

PROCEEDINGS OF THE 233<sup>rd</sup> D.P &B.P COMMITTEE MEETING OF BDA &  
BMC HELD ON 02.11.2020 AT 10.30 A.M. IN THE CONFERENCE HALL OF BDA,  
BBSR

Members Present is at annexure-1

(A) BMC RELATED MATTER

Item No.	File No	Subject Matter
1	XXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 1 <sup>st</sup> DP & BP Committee Meeting
2	XXXXXI (Planning cell) 003/2017	Compliance to the proceedings of the 1 <sup>st</sup> DP & BP Committee Meeting
3	ANB- 200591/202 0	<p><b>Approval for construction of B +G+11 floor (Type-III Block), B+G+10 FLOOR (Type-IV Block), B+G+4 Floor (Type-V Block) &amp; B+G+5 floor (Type-VI Block) Income Tax Residential Housing Complex over plot No.29(p),33(p) &amp; 4600(p),Khata No-1076,,Mouza-Gadakana in favour of Commissioner of Income Tax(Admn&amp;TPS), Bhubaneswar</b></p> <p>The Architect presented a revised building plan. After going through the presentation, the committee approved the building plan subject to following compliances:-</p> <ol style="list-style-type: none"> <li>1. Recommendation towards Fire Safety</li> <li>2. NOC from PHED.</li> <li>3. Environmental clearance from SEIAA</li> <li>4. Submit External Infrastructure Development Plan</li> <li>5. All required affidavits and undertakings to be submitted.</li> <li>6. Requisite no of recharging pits for Rain water harvesting to be provided, internal roads shall be made of paver blocks and micro compost plant shall be set up within the project area for disposal of solid waste.</li> <li>7. The structural plan &amp; the structural design shall be vetted and certified by any State resource Centre indentified by the Odisha State Disaster Management Authority or Indian institute of Technology or National Institute of Technology located in Odisha.</li> </ol>



4	MBP-BMC-02-0154/2020	<p><b>Proposal for Revised approval for B+S+9 &amp; B+G+5 Multi storied apartment building over Plot No-1487, 1487/5285, 1488,1488/4106, 1489/4105, 1488/5275, 1489, 1488/4822, 1488/4823, 1488/4897, Khata No474/4754, 474/4627, 474/4901,474/2445,474/4616, 474/2446,474/4815,474/4816,474/3225 in Mouza-Patia in favour of Sri Sachitananda Biswal, Sri.Biranchi Narayana Biswal, Smt.Sabita Biswal, Smt.Anjali Mahapatra, Sri.Abinash Biswal, Miss Sagarika Biswal, Smt.sunita Choudhary, Sri.Kishor Kumar Lenka, GPA Holder Smt. Sunita Choudhary, Managing Director M/s Devavrat Homes Pvt.Ltd.</b></p> <p>The committee approved the proposal subject to compliance of the following:-</p> <ol style="list-style-type: none"> <li>1. Recommendation towards Fire Safety</li> <li>2. NOC from PHED</li> <li>3. Submit External Infrastructure Development plan.</li> <li>4. Structural vetting of the building plan by the Civil Engineering Department of any Government engineering college located in Odisha.</li> <li>5. Requisite no of recharging pits for Rain water harvesting to be provided, internal roads shall be made of paver blocks and micro compost plant shall be set up within the project area for disposal of solid waste.</li> <li>6. Submit an affidavit to the effect that the houses shall be allotted to MIG category of people.</li> </ol>
5	ANB-200589/2020	<p><b>Proposal for approval of S+4storied residential building over Plot No-409/4964, Khata No-173/43 in Mouza-Gautamnagar in favour of Mrs.Jayashree Das represented by G.P.A holder M/s Aradhana Property Development,Pvt,Ltd, represented by its Managing Director Mr.Soubhagya Kumar Mishra.</b></p> <p>The committee approved the proposal subject to submission of the following:-</p> <ol style="list-style-type: none"> <li>1. NOC from AAI</li> <li>2. NOC from PHED</li> <li>3. To submit External Infrastructure Development Plan.</li> <li>4. Requisite no of recharging pits for Rain water harvesting to be provided, internal roads shall be made of paver blocks and micro compost plant shall be set up within the project area for disposal of solid waste.</li> </ol>





