

**BHUBANESWAR DEVELOPMENT AUTHORITY  
BHUBANESWAR**

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No. 7086 /BDA, Bhubaneswar, the 11<sup>th</sup> February, 2021  
Misc-DP-9/88(pt)  
To

The Commissioner, BMC, BBSR  
The Director of Town Planning, Odisha  
The Addl. District Magistrate, Bhubaneswar  
The Chief Fire Officer, Cuttack or representative  
The Chief Engineer or  
Representative of, Public Health Engineering Organization, Odisha  
The Representative of Deptt. of Forest & Environment, Govt of Odisha  
The Representative of Archaeological Survey of India  
The Representative of State Archaeology, Odisha  
The Representative of Water Resources Deptt. Govt. of , Odisha  
The Representative of Ground Water Survey & Investigation Organization  
(under Water Resources Deptt.) Odisha  
The Representative of Works Deptt. Govt of Odisha  
The Representative of National Highway Authority of India (NHAI)  
The Representative of Electricity Distribution Company (DISCOMs), CESU  
The Executive Officer/Representative of Khordha Municipality, Jatni Municipality  
and Pipili NAC  
The CE-cum-Engineer Member, BDA, BBSR  
The Sr. Municipal Planner, BMC  
The Land Officer, G.A.& P.G. Deptt

Sub:- Proceeding of the 234<sup>th</sup> DP&BP Committing meeting.

Sir/Madam,

Enclosed please find herewith the proceeding of the 234<sup>th</sup> DP&BP Committee meeting held on 22.01.2021 at 10.30 A.M. in the 1st floor Conference Hall of Bhubaneswar Development Authority for kind information and necessary action.

Yours faithfully,

Encl: As above.

  
Planning Member

**PROCEEDINGS OF THE 234<sup>th</sup> D.P &B.P COMMITTEE MEETING OF BDA & BMC HELD ON 22.01.2021 AT 10.30 A.M. IN THE CONFERENCE HALL OF BDA, BBSR**

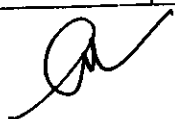
**Members Present is at annexure-1**

**(A) BMC RELATED MATTER**

<b>Item No.</b>	<b>File No</b>	<b>Subject Matter</b>
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 2 <sup>nd</sup> DP & BP Committee Meeting
2.	XXXXXI (Planning cell) 003/2017	Compliance to the proceedings of the 2 <sup>nd</sup> DP & BP Committee Meeting
3.	ANB- 200478/2020	<p><b>Approval of B+S+5 Storied Commercial Building in favour of Sri Tarun Kumar,GPA holder M/s Utkal Builders Ltd. represented through its Managing Director Sharad Kumar Baid over Plot No-662 ,Khata No-419/24 in Mouza-Satyanagar ,BBSR.</b></p> <p>The committee discussed and approved the proposal subject to compliance of the following:-</p> <ul style="list-style-type: none"> <li>(i) Revised building plan to be submitted making provision of Ramp to the basement within the building line and required parking space.</li> <li>(ii) Recommendation towards fire-safety from Fire Prevention Wing.</li> <li>(iii)NOC from PHED towards water supply &amp; sewerage.</li> <li>(iv) Submit EIDP and deposit 1% of External Infrastructure Development fee.</li> <li>(v) To purchase FAR in excess of Base FAR 2.0</li> <li>(vi) 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> </ul>
4.	MBP-BMC- 02- 0144/2019(P)	<p><b>Approval of Revised B+G+8 Multi Storied Commercial-cum-Residential Apartment &amp; B+S+5 Storied (Residential Apartment) in favour of SmtSantilata Mohapatra &amp; others ,GPA holder M/s Stalwart Projects Pvt Ltd. represented through its Managing Director Sharat Kumar Sahu over Plot No-1483, 1119, 1120,1118/3115415 &amp; 412/1069 &amp; others,Khata No-765, 165, 813/2145, 813/1287 &amp; others in Mouza-Baramunda ,BBSR.</b></p> <p>After detailed discussion the committee approved the proposal</p>



		<p>subject to compliance of the following:-</p> <ul style="list-style-type: none"> <li>(i) Recommendation towards fire-safety from Fire Prevention Wing.</li> <li>(ii) The structural plan and structural design is to be vetted and certified by IIT/NIT or any other Institute of Government of India or State Resource Centre indentified by the Odisha State Disaster Management Authority.</li> <li>(iii) Deposit User charges and shelter fee .</li> <li>(iv) 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> </ul>
5.	MBP-BMC-02-0138/2020	<p><b>Approval of proposed S+5 Storied Residential Apartment Building over Revenue –Plot No-602, Khata No-620 in Mouza-Goutam Nagar, Unit.No-28 in Favour of Sri. Pradip Garabadu represented through Partner Sri. Pradeep Thacker of M/S Essen Construction. (GPA holder)</b></p> <p>After detailed discussion the committee observed that since representative from ASI was absent in the meeting , views from ASI, Odisha shall be obtained with respect to permissible building height.</p> <p>The committee discussed and approved the proposal subject to compliance of the following:-</p> <ul style="list-style-type: none"> <li>(i) Recommendation towards fire-safety from Fire Prevention Wing.</li> <li>(ii) Submit EIDP and deposit 1% of External Infrastructure Development fee.</li> <li>(iii) NOC from PHED towards water supply &amp; sewerage.</li> <li>(iv) Submit NOC from AAI</li> <li>(v) 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>(vi) Since representative from ASI was absent in the meeting , views from ASI, Odisha shall be obtained with respect to permissible building height.</li> </ul>
6.	ANB-200605/2020	<p><b>Approval for construction of proposed LB+UB+G+3 Storied Commercial Building in favour of Arundhati Jewellers Pvt. Ltd. Represented by Brahamananda Meher (M.D) over Plot No. 516/1685/5668, 516/1685/5669, Khata No-474/3214 ,474/3231 , Mouza- Patia, , Bhubaneswar.</b></p> <p>The committee after going through the presentation of the building plan by the architect approved the proposal subject to compliance</p>



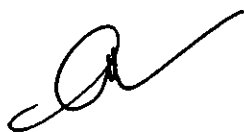
		<p>of the following:-</p> <ul style="list-style-type: none"> <li>(i) Since the site setback is less than 6mtr, the entry to the basement i.e turning radius should be minimum 6.0mtr for easy vehicular access, revised building plan to be submitted making aforesaid changes.</li> <li>(ii) Recommendation towards fire-safety from Fire Prevention Wing.</li> <li>(iii) Submit EIDP and deposit 1% of External Infrastructure Development fee.</li> <li>(iv) NOC from PHED towards water supply &amp; sewerage.</li> <li>(v) 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> </ul>
7.	ANB-190570/2019	<p><b>Approval for construction of Proposed S+3 Storied Readymade Garment Manufacturing unit, Industrial Building Plan over Rev. Plot No-7(P) Khata No-612, Corresponding to IDCO Plot No-F/53 in Mouza-Chandrasekharpur in favour of M/s M/s Nicky Garments represented by its proprietress Smt. Alpana Mohanty.</b></p> <p>The committee approved the proposal subject to submission of Recommendation towards fire-safety from Fire Prevention Wing and NOC from Pollution Control Board.</p>
8.	MBP-BMC-01-0551/2016	<p><b>Approval for construction of proposed B+S+5 Residential Apartment cum Commercial Building over plot no. 303, Khata no – 114, in Village/Mouza Chandrasekharpur, in favour of Mr. Pravakar Behera represented through its GPA Holder Mr. Prafulla Kumar Sahoo, M.D, (SPICA INFRASTRUCTURE &amp; CONSULTANCY PVT.LTD.)</b></p> <p>The committee discussed and approved the proposal subject to compliance of the following:-</p> <ul style="list-style-type: none"> <li>(i) Recommendation towards fire-safety from Fire Prevention Wing.</li> <li>(ii) Submit EIDP and deposit 1% of External Infrastructure Development fee.</li> <li>(iii) NOC from PHED towards water supply &amp; sewerage.</li> <li>(iv) 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>(v) The CDP road affected portion has to be converted to kisan Gharbari</li> </ul>



