

**BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR**

No 11120 /BDA, Bhubaneswar, the 08 March, 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 235th DP&BP Committing meeting.

Sir/Madam,

Enclosed please find herewith the proceeding of the 235th DP&BP Committee meeting held on 26.02.2021 at 03.00 P.M. in the 1st floor Conference Hall of Bhubaneswar Development Authority for kind information and necessary action.

Yours faithfully,

Encl: As above.


Planning Member

Memo No. 11121 /BDA., Dt. 08/03/21

Copy along with copy of proceeding submitted to P.S. to Principal Secretary to Government, H & U.D. Department, & Chairman, BDA, Bhubaneswar for kind information.


Planning Member
S.B.M

Memo No. 11122 /BDA., Dt. 08/03/21

Copy along with copy of proceeding forwarded to Sr. Steno to Vice-Chairman, BDA for kind information of V.C.


Planning Member
S.B.M

Memo No. 11123 /BDA., Dt. 08/03/21

Copy to along with copy of proceeding forwarded to all officers Planning Branch, /S.O. Planning Branch/ All D.As. Planning Branch, BDA for information and necessary action. They are requested to furnish the compliance to the proceedings pertaining to their Division immediately.


Planning Member
S.B.M

Memo No. 11124 /BDA., Dt. 08/03/21

Copy along with copy of proceeding forwarded to Sri P.K. Pradhan, Manager, I.F. BDA for information and necessary action. He is requested to upload the proceedings in the BDA website immediately.


Planning Member
S.B.M

Memo No. 11125 /BDA Dt. 08/03/21

Copy along with copy of proceeding forwarded to Sri D.C. Marandi, Investigator for information and necessary action. He is directed to keep the proceedings in Guard File maintained by him.


Planning Member
S.B.M

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**PROCEEDING OF THE 235TH DP& BP COMMITTEE MEETING OF BDA & BMC
HELD ON 26.02.2021 AT 3:00 PM IN THE CONFERENCE HALL OF BDA,
BBSR**

Members Present is at annexure- I

(A) BMC RELATED MATTER

Item No.	File No	Subject Matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 3 rd DP & BP Committee Meeting
2.	XXXXXI (Planning cell) 003/2017	Compliance to the proceedings of the 3 rd DP & BP Committee Meeting
3.	BPRUC- 0214/2020	<p>Regularisation of deviated construction of existing B+LG+G+4 Storied Hospital building over Plot No-43/1695, 43(P), 44(P) & 51(P) etc, Khata No.443 in Mouza- Ghatikia, in favour of Gastro and Kidney Care Hospital.</p> <p>The committee discussed and observed that the existing hospital building shall be regularized under the Scheme for Regularisation of Unauthorised Construction- 2019 on submission of clearance towards fire safety from Fire Prevention Wing.</p>
4.	MBP-BMC-02- 0192/2020	<p>Proposal for approval of S+4storied Hostel building over Plot No-348/2166, Khata No-474/6079 in Mouza-Patia in favour of M/S ODM Public School Child Care & Education Development Foundation represented by its Managing Trustee Smt. Indumati Ray.</p> <p>The committee approved the proposal subject to compliance of the following:</p> <ol style="list-style-type: none"> 1. Recommendation towards fire-safety from Fire Prevention Wing. 2. Submit EIDP and deposit External Infrastructure Development fee. 3. Submit NOC from PHED towards water supply & sewerage. 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.
5.	BPRUC- 1642/2020	<p>Regularisation of Deviated construction of Existing S+4+Barsati Storied Residential Apartment & G+2 Commercial Building, in favour of Mr. Radhanath Mohapatra ,Ramanath Mohapatra,Debendranath Panda,Rabiranjan Sahoo & Srivastab Mahapatra GPA Holder of M/s Stalwart Projects(P)Ltd., Represented through its Managing Director ,Mr. Sharat Kumar Sahu , over Plot No-2544, 2522, 2523, 2543, 2545/5260 & 2542, , Mouza-Goutamnagar, Bhubaneswar.</p>