6	ANB- 200401/202 0	<p><b>Approval for construction of Proposed B+S+6 Storied (MIG) Residential Apartment Building over Rev Plot No-1435, Rev. Khata No-1032/204, Corresponding to GA Plot No-15 in revenue Mouza- Saheed Nagar Unit No-11 in favour of Sri. Prabir Kumar Das represented by its GPA Holder Sri. Bibhuti Bhusan Patra. Director, M/s Creative Builders and Consultants.</b></p> <p>The committee discussed &amp; approved the proposal subject to compliance of the following:-</p> <ol style="list-style-type: none"> <li>1. Recommendation towards Fire Safety</li> <li>2. NOC from PHED</li> <li>3. Submit External Infrastructure Development plan.</li> <li>4. Structural vetting of the building plan by the Civil Engineering Department of any Government engineering college located in Odisha.</li> <li>5. Requisite no of recharging pits for Rain water harvesting to be provided, internal roads shall be made of paver blocks and micro compost plant shall be set up within the project area for disposal of solid waste.</li> <li>6. Submit an affidavit to the effect that the houses shall be allotted to MIG category of people.</li> </ol>
7	ANB- 200386/202 0	<p><b>Approval for construction of Proposed B+S+4 Storied Hotel Building over Plot No-235, Khata No-2/452,Mouza-Unit No-11,Saheed Nagar in favour of Mr Bitihotra Bharadwaj.</b></p> <p>The committee approved the proposal subject to compliance of the following:-</p> <ol style="list-style-type: none"> <li>1. Recommendation towards Fire Safety</li> <li>2. NOC from PHED</li> <li>3. Submit External Infrastructure Development plan.</li> <li>4. Requisite no of recharging pits for Rain water harvesting to be provided, internal roads shall be made of paver blocks and micro compost plant shall be set up within the project area for disposal of solid waste.</li> </ol>
8	BPRUC- 1626/2020	<p><b>Regularisation of unauthorised Deviated construction of Existing B+G+4+Barsati Storied Commercial-cum-Residential Apartment Building, in favour of Mr. Dambarudhara Ulaka , GPA Holder of M/s Stalwart Projects(P)Ltd., Represented through its Managing Director ,Mr. Sharat Kumar Sahu , over GA Plot No-A/33,Drawing No B/169,corresponding to revenue Plot No-242/568, Khata-No.80, Mouza-Bhoumanagar, Bhubaneswar.</b></p> <p>The committee discussed &amp; approved the proposal subject to Submission of the following:-</p> <ol style="list-style-type: none"> <li>1. NOC from AAI</li> <li>2. NOC from PHED.</li> <li>3. Fire Safety Certificate from Fire Prevention wing.</li> </ol>




		<p>4. Deposit User Charges.</p> <p>5. Submit Structural Safety Certificate.</p>
9	MBP-BMC-01-1415/2015	<p><b>Approval for construction of proposed 2B+G+3 Storied Commercial Building (Shopping complex) over Drg. Plot No. 306, Under District centre self Financing Commercial Complex, Mouza- Chandrasekharpur, Unit No. – 41, Bhubaneswar.</b></p> <p>The committee approved the proposal subject to compliance of the following:-</p> <ol style="list-style-type: none"> <li>1. NOC from PHED</li> <li>2. Recommendation towards Fire Safety</li> <li>3. Deposit of User Charges.</li> <li>4. Requisite no of recharging pits for Rain water harvesting to be provided, internal roads shall be made of paver blocks and micro compost plant shall be set up within the project area for disposal of solid waste.</li> </ol>
10	MBP-BMC-01-0535/2018	<p><b>Approval for construction of Proposed Retail Out Let and sales Building over Plot No-125/8123 &amp; 123 Khata No.56/3 &amp; 352/33 in Mouza- Pahala in favour of Sri.Abhayankar Das.</b></p> <p>The committee approved the proposal subject to submission of NOC from Fire Department and Explosive Department.</p>
11	MBP-BMC-01-0175/2017	<p><b>Approval for Proposed S+3 Storied Retail –cum-Residential building over Rev-Plot No.1592/5965 &amp; 1591, Khata No – 57/32 &amp; 1330/2361 in Mz: Pandara, in favour of Smt. Kanaka Manjari Sahu.</b></p> <p>The committee approved the proposal subject to compliance of the following:-</p> <ol style="list-style-type: none"> <li>1. Revised recommendation towards Fire safety.</li> <li>2. To submit External Infrastructure Development Plan.</li> </ol>
12	BPRUC-0179/2019	<p><b>Regularisation of existing S+4 Storied Commercial building over Plot No-GA-191,Revenue Plot No-457/1952/4919, , Khata No.611/2213 in Mouza- Chandrasekharpur, in favour of Sri Sangram Keshari Nayak</b></p> <p>The committee approved the proposal towards regularization of Existing Building on submission of Final NOC from BMC towards development of infrastructure and deposit of compounding fees under the provisions of SRUC-2019.</p>
13	MBP-BMC-02-0005/2019	<p><b>Approval for construction of Proposed S+2 Commercial (Retail Shopping) Building over Rev. Plot No-457/1952/4747, G.A Plot No-192, Khata No.611/3477 in Mouza- Chandrasekharpur in favour of Sri Pradeep Kumar Gupta &amp; Avinish Chhapolia.</b></p> <p>The committee discussed &amp; approved the proposal.</p>