9.	MBP-BMC-02-0044/2020	<p><b>Approval for construction of proposed 2B+G+3 Storied Commercial Building (Retail Shopping) in favour of Sri Suresh Kumar Rout Over Plot No. 7,7/3644 &amp; 7/1827, Khata No-703/1500 &amp; 703/880, Mouza- Patrapada, Bhubaneswar.</b></p> <p>The committee discussed and approved the proposal subject to compliance of the following:-</p> <ul style="list-style-type: none"> <li>(i) Recommendation towards fire-safety from Fire Prevention Wing.</li> <li>(ii) Submit EIDP and deposit 1% of External Infrastructure Development fee.</li> <li>(iii)NOC from PHED towards water supply &amp; sewerage.</li> <li>(iv)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> </ul>
10.	ANB-200079/2020	<p><b>Proposed (B+S+4) Residential apartment building and (B+G+3) Commercial building over Plot No-1295,1294, Khata No-472 in Mouza – Bhimpur, in favour of Sri Saroj Ranjan Mohanty.</b></p> <p>The committee after going through the presentation of the building plan by the architect approved the proposal subject to compliance of the following:-</p> <ul style="list-style-type: none"> <li>(i) Since the site setback is less than 6mtr,the entry to the basement i.e turning radius should be minimum 6.0mtr for easy vehicular access, revised building plan to be submitted making aforesaid changes.</li> <li>(ii) A strip of Government land over plot No-1825 shall be exclusively used for access to the proposed building.</li> <li>(iii)Recommendation towards fire-safety from Fire Prevention Wing.</li> <li>(iv)Submit EIDP and deposit 1% of External Infrastructure Development fee.</li> <li>(v) NOC from PHED towards water supply &amp; sewerage.</li> <li>(vi)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> </ul>
11.	ANB-200118/2020	<p><b>Approval for construction of Proposed B+G+3 Storied Retail &amp; Convenience Shop (Commercial) Building over Plot No-197,G.A Plot no-360,Drawing –C-3204, Khata No-679,Mouza-Unit No-11,Saheed Nagar in favour of Smt. Vanaja Prusty &amp; Silla Vijeta.</b></p> <p>The committee discussed and approved the proposal subject to compliance of the following:-</p> <ul style="list-style-type: none"> <li>(i) Recommendation towards fire-safety from Fire Prevention Wing.</li> </ul>



		<p>(ii) Submit EIDP and deposit 1% of External Infrastructure Development fee.</p> <p>(iii)NOC from PHED towards water supply &amp; sewerage.</p> <p>(iv)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.</p>
12.	ANB-200647/2020	<p><b>Approval for construction of Proposed Retail Out Let and sales Building over Plot No-1509/6230, 1509/6231, 1647/6232, 1508/6195, 1510 Khata No.813/2307, 813/2308, 813/2308, 161,813/2319 in Mouza- Baramunda in favour of Sri Swagatika Jagadev.</b></p> <p>The committee discussed and approved the proposal .</p>
13.	MBP-BMC-02-0772/2018	<p><b>Approval for construction of Proposed B+S+3 Commercial Building Plan(Restaurant-cum-Banquet hall) over Rev. Plot No-318(P), Khata No-493,Corresponding to IDCO Plot No-48 in revenue Mouza-Patia in favour of M/s Rupel Infrastructure Pvt.Ltd.represented by its Director Sri. Anil Kumar Jaiswal.</b></p> <p>The committee discussed and approved the proposal subject to compliance of the following:-</p> <p>(i) Recommendation towards fire-safety from Fire Prevention Wing.</p> <p>(ii) Submit EIDP and deposit 1% of External Infrastructure Development fee.</p> <p>(iii)NOC from PHED towards water supply &amp; sewerage.</p> <p>(iv)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.</p>
14.	MBP-BMC-02-0018/2020	<p><b>Approval for Addition &amp; Alteration of Existing Basement Floor and construction of Proposed G+4 Storied Shop cum Office and Residential Apartment Building Plan over GA Plot no.- 146, Rev. Plot No. 321/6300, Khata no.- 611/3917, Mouza-Chandrasekharapur, Unit No. – 41, Bhubaneswar in favour of Smt. Manini Mishra represented by GPA holder, Mr. Anup Kumar Mohapatra, M/S Versatile Constructions (P) Ltd.</b></p> <p>After detailed discussion the committee observed that the site shall be inspected by a team comprising of Electrical Inspector, Executive Engineer, Eletrical, BDA &amp; Senior Municipal Planner BMC.</p>



15.	MBP-BMC-02-0086/2018	<p><b>Approval of B+G+4 Storied Residential apartment building in favour of Smt Kasturi Chowdhary, Swaroop Chowdhary, Aroop Chowdhary, Sasmita Chowdhary, Anil Chowdhary, Hemant Chowdhary, Lily Chowdhary, Rohit Chowdhary, Pratap Chowdhary &amp; Ashok Kumar Chowdhary over Plot No-953 &amp;1272,Khata No-384 in Mouza-Bhimpur,BBSR.</b></p> <p>After a detailed discussion, the committee decided to wait till a policy decision is taken by the GA Department ,Government of Odisha with reference to the communication made earlier by BDA on this matter.</p>
16.	ANB-190258/2019	<p><b>Approval of Residential- S+4 Storied Apartment Building in favour of Sri Abhiram Patnaik &amp; others, GPA holder M/s Utkal Builders Ltd. represented through its Managing Director Sharad Kumar Baid over Plot No-1272(P) , Khata No-34 in Mouza-Bhoinagar,BBSR.</b></p> <p>After a detailed discussion on the matter, the committee observed that site lay out plan of the part plot measuring 130dec has to be approved.</p>
17.	BPRUC-0650/2020	<p><b>Approval for Regularization of Unauthorized Deviated Construction to the existing S+5 Residential Apartment Building over Plot No. 516/1692(P), Khata no.- 489/61, Mouza-PATIA.</b></p> <p>The committee deferred the proposal.</p>
18.	BPRUC-0281/2019	<p><b>Regularisation of unauthorised construction of existing G+3 Storied Residential building over Rev-Plot No-1937/8543, Khata No.1336/327 in Mouza- Pandara, in favour of Sri Parsuram Padhi.</b></p> <p>The committee approved the proposal subject to deposit of User charges.</p>
19.	BPRUC-0383/2020	<p><b>Regularisation of unauthorised construction of existing G+1 Storied Residential building over Plot No-1168/2439 , Khata No.606/610 in Mouza- Nakhara, in favour of Sri. Mr. Chira Kumar Das</b></p> <p>The committee discussed and approved the proposal</p>
20.	BPRUC-0393/2020	<p><b>Regularisation of unauthorised construction of existing G+1 Storied Residential building over Plot No-1101/2144 , Khata No.606/1015 in Mouza- Nakhara, in favour of Sri. Mrs. Gitanjali Biswal.</b></p> <p>The committee discussed and approved the proposal</p>
21.	BPRUC-0394/2020	<p><b>Regularisation of unauthorised construction of existing Single Storied Residential building over Plot No-1171/2329 , Khata No.606/479 in Mouza- Nakhara, in favour of Sri. Mrs. Manasi Mohanty</b></p> <p>The committee discussed and approved the proposal</p>



22.	BPRUC-0111/2020	<p><b>Regularisation of unauthorised construction of existing G+1 Storied Residential building over Plot No-1230/11076 , Khata No.1330/4679 in Mouza- Pandara, in favour of Sri. Mr. Nakula Charan Sahoo.</b></p> <p>The committee discussed and approved the proposal</p>
23.	BPRUC-0068/2019	<p><b>Regularisation of unauthorised construction of existing G+1 Storied Residential building over Plot No-1545/8335 &amp; 1544/8336 , Khata No.1330/2542 in Mouza- Pandara, in favour of Smt Satyabhama Sahoo</b></p> <p>The committee discussed and approved the proposal</p>
24.	BPRUC-0224/2019	<p><b>Regularisation of unauthorised construction of existing G+2 Storied Residential building over Plot No-327/2559 , Khata No.611/2674 in Mouza- Chandrasekharapur in favour of Sri Pratyush Chandra Subudhi</b></p> <p>The committee discussed and approved the proposal</p>
25.	ANB-200688/2020	<p><b>Approval for construction of Proposed G+1 Storied Residential building over Plot No.-358/1697, Khata No.-353/1211, in Mouza- Nuagaon in favour of Mr. Aroona Ananda Prusti</b></p> <p>The committee discussed and approved the proposal</p>
26.	BPRUC-0014/2020	<p><b>Regularisation of unauthorised construction of existing G+2 Storied Residential building over Plot No-826/1314,727/1313 &amp; 728/3107 , Khata No.796/232,796/223 in Mouza- Sundarpada, in favour of Muslima Bibi</b></p> <p>The committee discussed and approved the proposal</p>
27.	ANB-200397/2020	<p><b>Approval for construction of Proposed S+2 Storied Residential building over Plot No.-1922/14341,1921/14340, Khata No.-1330/3238, in Mouza- Pandara in favour of Smt. Pratima Sundari Mohanty.</b></p> <p>The committee discussed and approved the proposal</p>
28.	ANB-200220/2020	<p><b>Approval for construction of Proposed G+2 Storied Residential building over Plot No.-1934/6870, Khata No.-1330/9989, in Mouza- Pandara in favour of Smt Tilottama Puhan.</b></p> <p>The committee discussed and approved the proposal</p>
29.	BPRUC-0065/2020	<p><b>Regularisation of unauthorised construction of existing G+1 Storied Commercial building over Plot No-819 , Khata No.994/937 in Mouza- Bhubaneswar Sahar –Unit No-27, in favour of Sri Kalika Devi Thakurani,C/o Trustee Sri Prakash Chandra Panda</b></p> <p>The committee approved for Regularization of the unauthorized construction for commercial use subject to demolition of headroom so as to limit the building height to 7.0mtr</p>