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		<p>The committee approved the proposal towards regularisation of the existing building under the Scheme for Regularisation of Unauthorised Construction- 2019 on submission of Structural Safety Certificate and deposit of User Charges and other fees.</p>
6.	MBP-BMC-02-0381/2016	<p>Approval of proposed Ground Floor Auditorium & G+2 storied Indoor Stadium Building, over IDCO Plot Nos- 102, M/4, M/5, M/6, M/7, M/8, M/9, M/9/1, M/10, M/11, M/12, M/13, M/14, M/15, M/16, M/17, M/18, M/19, M/9/2& M/9/3 corresponding revenue Plot No.- 320/3370(P) & 20(P), Khata No. 474/1607, Mouza- Patia in favour of M/s Kalinga Institute of Industrial Technology (KIIT).</p> <p>The committee approved the proposal.</p>
7.	MBP-BMC-02-0210/2019	<p>Approval for construction of Proposed B+S+5 Storied Residential Apartment Building over Plot No-447, 447/2172, 450,444/1816, 446,444,444/1817, 446/1818, 445 & 447/2404, Khata No-611/401, 611/150,571,584,57,427 & 611/381, Mouza- Chandrasekharapur in favour of Anusuya Mishra, Kanaklata Mishra@Dash, Sudarsan Mahakud, Batakrushna Mahakuda, Ghateswar Mahakud, Gaganbihari Mahakud, Premananda Mahakud, Chapala Behera, Aparna Behera, Bilasini Behera, Surendra Mahakud, Arakhita Mahakuda, Pitabas Mahakud, Nayana Mahakuda, Gitanjali Behera @Mahakud, Lokanath Mahakud, Laxmipriya Mahakud, Jayanti Behera @Mahakud, Jaharana Behera @ Mahakud, Banita Mishra & Bandana Mishra. represented by its GPA Holder Sri. Chhabindra Kumar Pradhan of Managing partner, M/s Chhabindra Kumar Pradhan.</p> <p>After going through the presentation of the Architect, the committee approved the proposal subject to compliance of the following:-</p> <ol style="list-style-type: none">1. Submit recommendation towards fire-safety from Fire Prevention Wing.2. Submit EIDP and deposit External Infrastructure Development fee.3. Submit NOC from PHED towards water supply & sewerage.4. Environment clearance to be obtained from SEIAA.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.6. To deposit Shelter fee in lieu of EWS units and purchase FAR in excess of base FAR 2.0
8.	ANB-200460/2020	<p>Approval of proposed S+4 Residential Building for Subhra Mohanty over Revenue Plot No. 107, Khata No.- 453/635, Mouza- Bhubaneswar Sahar Unit No.- 16 Jaydev Vihar.</p>

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		<p>The committee approved the proposal with the condition that the status of the Govt. plot lying in between the site and the public road shall remain as such without any encroachment and construction on it.</p>
9.	MBP-BMC-02-0031/2021	<p>Proposed LB+UB+G+14 Hotel Cum-Restaurant & Motel unit under the name of M/S ARYA PRIDE HOTEL & CONVENTION PVT LTD building over Plot no:20(p) IDCO Plot no-4, Khata no-503,Mz.-Bhagabanpur,Tahsil-Bhubaneswar,Dist-Khurda</p> <p>The Architect presented the proposed plan. After detailed discussion on it, the committee approved the proposal subject to submission of the following:-</p> <ol style="list-style-type: none">1. Recommendation towards fire-safety from Fire Prevention Wing.2. Submit EIDP and deposit External Infrastructure Development fee.3. NOC from PHED towards water supply & sewerage.4. Environment clearance to be obtained from SEIAA.5. NOC from AAI.6. 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.7. 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.8. To purchase the FAR in excess of base FAR 2.0
10.	ANB-200360/2020	<p>Approval for construction of Proposed S+2 Storied Residential building over Plot No.-1058/13745 and 1050/13744, Khata No.-1330/7779, in Mouza- pandara in favour of Smt. Jayashree tilotama</p> <p>Approved</p>
11.	BPRUC-0070/2020	<p>Regularisation of unauthorised construction of existing G+2 Storied Residential building over Plot No-1743/7796, Khata No.1336/95 in Mouza- Pandara, in favour of Sri. Baidyanath Mohanty</p> <p>Approved</p>
12.	BPRUC-0072/2020	<p>Regularisation of unauthorised construction of existing G+1 Storied Residential building over Plot No-1491/8129, 1503/8116, 1494/5394/8119 & 1499/8129,Khata No.1330/7540 in Mouza- Pandara, in favour of Sri GhanashyamKhatel.</p> <p>Approved</p>

13.	ANB-210029/2021	Approval for construction of Proposed Ground Floor Residential building over Plot No-212/7956 Sub Plot -11, Khata No.130/620 in Mouza- Begunia in favour of Sri Narayan Sethy. Approved
14.	BPRUC-0395/2020	Regularisation of unauthorised construction of existing Ground Floor Residential building over Plot No-1171/2442, 1172/2443, Khata No.606/614, 606/613 in Mouza- Pandara, in favour of Sri Rana Pratap Ray. Approved
15.	BPRUC-0352/2019	Regularisation of unauthorised construction of existing G+2 Storied Residential building over Plot No-1523/8351, Khata No.1330/7531 in Mouza- Pandara, in favour of Smt. AnuvaSethi Approved
16.	ANB-200515/2020	Approval for construction of Proposed G+2 Storied Residential building over Plot No.-513/7340 and 512/7337, Khata No.-1330/1678, in Mouza- pandara in favour of Smt. Alokchandini Rath Approved
17.	ANB-210006/2021	Regularisation of unauthorised construction of existing G+2 Storied Residential building over Plot No-1836/12667 AND 1837/12666, , Khata No.1330/6520 in Mouza- PANDARA, in favour of SMT SAILABALA BEHERA Approved
18.	ANB-200222/2020	Approval for construction of Proposed G+1 Storied Residential building over Plot No.-1880/6202, Khata No.-1330/7662, in Mouza- pandara in favour of Smt. Sarojini sahoo Approved
19.	MBP-BMC-02-0478/2018	Regularisation of unauthorised construction of Single Storied Residential building over Plot No-1654/4685, Khata No. 540/1827 in Mouza- Mancheswar, in favour of Sri. Himanshu Sekhar Das. Approved
20.	BPRUC-0313/2020	Regularisation of unauthorised construction of existing G+2 Storied Residential building over Plot No-1100/2636 & 1101/2637, Khata No. 606/858 in Mouza- Nakhara, in favour of Smt. Nirpama Bandha & Others. Approved