14	MBP-BMC-02-0110/2020	<p><b>Approval for construction of Proposed S+4 Storied Commercial building(Guest House) in favour of Umang Associates Pvt.Ltd, represented by its Director, Sri Rashmi Ranjan Routray over Plot No-241(p) Khata No.619 corresponding to OSHB Lay-out Plot No-1, in Pragati Enclave, in Mouza- Chandrasekharpur, Bhubaneswar.</b></p> <p>The committee approved the proposal subject to compliance of the following:-</p> <ol style="list-style-type: none"> <li>1. NOC from PHED</li> <li>2. Recommendation towards Fire Safety</li> <li>3. Deposit of User Charges.</li> <li>4. To submit External Infrastructure Development Plan.</li> <li>5. Requisite no of recharging pits for Rain water harvesting to be provided, internal roads shall be made of paver blocks and micro compost plant shall be set up within the project area for disposal of solid waste.</li> </ol>
15	ANB-190425/2020	<p><b>Approval for construction of Proposed S+4 Storied Residential building over Plot No.-932/6415, Khata No.-1330/499, in Mouza-Pandara in favour of Sri. Umesh Chandra Das.</b></p> <p>The committee approved the proposal subject to submission of NOC from PHED &amp; External Infrastructure Development Plan.</p>
16	MBP-BMC-02-1325/2018	<p><b>Approval for construction of Proposed S+3 Storied Residential building over Plot No-320/1810 Khata No.703/2424 in Mouza-Patrapada in favour of Sri.Sasanka Sekhar Mishra.</b></p> <p>The committee discussed &amp; approved the proposal subject to deposit of user charges.</p>
17	ANB-200477/2020	<p><b>Approval of proposed S+4 Storied Professional Office cum Residential Building over Plot No-334/2259, Khata No-703/543 in Mouza-Patrapada, in favour of Smt. Bharati Jena represented by its GPA holder Sri. Biraj Bhusan Bhuyan.</b></p> <p>The committee approved the proposal subject to submission NOC from PHED &amp; External Infrastructure Development Plan.</p>
18	ANB-190620/2020	<p><b>Approval for construction of Proposed G+2 Storied Industrial Building Plan over Rev. Plot No-308(P),315(P),316(P) &amp; 317(P) Khata No-429,Corresponding to IDCO Plot No-H-24 in Mouza-Bomikhal in favour of M/s Arnapuram Cold Storage &amp; Preservation for establishment of Cold Storage for Green Vegetables .represented by its proprietress Smt.Rajshree Srichandan</b></p> <p>The committee approved the proposal subject to submission of NOC from Pollution Control Board &amp; recommendation towards Fire safety.</p>




19	BPRUC-0235/2019	<p><b>Regularisation of unauthorised construction of existing G+3 Storied Residential building over Plot No-1496/7834,1495/7912 , Khata No.1330/2327,1330/7115 in Mouza- Pandara, in favour of Smt. Bharati Behera.</b></p> <p>The committee approved the proposal subject to deposit of user charges and compounding fees under the provision of SRUC-2019.</p>
20	BPRUC-0322/2019	<p><b>Regularisation of unauthorised construction of existing G+2 Storied Residential building over Plot No-324, , Khata No.703/2331 in Mouza- Patrapada, in favour of Sri Ramesh Chandra Rath.</b></p> <p>The Committee, after detailed discussion approved the proposal.</p>
21	BPRUC-0066/2020	<p><b>Regularisation of unauthorised construction of existing G+2 Storied Residential building over Plot No-1529/7348,1524/7430,Sub Plot No-5 , Khata No.1330/1687,1330/1784 in Mouza- Pandara, in favour of Smt. Namita Mohanty.</b></p> <p>The Committee, after detailed discussion approved the proposal.</p>
22	ANB-200177/2020	<p><b>Approval for construction of Proposed S+2 Storied Residential building over Plot No.-28/8022,Sub Plot No-6, Khata No.-353/1421, in Mouza- Nuagaon in favour of Sri. Himanshu Bhushan Satpathy.</b></p> <p>The Committee, after detailed discussion approved the proposal.</p>
23	ANB-200408/2020	<p><b>Approval for construction of proposed G+2 Storied residential building over Plot No.1388/10009, Khata No – 1330/4505 in Mz: Pandara, in favour of Mrs. Padmabati Das and Pravat Ranjan Das.</b></p> <p>The Committee, after detailed discussion approved the proposal.</p>
24	ANB-200390/2020	<p><b>Approval for construction of Proposed S+2 Storied Residential building over Plot No.-602/3133, Khata No.-230/2325, in Mouza- Aiginia in favour of Smt. Sasmita Malla.</b></p> <p>The Committee, after detailed discussion approved the proposal.</p>
25	ANB-200420/2020	<p><b>Approval for construction of Proposed Ground Floor Residential building over Plot No-210/526, Khata No.130/221 in Mouza- Begunia in favour of Sri. Debadutta Rout.</b></p> <p>The Committee, after detailed discussion approved the proposal.</p>
26	ANB-200175/2020	<p><b>Approval for construction of Proposed G+1 Storied Residential building over Plot No.-373/1865, Khata No.-353/1225, in Mouza- Nua Gaon in favour of Mr. Alok Kumar Dixit.</b></p> <p>The Committee, after detailed discussion approved the proposal.</p>






27	BPRUC-0354/2019	Regularisation of unauthorised construction of existing G+1 Storied Residential building over Plot No-1465/4443,1465/8444,1465/13199 & 1465/13132 , Khata No.1330/7165,1330/2868,1330/1856 & 1330/2869 in Mouza-Pandara, in favour of Sri. Prasan Kumar Nathsharma & Pridipt Kishore Nathsharma.  The Committee, after detailed discussion approved the proposal.
28	ANB-200266/2020	Approval for construction of Proposed S+2 Storied Residential building over Plot No.-1728/8656, Khata No.-1330/3073, in Mouza-Pandra in favour of Mr. Niranjan Kumar Sahu.  The Committee, after detailed discussion approved the proposal.
29	ANB-200062/2020	Approval for construction of Proposed G+1 Storied Residential building over Plot No-1617/13817,Sub Plot No-3 , Khata No.1330/7864 in Mouza- Pandara, in favour of Smt. Joshna Behera.  The Committee, after detailed discussion approved the proposal.
30	BPRUC-0023/2020	Regularisation of unauthorised construction of existing G+2 Storied Residential building over Plot No-1937/9494, Khata No.1330/4064 in Mouza- Pandara, in favour of Smt. Sudhansubala Das.  The Committee, after detailed discussion approved the proposal.
31	ANB-200455/2020	Approval for construction of Proposed S+1 Storied Residential building over Plot No.-1003/2326 & 997/2325,Sub Plot No-57, Khata No.-606/474, in Mouza- Nakhara in favour of Smt. Binati Behera.  The Committee, after detailed discussion approved the proposal.
32	ANB-190517/2019	Approval for construction of Proposed G+1 Storied Residential building over Plot No.-541/7820, Khata No.-1330/2226, in Mouza-Pandara in favour of Sri. Mayadhar Swain.  The Committee, after detailed discussion approved the proposal.
33	ANB-200204/2020	Approval for construction of proposed S+1 Storied residential building over Plot No.306/1731, sub plot no-9, Khata No – 353/1081 in Mz: Nuagan, in favour of Mr. Ramesh Prasad Sah and Rupadevi  The Committee, after detailed discussion approved the proposal.
34	BPRUC-0353/2019	Regularisation of unauthorised construction of existing G+1 Storied Residential building over Plot No-1449 , Khata No.1330/4213 in Mouza- Pandara, in favour of Sri. Purna chandra Das.  The Committee, after detailed discussion approved the proposal.