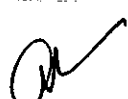
30.	ANB-200255/2020	<p><b>Approval for construction of proposed G+2 Storied residential building over Plot No.1525/8267, Khata No – 1330/2707 in Mz: Pandara, in favour of Mr. Nihar Ranjan Biswal .</b></p> <p>The committee discussed and approved the proposal</p>
31.	ANB-200503/2020	<p><b>Approval for construction of Proposed Ground Floor Residential building over Plot No-749/6126, Khata No.1331/1131 in Mouza- Goutamnagar in favour of Sri Madhusudan Patra.</b></p> <p>The committee approved the proposal subject to submission of NOC from AAI.</p>
32.	BPRUC-0037/2020	<p><b>Regularisation of unauthorised construction of existing G+1 Storied Kalyan Mandap over Plot No-195,274,275 &amp; 272/1918 , Khata No.58, 140 &amp; 190/1092 in Mouza- Pokhariput in favour of Sri Chakrapani Samantaray &amp; Smt Manorama Samantaray</b></p> <p>The committee approved the Regulirasetion of unauthorized construction of Kalyanimandap subject to compliance of the following:-</p> <ul style="list-style-type: none"> <li>(i) NOC from PHED towards water supply and Sewerage.</li> <li>(ii) Clearance towards peripheral Infrastructure development from BMC.</li> <li>(iii) Submit fire safety certificate form Fire perevention wing.</li> </ul>
33.	ANB-200754/2020	<p><b>Approval for construction of Proposed G+1 Storied Residential building over Plot No.-1004/2408,Sub Plot No-MIG-104, Khata No.-606/573, in Mouza- Nakhara in favour of Sri Shiba Sankar Nath.</b></p> <p>The committee discussed and approved the proposal</p>
34.	ANB-200385/2020	<p><b>Approval of G+1 Storied residential building over plot No 482/3279,482/3541, ,Khata No-707/1256,707/1255,Mouza-Bhimpur,in favour of Smt.Jyoti Bala Rath.</b></p> <p>After detailed discussion the committee approved the proposal as the plot was subdivided through a family partition.</p>
35.	ANB-200539/2020	<p><b>Approval for construction of Proposed G+1 Storied Residential building over Plot No.-1616/8306/14015, Khata No.-1330/8030, in Mouza- Pandara in favour of Smt Rajshree Nayak.</b></p> <p>The committee discussed and approved the proposal</p>

#### B) BDA RELATED MATTER

Item No.	File No.	Subject matter
1/234/BPC	Misc.DP-9/88(pt)	Confirmation to the Proceedings of the 233 <sup>rd</sup> DP&BP Committee.
2/234/BPC	Misc.DP-9/88(pt)	Compliance to the Proceedings of the 233 <sup>rd</sup> DP&BP Committee.



3/234/BPC	BPRUC-964/20	<p><b>Regularization of one Ground+5 storied Hospital building, one G+3 storied Service Building, one G+1 Utility building, one G+3 storeyed Oncology building, one single storey Temple and two single Guard Room undertaken over drawing plot No.H/1, &amp; plot No.A/6 corresponding to Rev. plot No.251 (p), 252(p) and 429 (p) Khata No.91 &amp; 91/16 Mouza-Samantapur, Bhubaneswar in favour of Appolo Hospitals Enterprise Ltd.</b></p> <p>The committee approved the proposal subject to submission of following</p> <ul style="list-style-type: none"> <li>(i) Structure Safety Certificate from registered Structural Engineer registered under DTP Odisha</li> <li>(ii) Structural vetting as per BDA (P&amp;BS) Regulations.</li> <li>(iii) Provision of Public Washroom complex as per BDA Regulations and other provision of BDA (P&amp;BS) Regulations, 2018.</li> <li>(iv) The applicant shall obtain fresh Occupancy Certificate</li> </ul>
4/234/BPC	BPBA-RV-289/20	<p><b>Revised proposal for approval of 4 Block of 2B+S+23 multistoried Residential Apartment building (MIG category) and one S+4 storied Club building over plot No.372,394/1539, 392,398,39/154, 542 etc and Khata No.428/48, 428/27, 428/50 etc Mouza- Bomikhal in favour of M/s Shuvam Construction (P) Ltd, and M/s Artik Construction (P) Ltd, Sri Sanjeev Kumar Mishra, Sri Sanjay Kumar Mishra &amp; others represented through M/s Shuvam Construction (P) Ltd, and M/s Artik Construction (P) Ltd, owner and GPA Holder.</b></p> <p>The after detailed discussion approved the proposal subject to compliance/submission of following.</p> <ul style="list-style-type: none"> <li>(i) Structural plan and structural design vetted and certified by any State Resource Centre identified by OSDMA or IIT or NIT.</li> <li>(ii) EIDP as per BDA O.O. No.2360/BDA dt. 18.1.2021.</li> <li>(iii) Plot No.527 available between the applicant plot and approach road and Plot No.538/1129 and 538/1129 to be converted to homestead</li> </ul>



		<p>(20 dec.)</p> <p>(iv) On the basis of the decision of BMC, the applicant is allowed to go for development subject to submission of affidavit indemnifying BDA and BMC to the effect that they will abide by the decision of the Govt with regard to availing access over the government land.</p> <p>(v) The applicant shall submit an affidavit to abide by decision of government indemnifying BDA &amp; BMC.</p> <p>(vi) Provision of Public Washroom complex as per ODA (P&amp;BS) Rules- 2020</p> <p>(vii) Relevant plans and documents to be submitted as per ODA(P&amp;BS) Rules, 2020.</p> <p>(viii) The applicant is required to develop EWS units on the government land as per the Policy of Housing for All, Odisha, 2015(amended).</p>
5/234/BPC	BPBA-RV-584/17	<p><b>Revised proposal for approval of Block-4 (B1+B2+G+34),block-5 (B1+B2+G+28 and B1+B2+G+32),Club-2(B1+B2+G+2),Convenient shopping (G+2),Toilet and dormitory(G+1),toilet and drivers rest room(G) over plot No.245,242,239,241, 234,237,132,236 &amp; others Khata No.334,341, 169,88,176,286 &amp; others in Mz-Kalarahanga in favour of 'Z' Estates Pvt Ltd, MD-Tapan Kumar Mohanty &amp; 'Z' Harshapriya Partner-Tapan Kumar Mohanty &amp; others</b></p> <p>The committee after detailed discussion approved the proposal subject to following.</p> <p>(i) The structural vetting submitted from Jamia Milia Islamia University, Govt of India is accepted by the committee as the same is in accordance with the provision of the Building Regulations.</p> <p>(ii) Required EIDP to be submitted.</p>

		<p>(iii) The applicant shall provide EWS units over the government land as per the Policy for Housing for All, Odisha, 2015 (amended).</p> <p>(iv) The applicant shall provide access to the land locked plots within the project area.</p> <p>(v) The applicant shall pay compounding fee for the unauthorized sub-divided plots within the scheme area.</p>
6/234/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>The committee approved the proposal.</p>
7/234/BPC	BPBA-235/20	<p><b>Approval of 2B+G+11 storey Hotel building &amp; one guard room BDA allotted plot No. 164 Khata No.24 Mz-Gopabandhu Nagar in favour of M/s Luxurio Assets Pvt Ltd, Director-Jagadish Prasad Naik.</b></p> <p>The committee after detailed discussion approved the proposal subject to compliance/submission of following.</p> <p>(i) Structural plan and structural design vetted and certified by any State Resource Centre identified by OSDMA or IIT or NIT.</p> <p>(ii) The applicant is required to comply with Rule No.40, 41(8)(iii), sub-rule (6) of Rule No.41, Rule-37,Rule No.50, Rule-51, Rule-5 and others as per ODA (P&amp;BS)Rules-2020</p> <p>(iii) EIDP as per the SOP notified by BDA O.O. No.2360/BDA dt. 18.1.2021 is to be submitted.</p> <p>(iv) All required NOCs and Clearances</p>



