarding availability of road width in front of plot No.123, Ashok Nagar (Janapath) adhering the width as per CDP.</p>

12/208/BPC	BPBA-PL-209/16	<p>Proposal for approval of Sub-division for lay-out plan over Plot No. 536/3460,533/2280/3459,521/3462, 533/2280 & others Khata No.512/1402,512/1404, 447,445 under Mouza-Ghangapatna in favour of (i) Kalvik Builders pvt Ltd, MD-Susant Kumar Rout & others (ii) Dillip Construction Pvt Ltd, MD-Dillip Kumar Khatai & others</p> <p>After detailed discussion, the committee observed the following:</p> <ul style="list-style-type: none"> (i) The proposal shall be considered taking the width of Baranga – Pitapalli road as per master plan or at least 60 meter RoW. The revised plan be submitted leaving such road affected portion from the midpoint/ centre line of the existing road. (ii) There exists a 15 ft wide culvert in front of the plot indicating a water channel in the proposed project site. The applicant shall submit modified plan leaving 15 ft wide strip of land for smooth discharge of rain water up to the end of the plot.
13/208/BPC	BPBA-Rev-637/16	<p>Approval for construction of Basement+Stilt+4 storied Shopping Centre (Commercial) building plan over Plot No. 242/568 Khata No.80 (GA allotted drawing plot No.A/33) of Mz- Bhouma Nagar, Unit-IV, Bhubaneswar in favour of Dambarudhar Ulaka</p> <p>After detailed discussion, the committee approved the proposal subject to submission of required NOCs and Clearances.</p> <p>A park of about one acre as identified by BDA shall be maintained by the applicant till Occupancy Certificate is issued and affidavit to the above effect shall be submitted by the applicant.</p>
14/208/BPC	BPBA-PL-709/16	<p>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</p> <p>The committee after detailed discussion observed that the road network especially with regard to status, width & length of the approach road is to be re-examined.</p>

The committee observed that the percentage area as mentioned in the Regulations for different reserved categories such as EWS plots, Open Space, Civic Amenities and commercial use are out of the total land area excluding internal roads.

15/208/BPC

BPBA-PL-512/16

Approval of Sub-division lay-out plan over Plot No. 148,144/574/651,144/682,144/574,144 & 1 49 under Khata No.81,130/388,130/423,130/288,130/255 & 108 of Mouza- Begunia in favour of AMSB Infra Pvt Ltd & others represented through its Director- Ashis Mohanty

The committee after detailed discussion observed that the road network especially with regard to status, width & length of the approach road is to be re-examined.

The committee observed that the percentage area as mentioned in the Regulations for different reserved categories such as EWS plots, Open Space, Civic Amenities and commercial use are out of the total land area excluding internal roads.

16/208/BPC

MBP1BR-41/2013

Approval for regularization of 4 Blocks of 2S+8, 3 Blocks of 2S+11 multistoried residential Apartment building & one G+1 Community Centre constructed Over G.A. Department Drawing Plot NO.C/4, Rev.plot No.321 (P) Mz-Chandrasekharpur, in favour of Air Force Naval Housing Board, Wing Cdr. Srikanta Mishra.

Since the applicant has demolished the portion of building maintaining the compoundable setback, the committee approved the proposal for regularization.

17/208/BPC

MBP2J-
1208/13

Approval of Basement+Stilt+12 multistoried Residential Apartment and Tourist Shops, Clubs & Wayside Restaurant building plan proposed over Revenue Plot No.371,373,378, & others of Mouza-Mandanpur and Durgapur.

The committee approved the proposal subject to the following conditions.

- (i) The 200 ft R/W Infovalley road has already been constructed by IDCO up to Durgapur Chhak. The committee observed that the applicant shall deposit the development cost of the said 100 ft wide road from Plot No.89 to Durgapur Chhak in favour of BDA as per cost to be determined by the Engineering Wing of BDA. CE-cum-EM, BDA will take up development of the road.
- (ii) Since the application was made prior to enforcement of Amended Regulation 2013, the building plan was scrutinized as per provision of Regulation-2008. The applicant has also deposited sanction fee and security fee accordingly. However, the applicant shall submit all the required NOCs, Clearance afresh as per Regulations 2008.
- (iii) Applicant will maintain a park of 5 to 8 Acres on PPCP model till completion of project as environmental mitigation measures.

8/208/BPC

Any other

The committee discussed matters related to dust pollution that is caused during construction period of a project. It was discussed that to mitigate same, for all projects more than one Acre, the Developers will be requested to maintain green and open spaces ⁱⁿ of Bhubaneswar. In this regard, they should take up maintenance of BDA Parks on PPCP model. Similarly when DP&BP Committee is allowing commercial on residential land use a Park/Open Space of double the size of commercial development shall be maintained by such project Proponents. Planning Division will form the detail ^{ed} guidelines on same and move for approval of the Authority.

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VICE-CHAIRMAN

ANNEXURE-I.

MEMBERS PRESENT

1. Vice-Chairman, BDA, Bhubaneswar.
2. Representative of Principal Secretary to Govt, Water Resources Deptt..
3. Representative of Chief Engineer (Roads), BBSR
4. Representative of Municipal Commissioner, BMC, Bhubaneswar
5. Representative of Chief Engineer, P.H. Urban, BBSR
6. Director, Town Planning, Odisha7. Director, Environment & Special Secretary,
F&E Deptt., BBSR
7. Representative of Director of Estate and Ex-Officio, Joint Secretary to Govt,
G.A. Deptt., Odisha, BBSR.
8. Representative of Member Secretary, Odisha State Pollution Control Board
9. CE-cum-Engineer Member, BDA, Bhubaneswar
10. Representative of Superintendent State Archeology, Odisha, BBSR
11. Representative of CEO, CESU
12. Planning Member, BDA.