## B) BDA RELATED MATTER

Item No.	File No.	Subject matter
Item No.	File No.	Subject matter
1/233/BPC	Misc.DP-9/88(pt)	Confirmation to the Proceedings of the 232 <sup>nd</sup> DP&BP Committee.
2/233/BPC	Misc.DP-9/88(pt)	Compliance to the Proceedings of the 232 <sup>nd</sup> DP&BP Committee.
3/233/BPC	BPBA-258/20	<p><b>Approval of Bhubaneswar Town Centre Project-Integrated 3B+ LG/S with three blocks i.e.7 storey, 5 storey &amp; one 20 multistoried Assembly building plan proposed over plot No.939,929,951&amp; others Mouza-Ashok Nagar in favour of Chief Engineer-cum-Engineer Member, BDA, Bhubaneswar.</b></p> <p>The committee after detailed discussion approved the proposal with the following observations.</p> <ul style="list-style-type: none"> <li>(i) The non-conforming uses in the basement shall be avoided.</li> <li>(ii) The landscaped plaza, lower ground floor is not to be considered towards calculation of ground coverage. Similarly, Hovering Roof at a height of more than 15 Mtr which is a steal structure provided as an Architectural features may not be considered towards ground coverage.</li> <li>(iii) Public Wash Complex shall be provided as per the provision of ODA (P&amp;BS) Rules 2020.</li> <li>(iv) Child friendly component shall be included in the proposed complex.</li> <li>(v) Necessary Clearances and NOCs shall be submitted as per ODA(P&amp;BS) Rules 2020.</li> </ul>
4/233/BPC	BNB-200234	<p><b>Approval of Four no. of Blocks (One Block of Processing Unit and three Blocks of Workers Accommodation) of Industrial (Sea food processing unit)building plan over revenue Plot No.682(p) &amp; 316(p) Corresponding to IDCO plot no-1,2 &amp; 3,Khata No.175 &amp; 156 in Mz-Haridamada &amp; Haripur (extended area of Bhubaneswar) in favour of Magnum Estates Limited Director B.B.Mishra.</b></p> <p>The committee approved the proposal in principle subject to submission of Fire Safety Recommendation and other required documents including deposit of EIDP fee.</p>



5/233/BPC	BNB-190072	<p><b>Approval of B+S+5 storied Residential Apartment building plan over Plot No.180, 181,179&amp;178 Khata No.333/711,333/685,233&amp;299 Mz-Alarpur (extended area of Bhubaneswar) in favour of Panda Infratech Pvt Ltd, Director- Bishnu Prasad Panda.</b></p> <p>The committee approved the proposal in principle subject to following.</p> <ul style="list-style-type: none"> <li>(i) Submission of required Clearance and NOCs.</li> <li>(ii) Deposit of EIDP fee and EIDP.</li> <li>(iii) All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.</li> <li>(iv) Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.</li> <li>(v) The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.</li> </ul>
6/233/BPC	BNB-190345	<p><b>Approval of S+5 storey Residential affordable M.I.G. &amp;L.I.G building plan over Plot No.1054Khata No.704/49Mz-Balianta in favour of GPA holder My space Homes Pvt. Ltd represented byit'sM.D.-Shri. Sashikanta Barik.</b></p> <p>The committee approved the proposal in principle subject to following.</p> <ul style="list-style-type: none"> <li>(i) Submission of required Clearance and NOCs.</li> <li>(ii) The applicant shall submit an affidavit to the effect that the dwelling units proposed for MIG &amp; LIG shall only be sold to the MIG and LIG category people. In this regard certificate from competent Revenue Authority shall be considered with regard to the income criteria of MIG &amp; LIG category people and submit the same at the time of issue of Occupancy certificate failing no occupancy shall be issued.</li> <li>(iii) Submission of EIDP and deposit of EIDP fee.</li> <li>(iv) All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.</li> </ul>