8/234/BPC	BPBA-RV-110/20	<p><b>Approval of two block of LB+UB+S1+S2+6 multistoried Staff Qrs and Hostel building over drawing plot No.F/3 allotted by BDA Mz-Ghatikia in favour of Manoj Ranjan Nayak, President- Sikshya 'O' Anusandhan.</b></p> <p>The committee after detailed discussion approved the proposal subject to compliance/submission of following.</p> <ul style="list-style-type: none"> <li>(i) After construction of basement, the same should be made functional for parking for the Hospital.</li> <li>(ii) EIDP as per the SOP notified by BDA O.O. No.2360/BDA dt. 18.1.2021 is to be submitted.</li> <li>(iii) All required NOCs and Clearances</li> <li>(iv) Provision of Public Washroom complex.</li> <li>(v) The applicant shall provide proper signage and hindrance free access to the users of the hospital to the parking place.</li> <li>(vi) Structural plan and structural design vetted and certified by any State Resource Centre identified by OSDMA or IIT or NIT located in Odisha.</li> <li>(vii) The applicant shall comply with all provisions of ODA (P&amp;BS) Rules, 2020 for a multistoried building.</li> </ul>
9/234/BPC	BPBA-RV-174/20	<p><b>Regularization existing G+1 storey Shop-cum-Residential building and proposed addition of 2<sup>nd</sup> floor over Plot No.1743 Khata No.1043/309 Mz-Biswanathpur (extended area of Bhubaneswar) in favour of Anirudha Swain and Purnna Chandra Swain</b></p> <p>Approved.</p>



10/234/BPC	BPBA-RV-297/20	<p>Approval of G+2 storey Residential building plan over plotk No.69/1014 Khata No.231/633 Mz-botanda (extended area of Bhubaneswar) in favour of Pradeepta Kumar panda</p> <p>After detailed discussion, committee approved the proposal in principle subject to submission of NOC from AAI as per CCZM.</p>
11/234/BPC	BPBA-RV-471/19	<p>Regularization of partly existing Ground floor and proposed addition to the existing G.F. &amp; 1<sup>st</sup> floor over plot No.137/10084 Khata No. 412/1436 Mouza-Rudrapur in favour of Hitendra Kumar Sahoo</p> <p>Approved.</p>
12/234/BPC	BPRUC-995/20	<p>Regularization of four nos of existing single storey residential building undertaken over plot No.1242 khata No.782/521 Mouza- Siula in favour of Smt Sailabala Rout</p> <p>Approved.</p>
13/234/BPC	BPRUC-1106/18	<p>Regularization of existing Ground+3 storey Commercial/Guest House building undertaken over Plot No. 1676/2787, 1676/2787/3911 Khata No.725/1199, 725/119 Mouza-Kalarahanga.</p> <p>Approved subject to the following</p> <ul style="list-style-type: none"> <li>(i) The parking show in the right setback without proper drive way is not permitted. Accordingly the parking deficit is to be calculated.</li> <li>(ii) Fire safety certificate shall be submitted.</li> <li>(iii)Compounding fee as per scheme shall be collected.</li> </ul>
14/234/BPC	BPRUC-1338/19	<p>Regularization of existing Ground+3 storey Residential building over plot No.1388/8352/13206 Khata No.1330/7176 Mouza-pandara in favourof Sri Deepak Kumar Panda</p> <p>Approved</p>
15/234/BPC	BPRUC-3737/20	<p>Regularization of existing G+4 storied Residential building undertaken over plot No.976/3396 &amp; 970/3397 Khata No.606/1348 Mouza- Nakhara in favour of Mr. Lelitendu Jena</p> <p>Approved.</p>



16/234/BPC	LPBA-97/20	<p><b>Approval of Sub-division of land (lay-out) of revenue Plot No. 178 Khata No.377/501 under Mouza- Kuha in favour of in favour of G.L.F. Infratech Pvt Ltd, MD-Shri Deepak Ku Chhotray</b></p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ul style="list-style-type: none"> <li>(i) The developer to deposit 1% of the cost of project area as per BMV with RLB towards EIDP Fee other than required fee.</li> <li>(ii) The applicant shall submit EIDP duly vetted by CE-cum-EM, BDA showing its disposal point to the natural drainage channel.</li> <li>(iii) All the passages around the buildings with permeable paver blocks shall be developed for absorption of rain water and seepage in to the ground.</li> <li>(iv) Rain water harvesting structure and recharging pits of sufficient 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) The applicant shall develop the roads, storm water drains within the layout and free gift the areas under roads, open space and utilities in favour of the concerned RLB.</li> <li>(vii) Revised drawing to be submitted showing space for solid waste disposal/micro compost unit and tree plantation etc.</li> <li>(viii) Drawing layout to be submitted by a registered architect/town planner.</li> </ul>
17/234/BPC	LPBA-300/20	<p><b>Approval of Sub-division of land (lay-out) of revenue Plot No. 142/2488 Khata No.365/1325 under Mouza- Malipada in favour of Sri Bibekananda Padhi</b></p> <p>Approved.</p>



18/234/BPC	BPBA-RV-105/20	<p><b>Regularization of existing B+S+1 storey building and construction of upper 2<sup>nd</sup>, 3<sup>rd</sup> &amp; 4<sup>th</sup> floor over the same along with regularization of G+1 storey residential building over Plot No. 308/1835,307/1834 Khata No.644/219 Mouza-Meherpalli</b></p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ul style="list-style-type: none"> <li>(i) The AC Shed at the rear end is to be demolished.</li> <li>(ii) Required NOCs and clearances shall be submitted</li> <li>(iii) Structural stability certificate from the registered Structural Engineer is to be submitted clearly stating that the existing foundation/structure is designed &amp; constructed to take load of additional floors.</li> <li>(iv) The deviations in the existing structure shall be regularized on compounding.</li> </ul>
19/234/BPC	BNB190308	<p><b>Approval of G+1 storey Residential building plan over Sub- Plot No.610, Plot No- 419/2085, Khata No.323/336, Mz-Kantilo (extended area of Bhubaneswar) in favour of Sri Satchidananda Tripathy.</b></p> <p>Approved.</p>
20/234/BPC	BNB190380	<p><b>Approval of Proposed INDUSTRIAL BUILDING over IDCO Plot No.-E/5, Revenue Khata No.-531/1, Revenue Plot No.-2285/2599(P), Mouza-Mukundaprasad, Dist-Khurda in favour of Welgo Industries Pvt. Ltd., Director Mr. Sajjan Kumar Sureka.</b></p> <p>After detailed discussion, committee decided to approve the project subject to the following conditions:</p> <ul style="list-style-type: none"> <li>(i) Provision of rain water harvesting is to be provided as plot size if more than 300 sq.mt., considering the provisions of Regulation- 46 of BDA (P &amp; BS) Regulation- 2018.</li> <li>(ii) Provision of Public Washroom complexes are to be provided within the plot area in addition to the other mandatory sanitary requirement as per the specification mentioned under Regulation- 49 of the BDA (P &amp; BS) Regulation- 2018.</li> <li>(iii) The building shall comply with the green norms as per Regulation- 50 of the BDA (P &amp; BS) Regulation- 2018.</li> </ul>

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21/234/BPC	BNB200065	Approval of G+2 storey Residential building plan over Plot No.68/827, Sub Plot No - 496,Khata No.299/404, Mz-SALESWAR (extended area of Bhubaneswar) in favour of Mr. Bikram kumar Barik  Approved.
22/234/BPC	BNB200076	Approval of G+1storey Residential building plan over Plot No.-336/2656, KhataNo.-311/243 Mz – Kantilo, in favour of Rasmita Rath  Approved.
23/234/BPC	BNB200092	Approval of G+2 Storey ResidentialBuildingplan Over Plot No: - 1837/2495,Sub Plot no-30, Khata No -683/73, Mouza-Gothapatana, Bhubaneswar, Dist-Khordha. (Extended area of Bhubaneswar) in favour of Mr. Pramod Kumar Sahu  Approved.
24/234/BPC	BNB200106	Approval of G+1 storey Residential building plan over Plot No.349/2688,348/2687,Khata No.384/537, Mz-Uttarmundamuhan in favour of Mrs. Chinmayee Chaudhury  Approved.
25/234/BPC	BNB200116	Approval of Singles toreya Residential building plan over Plot No.61/140, Khata No.55/264,Mz-Santarapur in favour of Mr. Saroj Acharya.  Approved.
26/234/BPC	BNB200122	Approval of G+1 Residential building plan over Plot No. 24/354 & 25/357, Khata No.80/177 & 80/173 , Mz-Nakhaupatanafavourof SOBHAN MOHANTY & MILLAN MOHANTY  Approved.
27/234/BPC	BNB200156	Approval of G+1 storey Residential building plan over Plot No- 61/294,Khata No.96/201,Mz-Gelapurin favour of Sri Subrat Kumar Panigrahi & Sri Soubhagya Panigrahi  Approved.
28/234/BPC	BNB200163	Approval of single storey Residential building plan over Sub- Plot No- 7, Plot No- 106/910, Khata No.285/179, Mz-Kalyanpur Sasan (extended area of Bhubaneswar) in favour of Sri Bijayram Senapati.  Approved.

29/234/BPC	BNB200166	<p><b>Approval of S+3 Residential Apartment building plan over Plot No. 534Khata No.311/1544 Mz-Kantilo (extended area of Bhubaneswar) in favour of M/s. Srusti Estates pvt Ltd. Represented by it's Managing Director Sri Subash Chandra Nayak</b></p> <p>After detailed discussion, the committee approved the project in principle subject to the following conditions:</p> <ul style="list-style-type: none"> <li>(i) Required NOC from CGWA/PHED</li> <li>(ii) EIDP from CE-cum-EM, BDA</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) All additional provisions as per ODA (P &amp; BS), Rules 2020 to be incorporated.</li> </ul>
30/234/BPC	BNB200173	<p><b>Approval of G+1 storey Residential building plan over Plot No.2022/4083,Khata No.983/998Mz-Benupur(extended area of Bhubaneswar) in favour of Mr. Jasobantaku. Jena &amp; Dusmantaku. Jena.</b></p> <p>Approved.</p>
31/234/BPC	BNB200230	<p><b>Approval of G+2 storey Residential building plan over Plot No.-1837/2512, KhataNo.-683/93 and Plot No.-1837/2515, Khata No.-683/455, Mz – Gothapatana, in favour of Mr.Kalpataru Sahoo</b></p> <p>Approved.</p>
32/234/BPC	BNB200266	<p><b>Approval of two blocks of B+G+4, one commercial block of G+1 and another ground Storey club house, Residential apartment cum Commercial Building plan over Plot No. 612(p),557 &amp; 556, Khata No.277/94&amp; 277/191, Mz-Satyabhamapur (extended area of Bhubaneswar) in favour of M/S. Astroz Creators Pvt. Ltd represented through its Director Sri. Sanjay Kumar Moharana.</b></p> <p>After detailed discussion, the committee approved the</p>

		<p>project in principle subject to the following conditions:</p> <ul style="list-style-type: none"> <li>(i) Required NOC from CGWA/PHED</li> <li>(ii) EIDP from CE-cum-EM, BDA</li> <li>(iii) NOC from SEIAA</li> <li>(iv) Fire Safety Recommendation</li> <li>(v) Deposit of Shelter fee</li> <li>(vi) Excess FAR beyond the base FAR to be purchased.</li> <li>(vii) 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>(viii) Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.</li> <li>(ix) The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.</li> <li>(x) All additional provisions as per ODA (P &amp; BS), Rules 2020 to be incorporated.</li> </ul>
33/234/BPC	BNB200300	<p><b>Approval of S+4 storey Residential building plan over Plot No.482/1574, Khata No.616/220, Mz-Andilo (extended area of Bhubaneswar) in favour of Mrs. Jayasmita Biswal.</b></p> <p>Approved.</p>
34/234/BPC	BNB200331	<p><b>Approval of G+2 storied Residential Building plan over Plot No. 242/621/846, Khata No.165/620, Mz-Krushnapur in favour of Mrs. Rozalin Patra</b></p> <p>Approved.</p>
35/234/BPC	BNB200351	<p><b>Approval of G+2 storey Residential building plan over Plot No.616/1419 Khata No.538/170 Mz-Padhansahi (extended area of Bhubaneswar) in favour of Mrs. Kadambini Patnaik</b></p> <p>Approved.</p>
36/234/BPC	BNB200363	<p><b>Approval of G+1 storey Residential building plan over Plot No.2764/7339, Khata No.1826, Mz-Pathargadia in favour of Smt Rinuli Nayak</b></p> <p>Approved.</p>



37/234/BPC	BNB200364	<p><b>Approval of G+2 Storeyed Industrial Building of Jubilee Bottling Plant over IDCO Plot No.30, 31, 40 &amp; 41 , Rev. Plot No. 229/1639(P), Khata No.560 in Village/Mouza -Chhatabar, Dist. Khordha within the development area of Bhubaneswar Development Authority</b></p> <p>After detailed discussion, committee decided to approve the project subject to the following conditions:</p> <ul style="list-style-type: none"> <li>(i) Required Affidavits and Undertakings to be submitted.</li> <li>(ii) Required NOC with reference to provision of External Infrastructure development from IDCO to be submitted</li> <li>(iii) Fire Safety Recommendation from Fire Prevention Wing to be submitted</li> <li>(iv) Provision of public washroom complexes are to be provided in addition to the other mandatory sanitary requirements within the plot and to be earmarked on site plan. Such complexes shall be built as per the provisions of Rule No.- 50 of ODA (P &amp; BS) Rules-2020.</li> <li>(xi) Green Building norms regarding water conservation and management, solar energy utilization, energy efficiency and waste management shall be mandatorily provided as per Rule, 2020</li> </ul>
38/234/BPC	BNB200412	<p>Approval of G+2 storied Residential building plan over Plot no.-11/299 &amp; 13/300, Sub Plot no. -32, Khata no-80/109, Mouza-Nakhaurpatna, in favor of Mr. Artatrana Rout.</p> <p>Approved.</p>
39/234/BPC	BNB200413	<p><b>Approval of Proposed INDUSTRIAL BUILDING (Integrated Cold Chain Service) of M/s. CRPL Infra Pvt. Ltd. Sri. Pradumn Jaiswal, (Sr. Manager), Rev. Plot No-170(P) corresponding to IDCO Plot No-40 &amp; 41, Rev. Khata No-175 in Mouza- Haridamada.</b></p> <p>After detailed discussion, committee decided to approve the project subject to the following conditions:</p> <ul style="list-style-type: none"> <li>(i) Required Affidavits and Undertakings to be submitted.</li> <li>(ii) Required NOC with reference to provision of External Infrastructure development from IDCO to be submitted.</li> <li>(iii) Fire Safety Recommendation from Fire Prevention Wing to be submitted.</li> <li>(iv) Open spaces around the building shall not be less than 4.5 mtr for height upto 15mtrs in case of</li> </ul>

		<p>Industrial building as per Rule no. 33 of ODA (P &amp; BS) Rules, 2020.</p> <p>(v) All open parking shall be constructed with permeable material and provision of rain water harvesting and ground water recharging shall be provided for such parking area.</p> <p>(vi) Provision of public washroom complexes are to be provided in addition to the other mandatory sanitary requirements within the plot and to be earmarked on site plan. Such complexes shall be built as per the provisions of Rule No.- 50 of ODA (P &amp; BS) Rules- 2020.</p> <p>(vii) Green Building norms regarding water conservation and management, solar energy utilization, energy efficiency and waste management shall be mandatorily provided as per Rule No.- 51 of the ODA (P &amp; BS) Rules- 2020.</p> <p>(viii) IDCO may be intimated about the less utilization of F.A.R with a request to insist the lessee for utilization of base F.A.R.</p>
40/234/BPC	BPRUC— 0251/2018	<p><b>Approval of G+2 existing residential building plan over plot No.71/222, Khata No.96/120 Mz-Gelapur in favour of Mr. Pradipta Kumar Sahoo</b></p> <p>Approved.</p>
41/234/BPC	BPBA-RV- 275/20	<p><b>Approval of G+2 store Residential building over plot No.616/1477 Khata No.5538/746 Mz-Padhanasahi in favour of Mrs Smrutirekha Panda</b></p> <p>After detailed discussion, committee approved the proposal in principle subject to that NOC from private owner for usage of approach road to the concerning plot shall be submitted.</p>
42/234/BPC	BPBA-RV- 417/20	<p><b>Approval of G+1 storey residential building plan over plot No.534/989 Khata No.333/293 Mz-Alarpur in favour of Mrs Babita Sethi</b></p> <p>After detailed discussion, committee approved the proposal in principle subject to fulfillment of the all conditions for BDA extended area as per the decision of the Authority.</p>
43/234/BPC	BPRUC- 1681/19	<p><b>Regularization of Ground+Three storied Residential building plan proposed over revenue plot No.1919/14567 Of-Pandara in favour of S.K. Mohammed Aslam &amp; Sahin Parween</b></p> <p>Approved.</p>