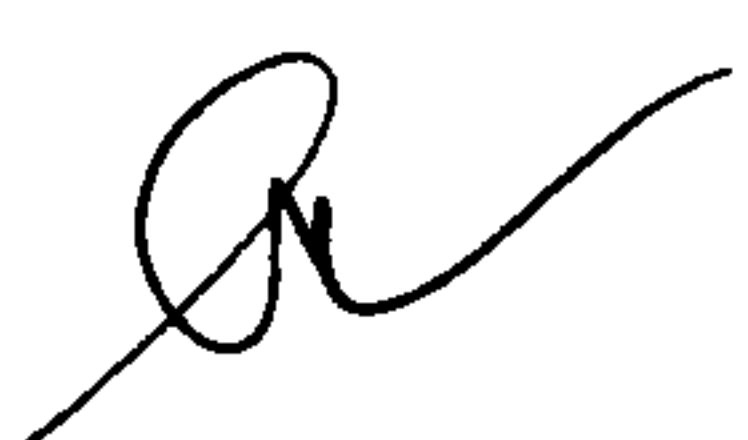


9

		<p>(v) Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.</p> <p>(vi) The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.</p>
7/233/BPC	BPBA-RV-286/20	<p><b>Revised proposal for approval of S+5 storey Residential Apartment building over Plot No. 478/2632, 478/3787, 478/2633, 478,477/3488, 477/3487 &amp; 477/3486 Khata No. 780/138, 703/2574, 703/2575, 703/3032,703/3121, 703/3120 &amp; 703/3119 Mouza-Patrapapda</b></p> <p>The committee approved the proposal in principle subject to submission of required Clearances/ NOCs and compliance of previous approval.</p>
8/233/BPC	BPRUC-100/19	<p><b>Regularization of (1) one Basement+5 storied, one G+5 storied Academic Building, 4 nos of Ground+4 storied Hostel building , one G+2 storied Electrical Panel Room and one Agriculture Shed of single storied undertaken over plot No.364, 365, 369, 370 etc in Mouza-Shampur in favour of Sri M.R. Nayak, President, SOA University.</b></p> <p>The committee after detailed discussion approved the proposal for regularization of unauthorized construction subject to compliance of following.</p> <p>(i) The applicant shall submit OLR Case premium receipt of all the plots before issue of approval and furnish conversion certificate before issue of Occupancy Certificate.</p> <p>(ii) The applicant shall submit an affidavit to the effect that they will provide non-hindrance access of 9.00 mtr road to the land locked plots owners.</p> <p>(iii) The applicant shall submit Waste Management Plan, Landscape Plans and NOC from BMC, PHEO &amp; AAI as per Scheme provision and Fire Safety Certificate before issue of Occupancy Certificate.</p> <p>(iv) Deposit of compounding fee as per Scheme provision.</p>



9/233/BPC	BPBA-RV-122/18	<p><b>Regularization of existing Lower Basement + Upper Basement+ Ground +5<sup>th</sup> storied Multi Specialty Hospital &amp; one Ground +6<sup>th</sup> storied Diagnostic Center building over G.A. Department allotted drawing plot No.C/3, corresponding to revenue Plot No.321(p) Khata No.619 Mouza-Chandrasekharpur</b></p> <p>The committee approved the proposal for regularization of deviation on compounding and submission of Fire Safety Certificate and NOC from BMC before issue of Occupancy Certificate.</p>
10/233/BPC	BPRUC-2039/19	<p><b>Regularization of Basement+GF+1<sup>st</sup> floor+Mezanine+2 upper floor Hotel building(Mayfair Convention) constructed over revenue Plot No.282(p),284(p) Khata No.1427, Drawing plot No.G.A.-J/A Drawing No.B-906 Mouza-Jayadev Vihar in favour of M/s Jagannath Projects represented through Souvagya Kumar Mohapatra, Executive Director, May Fair Convention.</b></p> <p>The committee after detailed discussion, approved the <del>proposal in principle for regularization of unauthorized</del> construction subject to following.</p> <ul style="list-style-type: none"> <li>(i) The Security Guard Room and Meter Room within the mandatory set-back area are to be removed.</li> <li>(ii) The deficit parking shall be calculated taking into account the previous approval and parking provision. Accordingly, compounding fee for the deficit parking shall be calculated.</li> <li>(iii) The committee considered the proposal of application regarding the entry and exit to the side road with the condition that the Gate opened to front road shall only be used in case of emergency.</li> <li>(iv) Other deviation shall be made as per scheme provision.</li> </ul>



11/233/BPC	BPBA-Rev-79/20	<p>Proposal for regularization of one Basement+Loft+Ground+ Service +Five multistoried Hotel buildings plan over G.A. Department allotted plot No.D/1 corresponding Rev plot No.442(p), 443(p) &amp; No.1120(P), 1121(p) Khata No.519 Mouza- Dumuduma in favour of M/s ITC Ltd represented through Mr. Jagadish Singh, Vice-President, (Finance).</p> <p>The committee approved the proposal of regularization on compounding.</p>
12/233/BPC	BPRUC-758/19	<p>Regularization of 3 Nos G+5 storied (Block No.1,5 &amp;6) and 5 nos G+3 storied ( Block No.2(A),2(B),3(A), 3(B) &amp; 4 ) Educational Institutional building undertaken over IDCO allotted rev.plot No.7(p) Khata No.612 Mouza-Chandrasekharapur in favour of Dinabandhu Foundation for Educational Research and Socio-Economic Development-Managing Trustee- Smita Rani Panigrahi</p> <p>(i) The committee observed that since IDCO is a Government Organization and they approved the proposal in the year 2006, the same may be considered as statutory approval. Accordingly, the deviation from the approved plan shall be regularized on compounding</p> <p>(ii) The applicant shall submit required NOCs and documents as per Scheme provision.</p>
13/233/BPC	BP1B-925/08	<p>Regularization of 10 blocks of Envelope Basement+G+14<sup>th</sup> multistoried Residential Apartment building and one G+1 storey community with commercial building undertaken over plot No.141,153, 155,152, 140 &amp; other Khata No.146, 145,145 &amp; others Mouza-Sankarpur in favour of Vipul Limited.</p> <p>The committee approved the proposal for regularization subject to submission of required NOCs and Clearances.</p>
14/233/BPC	BPRUC-274/20	<p>Regularization two blocks of S+3 storey Residential Apartment building undertaken over Plot No. 1550, 1551 &amp; 1559 Khata No.287,405, 767/659 in Mouza-Pubasaran in favour of Shree Uma Construction Partner-Prabin Patel represented through GPA Holder-M/s Panchamukhi Constructions Partner-Sri Kiran Patel.</p> <p>The committee approved the proposal for regularization under the Scheme provision subject to submission of required NOCs and documents.</p>