44/234/BPC	BPBA-RV-633/19	<p><b>Approval of Stilt+2 storied residential building plan over plot No.57/330 Khata No.96/380 Mz-Gelapur in favour of Dipti Ranjan Mohanty</b></p> <p>After detailed discussion, committee approved the proposal in principle subject to that the AC Shed at the rear end is to be demolished</p>
45/234/BPC	BPBA-RV-232/20	<p><b>Approval of G+2 storey Residential building plan over plot No.106/1587 Khata No.514/1881 Mz-Kesora in favour of Vijayalaxmi Bhuyan</b></p> <p>Approved subject to condition that the plinth shall be raised two feet above the HFL.</p>
46/234/BPC	BPRUC-1898/2019	<p><b>Regularization of existing G+2 storey Residential building constructed over plot No.1529/8039 Khata No.1336/433 in Mz-Pandara in favour of Mumtaj Lenka</b></p> <p>Approved.</p>
47/234/BPC	BPBA-525/19	<p><b>Approval of 7 nos of G+2 storeid Residential building plan over 7 nos of sub-divided plots in Revenue plot bearing No.1110/3317, 1110/2765 under KhatgaNo.512/804 &amp; 512/356 of Mz-Ghangapatan in cluded in the BDPA but outside the CDP area in favour of Lala Manoranjan Singh, Director of M/s Tisa Skyscrapers Pvt Ltd (GPA Holder of Smt. Namitya Mohanty and Sri Pradeepta Kumar Choudhury)</b></p> <p>Deferred.</p>
Addl.1/234/BPC	--	<p>The committee after due deliberation approved the proposal of modification of zoning regulation chapter of BDA. (P&amp;BS) Regulation-2018 as at Annexure-I</p>

  
 VICE-CHAIRMAN, BDA

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## CHAPTER -III. ZONING REGULATIONS

**4.Zoning.**— (1) In the Development Plan various Land Use Zones (LUZ) are indicated with their specific boundaries and these land use zones shall be regulated in accordance with the provisions of the Table No. 2.

**5.Different use of land.**— (1) Permission for different uses shall be accorded for principal uses earmarked in the different zones as described in column (c) of Table No.2.

(2)Permission for different uses described in column (d) of the Table No.2 shall be accorded on special consideration by the DP and BP Committee and reasons for such consideration shall be recorded in writing and it is further provided that Authority may prescribe terms and conditions including levy of fees and charges for guidance of the committee for consideration of such cases.

(3)The activities specified in column (e) of the said Table shall not be permitted in the areas reserved for particular uses.

(4)The purposes which are not specified in column (c), column (d) and column (e) of the Table No.2 shall be interpreted by the DP and BP committee on basis of such analogous entries in these columns.

(5)Developments may be permitted on recommendation of DP and BP Committee in the open space LUZ if the following conditions are satisfied along with other conditions of these regulations, namely:—

- (i) the land is a stitiban land and is not a leasehold land;
- (ii) the coverage is not more than 50%;
- (iii) the height is not more than. 7.0 meters; and Provided that if applicant reserves 40% of the area as public open space then the above said restrictions shall not apply:

Provided further that such 40% public open space shall be surrendered by way of free gift to the Authority for development of community space, public park, playground etc.:

Provided also that the Competent Authority shall have the discretion to combine two or more such surrendered plots of land to form one large contiguous plot of land and may also allow exchange of such surrendered plots with other landowners in similar land use zones so as to form a contiguous bigger plot of land for public use after such reservation. In this process, principles followed for the purpose of implementation of Town Planning Scheme shall be taken into consideration.

(6)Mixed use of the building may be permitted in a particular zone on the recommendation of DP and BP committee on a plot size of 500 square meters and above and abutting road of minimum 12 meters width:

Provided that the principal use of the building shall cover not less than  $\frac{2}{3}$ <sup>rd</sup> of the total floor area and other permitted uses shall not exceed  $\frac{1}{3}$ <sup>rd</sup> of the total area. However, for FAR over and above Base FAR, the applicant will have the option to change the above

proportion subject to minimum  $\frac{1}{3}^{\text{rd}}$  of built-up area towards principal use.

(7) Subject to the provisions contained in Rule 20 of Odisha Development Authorities (Planning and Building Standards) Rules, 2020, the following provisions shall be applicable for all constructions in Special Heritage Zone earmarked in the Comprehensive Development Plan, namely:—

- (i) the maximum height of the building shall not exceed 15 meters; and
- (ii) all proposals for development over an area of more than 500 square meter or ten meter height or both shall only be considered on recommendations of the DP and BP committee with representation from the Archaeological Survey of India and the Odisha State Archaeology.

(8) Subdivisional Layouts shall be permitted in Environmentally Sensitive Zone, if the following conditions are satisfied along with other conditions of these regulations, namely:—

- (i) the minimum size of the plot shall be more than 2 Ha;
- (i) the minimum width of approach road as required under ODA (P&BS) Rules, 2020 shall not be less than 12 meters;
- (ii) no relaxation on required width of approach road specified for subdivisional layouts shall be permitted;
- (iii) the proposal for development shall only be considered on recommendation of DP and BP Committee with representatives from Water Resource Department, State Pollution Control Board and Public Health Engineering Department.
- (iv) Notwithstanding anything to the contrary to the provisions specified in this regulation all other conditions applicable for Subdivisional layout under ODA (P&BS) Rules, 2020 shall be applicable.

(9) Construction of building shall be permitted in Environmentally sensitive Zone, if the following conditions are satisfied along with other conditions of these regulations, namely:—

- (i) the minimum size of the plot shall be 4000 square meters;
- (ii) the minimum width of approach road shall be 12 meters;
- (iii) the maximum coverage shall not exceed 40% of the area;
- (iv) the proposal for development shall only be considered on recommendation of DP and BP Committee with representatives from Water Resource Department, State Pollution Control Board and Public Health Engineering Department;
- (v) approval of building plan on a sub-plot within such sub-divisional layout which has been approved as per the provisions prescribed under sub-regulation (8) shall be considered as per provisions of ODA (P&BS) Rules, 2020 without the restrictions specified under Clause (i) to (iv) above.





Table No. 2: Land Uses Permitted/Prohibited in different Land Use Zones

Sl. No	LUZ	Uses/Activities Permitted	Uses/Activities Permissible on recommendation of DP and BP Committee	Uses/Activities Prohibited
a	b	c	d	e
1	Residential Use Zone (R)	<ol style="list-style-type: none"> <li>1. All types of Residential activities</li> <li>2. Hostel, Boarding and lodging houses</li> <li>3. Night shelters, dharamshalas, guest houses</li> <li>4. Services for households (saloon, parlors, bakeries, sweet shop, dry cleaning, internet kiosk, etc)</li> <li>5. Retail shopping</li> <li>6. Neighborhood level Social, cultural and recreational facilities with adequate parking provisions</li> <li>7. Community centers, club, auditoriums</li> <li>8. Marriage and community halls</li> <li>9. Educational buildings (nursery, primary, high – school)</li> <li>10. Health clinics, yoga centers, dispensaries</li> <li>11. Library and gymnasiums</li> <li>12. Exhibition and art galleries</li> <li>13. Places of worship</li> <li>14. Municipal, state and central Government</li> </ol>	<ol style="list-style-type: none"> <li>1. Shopping Mall &amp; Multiplex</li> <li>2. Places of entertainment, cinema halls</li> <li>3. Restaurants and hotels</li> <li>4. Tourism related services</li> <li>5. Markets for retail goods</li> <li>6. Petrol Filling Stations</li> <li>7. Motor vehicle repairing workshop/ garages,</li> <li>8. Colleges and research institutions</li> <li>9. IT, IT enabled services</li> <li>10. Stadiums, shooting range</li> <li>11. Storage of LPG cylinders</li> <li>12. International conference center</li> <li>13. district battalion offices,</li> <li>14. Burial grounds,</li> <li>15. forensic science laboratory</li> <li>16. Sewage treatment plants</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> <li>2. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries</li> <li>3. Warehousing, storage godowns of perishables, hazardous, inflammable goods, wholesale mandis, junk yards</li> <li>4. Workshops for buses</li> <li>5. Slaughter houses</li> <li>6. Hospitals treating contagious diseases</li> <li>7. Sewage disposal sites</li> <li>8. Solid waste dumping grounds</li> <li>9. Zoological garden, botanical garden, bird sanctuary</li> </ol>