15/233/BPC	BPRUC-1298/19	<p><b>Regularization of Basement+Ground +Five storied Residential Apartment building over plot No.3051, 3046, 3055, 3052,3049, 3047, 3053, 3043/11719, 3048, 3050 &amp;3045(p) Khata No.1330/5432, 1330/3607, 1330/212 Mouza-Pandara in favour of M/s Khusi Realcon Pvt Ltd, Director- Pradeep Thacker</b></p> <p>The committee approved the proposal for regularizsation on compounding submit required NOCs and Structural Stability Certificate as per scheme provision. The Fire Safety Certificate shall be submitted before issue of Occupancy Certificate.</p>
16/233/BPC	BPBA-RV-0302/20	<p><b>Change of Occupancy along with proposed Terrace floor in respect of regularized 2B+G+3 storey commercial building constructed partly over plot No.364/5532,51/555, 51/5545, 51/5660, 364/5527, 51/5528, 364 &amp; 51 Mz-Goutam Nagar in favour of Utkal Builder</b></p> <p>The committee deferred the proposal with the observation that a sub-committee under the Chairmanship of Director, Town Planning, Odisha with members from BDA and BMC shall examine the present Zoning Regulation taking into account the contemporary urban scenario and ODA (P&amp;BS) Rules, 2020. A detailed report with suggestion in this regard shall be submitted to the Vice-Chairman for necessary modification of Zoning Regulation, if required.</p>
17/233/BPC	BPRUC-732/18	<p><b>Regularization of Ground Three storey Commercial-cum-Residential building constructed over plot No.N5/33(E), Drawing No.409 Mouza-Jayadev Vihar in favour of Siva Prasad Kar.</b></p> <p>The committee after detailed discussion decided not to regularize the unauthorized construction in absence of any parking provision.</p>
18/233/BPC	BPRUC-1498/19	<p><b>Regularization of Basement +Ground+Four storey Commercial (Office) building constructed over G.A. Department plot No.365 Khata No.474/1607 Mz-Sahid nagar in favour of M/s Eastern India Construction Pvt Ltd, M.D.-Sri Prafulla Chandra Das</b></p> <p>Since roof top parking is not allowed for roof area less than 2000 Sq.mtr, the proposal cannot be considered.</p>

12

19/233/BPC	BPBA-PL-1011/17	<p><b>Approval for Sub-division of land (lay-out plan) over Plot No. 17 under Khata No.377/378 total area of Ac.0.470 dec. of Mouza-Kuha in favour of Tulasi Behera</b></p> <p>The committee deferred the proposal for verification of approach road and proposed lay-out is to be modified providing continuity of the approach road.</p>
20/233/BPC	LPBA-80/20	<p><b>Approval for Sub-division of plots (lay-out plan) along with row housing project over Plot No. 269 Khata No..419 Village-Padhansahi in favour of (i) Rabindranath Pattnaik (ii) Sudhir Chandra Pattnaik (iii) Surendra Nath Pattanaik</b></p> <p>The committee approved the proposal in principle subject to submission of following.</p> <ol style="list-style-type: none"> <li>External Infrastructure Development Plan showing drain up to the disposal point and other deficit infrastructure.</li> <li>Deposit of Shelter fee , 1% BMV as EIDP fee &amp; other required fee.</li> <li>All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.</li> <li>Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.</li> <li>The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.</li> <li>A condition in the approval of building plan over sub-divided plots shall be inserted to the effect that the plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).</li> </ol>
21/233/BPC	LPBA-251/19	<p><b>Approval for Sub-division of land ( lay-out) over Plot No. 1522,1521, 1520, 1519, 1518, 1522/3395, 1519/3394, 1522/3632 &amp;1519/3631 under Khata No.511/3358, 511/2352,511/2189,511/33 &amp;511/1849 total area of Ac.1.780 dec. of Mouza-Raghunathpur Jali in favour of (i) Puspalata Mohan ty &amp; Diptimayee Mohaty, Kartikeswar Pani &amp; other, Gobinda Sethi &amp; others, silver point Distributor Pvt Ltd represented through Skytech Infra Projects Pvt Ltd, MD-Rupak Panda (GPA Holder).</b></p>