	<p>offices</p> <p>15. Outdoor and indoor games</p> <p>16. Public utilities and building except service and storage yards, electrical distribution depots and water pumping stations</p> <p>17. Nursery and green houses.</p> <p>18. Police posts/station and post offices.</p> <p>19. Banks and professional offices not exceeding one floor.</p> <p>20. nursing homes and health centers (20beds)</p> <p>21. Household industries if the area for such use does not exceed one floor and there shall be no public display of the goods.</p> <p>22. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands</p> <p>23. Parks and tot-lots</p>	<p>17. Solid Waste Treatment Plant/Composting Sites</p> <p>18. Water treatment plants</p> <p>19. Printing presses employing not more than 10 persons</p> <p>20. Godowns/warehousing of non - perishables</p> <p>21. Consulates</p> <p>22. Hospital</p> <p>23. Public Bus depots</p>	
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a	b	c	d	e
2	Retail Commercial and Business Use Zone (C-1)	<ol style="list-style-type: none"> <li>1. Retail business, mercantile</li> <li>2. Commercial center</li> <li>3. Residential uses</li> <li>4. Service garages</li> <li>5. Banks and financial services and stock exchanges</li> <li>6. Printing presses employing not more than 10 persons.</li> <li>7. Perishable goods markets</li> <li>8. 20 bedded Hospitals</li> <li>9. Business and Professional Offices</li> <li>10. Solid Waste Treatment Plant/Composting Sites</li> <li>11. Private institutional offices, Govt. and semi Government offices</li> <li>12. Shops and shopping malls</li> <li>13. Commercial services</li> <li>14. Colleges, polytechnics and higher technical institutes</li> <li>15. Restaurants and hotels</li> <li>16. Sports complex and stadiums</li> <li>17. Transit Home</li> <li>18. Hostels, boarding houses social and</li> </ol>	<ol style="list-style-type: none"> <li>1. Wholesale Storage Yards</li> <li>2. Weigh bridge</li> <li>3. slaughter houses,</li> <li>4. Sewage treatment plants</li> <li>5. Solid Waste Treatment Planr</li> <li>6. Hospital with more than 20 beds</li> <li>7. Agricultural uses, storage of perishable and inflammable commodities</li> <li>8. District battalion offices</li> <li>9. Sports training centers</li> </ol>	<ol style="list-style-type: none"> <li>1. Polluting industries.</li> <li>2. Heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units</li> <li>3. Hospitals/ research laboratories treating contiguous diseases</li> <li>4. Poultry farms, dairy farms,</li> <li>5. Sewages disposal sites, solid waste dumping grounds</li> <li>6. Quarrying of gravel, sand, clay and stone</li> <li>7. Zoological gardens, botanical gardens and bird sanctuary</li> <li>8. Use/activity not compatible to the land use</li> </ol>

a	b	c	d	e
		<p>welfare institutions guest houses</p> <p>19. Convenience and neighborhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries</p> <p>20. Cinema halls, theaters, banquet halls, auditoriums</p> <p>21. Places of entertainment, recreational uses and museums</p> <p>22. Convention centers</p> <p>23. Marriage and community halls, night shelters</p> <p>24. Public utilities, telephone exchanges</p> <p>25. Clinics and nursing homes, Hospitals</p> <p>26. Religious places</p> <p>27. Petrol Pumps</p> <p>28. Police posts/station and post offices</p> <p>29. Residential projects</p> <p>30. IT and IT enabled services</p> <p>31. Commercial institutes, research and training institutes</p> <p>32. Parking lots, Taxi stands, 3 wheeler/auto</p>		

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a	b	c	d	e
		stands, rickshaw stands 33. Picnic Hut 34. Forensic science laboratory		





a	b	c	d	e
3	Wholesale Commercial Use Zone (C-2)	<ol style="list-style-type: none"> <li>1. Wholesale and retail business</li> <li>2. Wholesale and storage buildings</li> <li>3. Service centers, garages, workshops</li> <li>4. Banks and financial , services</li> <li>5. Government and Semi Govt.offices</li> <li>6. Associated residential uses, residential, apartment</li> <li>7. Commercial and business offices and work places</li> <li>8. Petrol pumps and service stations on roads of 30 meter</li> <li>9. or more ROW</li> <li>10. Godowns, covered storage and warehousing</li> <li>11. Weigh bridges</li> <li>12. Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands</li> <li>13. Parking spaces</li> <li>14. Restaurants</li> <li>15. Water treatment</li> <li>16. Plants</li> <li>17. Public utilities</li> <li>18. Police station/ posts, post office</li> </ol>	<ol style="list-style-type: none"> <li>1. Truck terminal, bus depots and parking, Freight terminal</li> <li>2. Warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards</li> <li>3. Non- polluting, non-obnoxious light industries</li> <li>4. Junk -yards</li> <li>5. Gas installation and gas works</li> <li>6. Railway yards and stations, road freight stations</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> <li>2. Polluting Industries</li> <li>3. Large scale storage of hazardous and other inflammable materials except in areas, specifically earmarked for the purpose</li> </ol>

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a	b	c	d	e
4	Industrial Use Zone (I)	<ol style="list-style-type: none"> <li>1. All kind of non-polluting industries</li> <li>2. General business</li> <li>3. Industrial Research Institute</li> <li>4. IT and ITES</li> <li>5. SEZs notified by Government of India</li> <li>6. sports/ stadiums/ playgrounds</li> <li>7. Cold storage and ice factory</li> <li>8. Loading, unloading spaces</li> <li>9. Warehousing, storage and depots of non-perishable and non-inflammable commodities</li> <li>10. Gas godowns</li> <li>11. Govt semi -govt. private business offices,</li> <li>12. Wholesale business establishments</li> <li>13. Banks, financial institutions and other commercial offices</li> <li>14. Petrol filling station with garages and service stations</li> <li>15. Bus terminals and bus depots and workshops</li> <li>16. Parking, taxi stands, 3 wheeler/auto</li> </ol>	<ol style="list-style-type: none"> <li>1. Heavy, extensive and other obnoxious, hazardous industries subject to the approval of the Odisha Pollution Control Board</li> <li>2. Recreational sports or centers</li> <li>3. Technical Educational Institutions, Schools and colleges</li> <li>4. Junkyards,</li> <li>5. Sewage disposal works, electric power plants, service stations</li> <li>6. Religious buildings</li> <li>7. Major oil depot and LPG refilling plants</li> <li>8. Residential building in non-polluting industrial area,</li> <li>9. Affordable Housing</li> <li>10. Gas installations and gas works</li> <li>11. Helipads</li> <li>12. Hotels, motels, guest houses</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> <li>2. Irrigated and sewage farms.</li> </ol>

a	b	c	d	e
		stands, rickshaw stands 17. Residential buildings for essential staff and for watch and ward 18. Public utilities 19. Agro-based industries, dairy and farming 20. Workshops garages 21. Industrial Housing, 22. Museum, Hospitals and medical centers, Social buildings		

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a	b	c	d	e
5	Public and Semi-public Use Zone (PS)	<ol style="list-style-type: none"> <li>1. Government offices, central, state, local and semi-Government, public undertaking offices</li> <li>2. Residential</li> <li>3. Commercial and IT services</li> <li>4. Defense quarters</li> <li>5. Universities and specialized educational institutions, colleges, schools, research and development centers</li> <li>6. Social and welfare centers</li> <li>7. Libraries</li> <li>8. Hostels, transit accommodation</li> <li>9. Nursery and kindergarten, welfare center</li> <li>10. Retail commercial including Entertainment and recreational complexes</li> <li>11. Open air theater, playground</li> <li>12. Residential club, guest house and Hotels</li> <li>13. Parking areas, taxi stands, 3 wheeler/ auto stands, rickshaw stands</li> </ol>	<ol style="list-style-type: none"> <li>1. Workshops for servicing and repairs</li> <li>2. Processing and sale of farm products</li> <li>3. Bus and Truck terminals, helipads</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> <li>2. Heavy, extensive and other obnoxious, hazardous Industries</li> <li>3. Slaughterhouses</li> <li>4. Junkyard</li> <li>5. Wholesale mandies</li> <li>6. Dairy and poultry farms farmhouses</li> </ol>



a	b	c	d	e
		14. Hospitals, health centers, dispensaries and clinics 15. Social and cultural institutes 16. Religious buildings 17. Conference halls 18. Community halls, kalyan mandap, dharamashala 19. Museums, art galleries, exhibition halls, auditoriums 20. Police stations, police lines, jails 21. Local state and Central Govt. offices uses for defence purpose 22. Educational and research institutions 23. Social and cultural and religious institutions 24. Local municipal facilities 25. Uses incidental to Govt. offices and for their use 26. Monuments		