		<p>The committee approved the proposal in principle subject to submission of following.</p> <ul style="list-style-type: none"> <li>(i) Applicant to deposit EIDP fee and submission of EIDP showing deficit infrastructure and undertaking to develop the same.</li> <li>(ii) The width of internal road considering total length in the contiguous patch shall be provided in the proposed layout.</li> <li>(iii) All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.</li> <li>(iv) Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.</li> <li>(v) The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.</li> <li>(vi) A condition in the approval of building plan over sub-divided plots shall be inserted to the effect that the plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).</li> </ul>
22/233/BPC	LPBA-437/19	<p><b>Approval of Sub-division of land (lay-out plan) over revenue Plot No. 67/1041, 67/1041/1117, 67/1041/1118 Khata No.253/164,253/445, 253/446 under Mouza-Kujimahal (extended area of BDPA) in favour of Bibhabasu Dash</b></p> <p>The committee approved the proposal in principle subject to submission of following.</p> <ul style="list-style-type: none"> <li>(i) Submission of EIDP showing drain up to the disposal point and other deficit infrastructure and under taking to develop the same.</li> <li>(ii) Deposit of EIDP fee.</li> <li>(iii) All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.</li> <li>(iv) Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.</li> <li>(v) The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.</li> <li>(vi) A condition in the approval of building plan over</li> </ul>

		sub-divided plots shall be inserted to the effect that the plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).
23/233/BPC	LPBA-475/19	<p><b>Approval of Sub-division of land (lay-out) of revenue Plot No. 264/3772, 260/3813 Khata No.311/1722, 311/1777 under Mouza- Kantilo in favour of Sampurna Contect Pvt Ltd, MD-Prafulla Kumar Dutta</b></p> <p>The committee observed that the applicant has purchased two nos part plot after the government Notification issued dt. 30.5.2017 and amalgamating the same submitted lay-out plan with provision of access road, open space and community facility as per Regulation. Since required open space and access road have been provided, there may not be any issue in approving the same. However, views of government in H &amp; U.D. Department may be obtained for considering such lay-out plan.</p> <p>On the basis of views of Government, the case shall be disposed of.</p>
24/233/BPC	LPBA-1762/18	<p><b>Approval for Sub-division of land with housing plan (lay-out) over Plot No. 42(p) under Khata No.85 total area of Ac.0.330 dec. of Mouza-Atala in favour of Sarangadhar Sahoo</b></p> <p>The committee approved the proposal in principle subject to compliance of following.</p> <ul style="list-style-type: none"> <li>(i) The applicant shall leave/provide a strip of land half the width of the shortfall .i.e. 1.38 mtr width to make the width of the road at least 9.00 mtr.</li> <li>(ii) The internal road, open space, utilities and left out land towards widening of road shall be free gifted in favour of RLB.</li> <li>(iii) External Infrastructure Development Plan showing drain up to the disposal point and other deficit infrastructure and undertaking to develop the same.</li> <li>(iv) All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the</li> </ul>






		<p>ground.</p> <p>(v) Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.</p> <p>(vi) The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.</p> <p>(vii) A condition in the approval of building plan over sub-divided plots shall be inserted to the effect that the plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).</p>
25/233/BPC	LPBA-2428/18	<p><b>Approval of Sub-division of land (lay-out) of revenue Plot No. 391 Khata No.213/167 under Mouza-Narasinghpur in favour of Sri Dushasan Swain</b></p> <p>The committee approved the proposal in principle subject to submission of following.</p> <p>(i) <del>External Infrastructure Development Plan showing</del> drain up to the disposal point and other deficit infrastructure with undertaking to develop the same.</p> <p>(ii) All the passages around the building shall be developed with permeable pavers block for absorption of rain water and seepage in to the ground.</p> <p>(iii) Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.</p> <p>(iv) The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.</p> <p>(v) A condition in the approval of building plan over sub-divided plots shall be inserted to the effect that the plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).</p> <p>(vi) The FAR of sub-plots shall be considered as per village road width of 6.09 mtr.</p> <p>(vii) Allowed to deposit of Shelter fee in lieu of mandatory provision of 20% EWS.</p> <p>(viii) Deposit of 1% EIDP fee.</p>



26/233/BPC	BPBA-PL-40/17	<p><b>Approval for Sub-division of plots (lay-out plan) over Plot No.187,165, 171, 163, 137,138,175, 176,189,184&amp;186 Khata No.544,396, 399, 390, 414,253 Village-Kholadwara in favour of (i) Umakanta Pattnaik (ii) Bibekananda Pattnaik (iii) Bijayananda Pattnaik (iv) Sarmistha pattnaik (v) Harasa Jena (vi) Krushna Chandra Jena (vii) Antaryami Jena represented by GPA Holder-M/s Metro Garden Estate Pvt Ltd, M.D. Sofia Firdous.</b></p> <p>The committee approved the proposal in principle subject to following.</p> <p>(i) The road, drains, open space shall be free-gifted in favour of RLB.</p> <p>(ii) Deposit 1% of the project cost towards EIDP fee and other required fees.</p> <p>(iii) Deposit of "Shelter fee" in lieu of provision of EWS under norms of Affordable Housing Policy.</p>
27/233/BPC	LPBA-530/19	<p><b>Regularization of unauthorized / sub divided plot over revenue Plot No.2161/2590(p) Sub Plot-BKhata No.683/202in Mz-Gothapatana(extended area of Bhubaneswar) in favour of Mr. Debashisa Panigrahi</b></p> <p>Approved.</p>
28/233/BPC	BPBA-RV-253/19	<p><b>Approval of G+2 storey Professional Office-cum-Residential building plan over plot No. 1405(Pt) in Mz-Raghunathpur Jali in favour of Skytech Infraprojects Pvt Ltd, Managing Director-Rupak Panda</b></p> <p>Approved.</p>
29/233/BPC	BPBA-2171/18	<p><b>Approval of G+1 storey Residential building plan over Plot No.708 &amp; 709 Khata No.462/490 &amp; 462/490 &amp;462/608 Mz-Hirapur (extended area of Bhubaneswar) in favour of Smt. Jayashree Mishra</b></p> <p>Approved.</p>
30/233/BPC	BPRUC-535/18	<p><b>Regularization of G+1 storied residential building plan over plot No.329/492 Khata No.216/173 Mz- Nakhaur, Dhauli in favour of Prabhupada Panda</b></p> <p>Approved.</p>
31/233/BPC	BPRUC-1733/19	<p><b>Regularization of G+1 storied residential building plan over plot No.324/3036 Khata No.703/1497 Mz-Patrapada in favour of Sri Ganesh Chandra Rath</b></p> <p>Approved.</p>

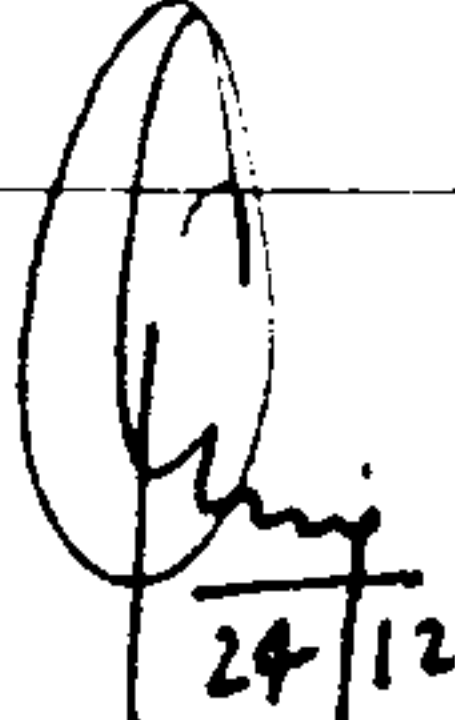





32/233/BPC	BNB-190355	<p>Approval of G+2 storey Residential building plan over Plot No. 519/1903/2030Khata No.254/376Mz-Palashpursasan (extended area of Bhubaneswar) in favour of Shri. Rajendra Tripathy</p> <p>Approved.</p>
33/233/BPC	BNB-200065	<p>Approval of G+2 storey Residential building plan over Plot No.68/827 Khata No.299/404 Mz-Saleswar(extended area of Bhubaneswar) in favour of Mr. Bikram Kumar Barik</p> <p>Approved.</p>
34/233/BPC	BNB-200096	<p>Approval of G+1 storey Residential building plan over Plot No.2239 Khata No.559Mz-Gothapatna(extended area of Bhubaneswar) in favour of Mr. Sanjeev Kumar Dash.</p> <p>Approved.</p>
35/233/BPC	BNB-200097	<p>Approval of G+1 storey Residential building plan over Plot No.2240 Khata No.635Mz-Gothapatna(extended area of Bhubaneswar) in favour of Mr. Sudheer Chandra Mishra</p> <p>Approved.</p>
36/233/BPC	BNB-200206	<p>Approval of G+2 storey Residential building plan over Plot No.84/1565Khata No.353/898Mz-Nuagaon in favour of Mrs. Baijayanti Parida</p> <p>Approved subject to submission of NOC from AAI</p>
37/233/BPC	BNB-200229	<p>Approval of G+2 storey Residential Building plan Over Plot No:-2/369, 5/370, 5/372 &amp; 2/371, Sub Plot no-409 &amp; 410, Khata No - 127/139 &amp; 127/142, Mouza-Orakal, Bhubaneswar, Dist-Khordha (extended area of Bhubaneswar) in favour of Smt. Swati Rath &amp; Sri Suryakanta Rath</p> <p>Approved subject to submission of NOC from AAI</p>
38/233/BPC	Planning-70/19	<p>Utilization of plot No.3733(P) in Mouza-Pandara for establishment of CNG Station in Environmentally Sensitive Use Zone</p> <p>Approved subject to the condition that the applicant shall submit an affidavit to the effect that the proposed development shall not obstruct free flow of flood water of Gangua Nallah.</p>



39/233/BPC	Planning(Gen)-50/20	<p><b>Issuance of "No objection Certificate" and BDA views for Alienation of Government land in favour of BMC for construction of Micro Composting Centers (MCC) in Bhubaneswar as requested by General Administration &amp; public grievance department, Government of India.</b></p> <p>The committee approved the proposal except one plot No.683, Bhagabanpur, wherein NOC from AAI is required, the same may be obtained.</p>
40/233/BPC	Planning-(Gen)-40/20)	<p><b>Issuance of "No objection Certificate" and BDA views for allotment of Government land in favour of GAIL India Ltd for implementation of City Gas distribution project in Bhubaneswar as requested by General Administration &amp; public grievance department, Government of India.</b></p> <p>Approved.</p>
41/233/BPC	Planning-27/20	<p><b>Issuance of NOC and Planning views to Additional District Magistrate, Khordha with respect to Lease of Government Land of Area Ac 0.160 in Mouza-Ranasinghpur in favour of Sri Sangram Keshari Sahoo for establishment of MS &amp;HSD Fuel Retail Outlet</b></p> <p>Deferred.</p>
42/233/BPC	BPRUC-1190/19	<p><b>Regularization of G+3 storied Residential building plan over plot No.168/1432/2399 Khata No.632/1194 Mouza-Andilo, Tahasil-Balianta in favour of Dr. Mahendra Kumar Sahoo</b></p> <p>Approved.</p>

  
 24/12  
**VICE-CHAIRMAN, BDA**

29