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a	b	c	d	e
6	Utility and Service Use Zone (U)	<ol style="list-style-type: none"> <li>1. Post offices, Telegraph offices, public - utilities and buildings</li> <li>2. Service industry</li> <li>3. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping grounds</li> <li>4. Radio transmitter and wireless stations, telecommunication centers, telephone exchange</li> <li>5. Information/ Payment kiosk</li> <li>6. Water supply installations</li> <li>7. Sewage disposal works</li> <li>8. Service stations</li> <li>9. Cremation grounds and cemeteries/burial ground</li> <li>10. Power plants/ electrical substation</li> <li>11. Radio and television station</li> <li>12. Fire stations</li> </ol>	<ol style="list-style-type: none"> <li>1. Warehouse/storage godowns</li> <li>2. Health center for public and staff or any other use incidental to public utilities and services</li> <li>3. Residential use</li> <li>4. Truck terminals, helipads</li> <li>5. Commercial use center</li> <li>6. Institutional building</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> <li>2. Heavy, extensive and other obnoxious, hazardous industries</li> </ol>



a	b	c	d	e
7	Open Space Use Zone (OS)	<ol style="list-style-type: none"> <li>1. Specialized parks/ maidans for multipurpose use</li> <li>2. Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters</li> <li>3. Commercial use of transit nature like cinemas, circus and other shows</li> <li>4. Regional parks, district parks, playgrounds, children's parks</li> <li>5. Open Parking areas, Caravan parks</li> <li>6. Stadiums,</li> <li>7. Shooting range, sports training center</li> <li>8. Swimming pools</li> <li>9. Botanical and Zoological garden, bird sanctuary</li> <li>10. Green belts</li> <li>11. Animal racing or riding stables</li> <li>12. Open air cinemas/ theatre</li> <li>13. Open air theater, theme parks, amphitheaters</li> <li>14. Residential</li> </ol>	<ol style="list-style-type: none"> <li>1. Public assembly halls</li> <li>2. Restaurants, picnic huts, holiday resorts</li> <li>3. Entertainment and recreational complexes</li> <li>4. Community hall, library</li> <li>5. Residential club, guest house</li> <li>6. Camping sites</li> <li>7. Yoga and meditation</li> <li>8. centers</li> <li>9. Commercial uses center</li> <li>10. Special education</li> <li>11. areas</li> <li>12. Institutional</li> <li>13. Bus and railway passenger terminals</li> <li>14. Public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> </ol>

a	b	c	d	e
8	Transportation Use (T)	<ol style="list-style-type: none"> <li>1. All types of roads</li> <li>2. Way side shops and restaurants</li> <li>3. Railway stations and yards</li> <li>4. Airport</li> <li>5. Bus stops and Bus and Truck Terminals</li> <li>6. Taxi stands, auto stands, rickshaw stands, Ferry ghats</li> <li>7. Institutional Use</li> <li>8. Parking areas</li> <li>9. Multi-level car parking</li> <li>10. Filling stations, Transport offices, booking offices</li> <li>11. Night shelter, boarding houses,</li> <li>12. Banks, Restaurants</li> <li>13. Commercial use</li> <li>14. Workshops and garages</li> <li>15. Automobile spares and services Godowns,</li> <li>16. Warehouses, Storage depots</li> <li>17. Loading and unloading platforms (with/without cold storage. facility, weigh bridges)</li> <li>18. Utility networks (drainage, sewage, power, telecommunications)</li> </ol>	<ol style="list-style-type: none"> <li>1. Authorized/ Planned Vending areas</li> <li>2. Incidental/ ancillary residential use</li> <li>3. Emergency health care centre</li> <li>4. Tourism related project</li> <li>5. All ancillary (complimentary) uses for above categories (subject to decision of the Authority)</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> </ol>



a	b	c	d	e
9	Agricultural and Forest Use Zone (A)	<ol style="list-style-type: none"> <li>1. Agriculture and Horticulture</li> <li>2. Parks and other recreational uses</li> <li>3. Dairy and poultry farming, milk chilling center</li> <li>4. Storage, processing and sale of farm produce</li> <li>5. Agro Serving, agro processing, Agro business</li> <li>6. Dwelling for the people engaged in the farm</li> <li>7. (rural settlement)</li> <li>8. Farm houses and accessory buildings,</li> <li>9. Country Homes</li> <li>10. Afforestation</li> </ol>	<ol style="list-style-type: none"> <li>1. Houses incidental to this use.</li> <li>2. Wayside shops and restaurants</li> <li>3. Cottage industries</li> <li>4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority</li> <li>5. Burial and crematorium grounds.</li> <li>6. Ice factory, cold storage</li> <li>7. Service industries accessory to obnoxious and hazardous industry</li> <li>8. Godowns and ware houses</li> <li>9. Normal expansion of land uses only in the existing homestead land</li> <li>10. Soil testing lab</li> <li>11. Solid waste management sites, Sewage disposal works</li> <li>12. Electric substation</li> <li>13. Quarrying of gravel, sand, clay or stone</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> <li>2. Heavy, extensive, obnoxious, noxious and hazardous industries</li> <li>3. Any activity which is creating nuisance and is obnoxious in nature</li> <li>4. For notified forest lands, only afforestation is permitted</li> </ol>

a	b	c	d	e
			<p>14. Building construction over plots covered under town planning scheme and conforming uses</p> <p>15. Brick kilns and extractive areas</p> <p>16. Eco-tourism, camping sites, eco-parks, eco lodges, Special outdoor recreations (permissible by the Competent Authority)</p>	

a	b	c	d	e
10	Water Bodies Use Zone (W)	<ol style="list-style-type: none"> <li>1. Rivers, canals</li> <li>2. Streams, water spring</li> <li>3. Ponds, lakes, Reservoir</li> <li>4. Wetland, Water logged/marshy area, aquaculture</li> <li>5. pond</li> </ol>	<ol style="list-style-type: none"> <li>1. Fisheries</li> <li>2. Boating, water theme</li> <li>3. parks, water sports, lagoons, Public Projects of entertainment parks as per approved plan of Government.</li> <li>4. Water based resort</li> <li>5. with special by-laws</li> <li>6. Any other use/activity</li> <li>7. incidental to Water bodies Use Zone</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> </ol>

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a	b	c	d	e
11	Special Heritage Zone (SH)	<ol style="list-style-type: none"> <li>1. Restoration of protected and enlisted monuments and precincts by the concerned Authority only (ASI/ State Archeology)</li> <li>2. Heritage interpretation centre, art galleries and sculpture complex</li> <li>3. Recreational, Theme Parks,</li> <li>4. Archeological Parks/Gardens.</li> <li>5. Amphitheatres, Open Air Museums</li> <li>6. Residential and Public semi-public uses, Commercial activities</li> <li>7. Educational and</li> <li>8. research Institutions</li> <li>9. Auditorium social and cultural</li> <li>10. institutions, Hospitals and health centers</li> <li>11. Craft based cottage</li> <li>12. industries</li> <li>13. Hotels, guest houses, lodges, resorts</li> <li>14. camping sites, special training camps</li> <li>15. Multi-Level Parking</li> </ol>	<ol style="list-style-type: none"> <li>1. Any other compatible use</li> <li>2. Multiplex, Shopping Mall</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> <li>2. Dumping ground</li> <li>3. Sewerage Treatment Plant</li> </ol>

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a	b	c	d	e
12	Environmentally Sensitive Zone (ES)	<ol style="list-style-type: none"> <li>1. River side green areas, River front developments</li> <li>Scenic value areas, Theme parks, yoga parks, sports centers and community recreational areas,</li> <li>2. sculpture complex,</li> <li>3. lagoons and lagoon resort,</li> <li>4. water sports,</li> <li>5. Art academy,</li> <li>6. music pavilions</li> <li>7. media centres,</li> <li>8. food courts,</li> <li>9. Parking areas,</li> <li>10. visitor facilities</li> <li>11. Existing village settlements, Existing residential or other uses</li> <li>12. Boating , Picnic huts, Camping sites</li> <li>Special Training camps</li> <li>13. Tourist and pilgrim related commercial activities, hotels and lodges</li> <li>14. Non-polluting, agro-based and processing industries, Storage or Godowns for food grains</li> </ol>	<ol style="list-style-type: none"> <li>1. Hospitals and health</li> <li>2. Institutions</li> <li>3. Educational technical, research institutes of higher order</li> <li>4. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant</li> <li>solid waste dumping ground</li> <li>5. Micro Composting Site</li> <li>6. Apartment buildings having 100% stilt.</li> <li>7. Plotted Developemt Scheme with minimum 2 Ha area</li> <li>8. Development between river, stream, canal and the embankment with clearance of Water Resource</li> <li>Department or any other competent authority</li> <li>9. International convention centre</li> <li>10. Kalyan Mandap</li> <li>11. Resorts</li> </ol>	<ol style="list-style-type: none"> <li>1. Use/activity not compatible to the land use</li> <li>2. Plotted Housing</li> <li>3. Small industries or small institutions</li> </ol>