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21.	BPRUC-0670/2020	Regularisation of unauthorised construction of existing G+1 Storied Residential building over Plot No-994/2171/2379, Khata No. 606/552 in Mouza- Nakhara, in favour of Sri Santosh Kumar Lenka. Approved
22.	ANB-200355/2020	Approval for construction of Proposed Ground Floor Residential building over Plot No-1573/5083 AND 1579/5082, Khata No.540/2267 in Mouza- MANCHESWR in favour of BASANTI NAYAK. Approved
23.	MBP-BMC-02-0209/2020	Approval for construction of Proposed Ground Floor Residential building over Plot No-210/558, Khata No.130/864 in Mouza- Begunia in favour of Sri Keshari Begum. Approved
24	MBP-BMC-02-0018/2021	Proposal for approval for 2B+G+11 Multi storied apartment building over Plot No-284/3488, 284/3490, 284/3576 & 284/3489, Khata No- 703/2110, 703/2108, 703/2109, & 703/3257 in Mouza-Patrapada in favour of M/s UTKAL BUILDERS, Ltd., represented by its Managing Director Sharad Baid. The Architect presented the proposed plan. After detailed discussion on it, the committee approved the proposal subject to submission of the following:- <ol style="list-style-type: none"> 1. Recommendation towards fire-safety from Fire Prevention Wing. 2. Submit EIDP and deposit External Infrastructure Development fee. 3. NOC from PHED towards water supply & sewerage. 4. NOC from AAI. 5. 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. 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. 7. To deposit Shelter fee in lieu of EWS units and purchase FAR in excess of base FAR 2.0 8. Submit ROR of kisam-Gharabari for the total project area

Item No.	File No.	Subject matter
1/235/BPC	Misc.DP-9/88(pt)	Confirmation to the Proceedings of the 234 th DP&BP Committee.
2/235/BPC	Misc.DP-9/88(pt)	Compliance to the Proceedings of the 234 th DP&BP Committee.
3/235/BPC	BPBA-490/19	<p>Revised proposal for approval of 25 blocks of EWS G+4 storied Affordable Housing Scheme with one block of Amenities G+2 storied two blocks of G+2 and one G+1 store Commercial neighborhood shopping over plot No.324(pt) Khata No.619 Mz-Chandrasekharapur.</p> <p>The committee approved the revised proposal with the same conditions as observed in the 229th DP&BP Committee.</p>
4/235/BPC	Planning(R&L) - 22/2021	<p>NOC in respect of Establishment of Software Technology Park by M/s JSS IT Solutions Pvt Ltd, Plot No.F/103, Chandaka Industrial area.</p> <p>The committee after detailed deliberation decided to issue NOC to IDCO for establishment of Software Technology Park by JSS IT Solutions Pvt Ltd. The Committee also observed that as per the decision of 125th meeting of the Authority immediate action is to be taken for deletion of the proposed road passing over the industrial estates of IDCO.</p>
5/235/BPC	BPRUC-879/18	<p>Regularization of existing Basement +LG+ Ground+3 storey Commercial (Retail-cum-Office) building over Plot No. 468/4586 & 468/4254 Khata No.2152 Mouza-Nayapalli in favour of MD. Kutabudin, Managing Director of M.K. Assets Pvt Ltd under "Regularization Scheme, 2019.</p> <p>The committee approved the proposal for compounding as per the provisions of Scheme.</p>

6/235/BPC	BPRUC-1385/19	<p>Regularization of Stilt+5 multistoried Residential Apartment building (Two Blocks) over plot No.459/1259 Khata No.176/325 Mz-Gothapatna in favour of Sanghamitra Singh submitted under "Scheme for Regularization of Unauthorized/Deviated Construction, 2019.</p> <p>The committee approved the proposal for regularization as per the provision of the scheme subject to compliance of required NOCs/Clearances.</p>
7/235/BPC	LPBA-02/21	<p>Approval of Sub-division of land (lay-out) of revenue Plot No. 438/2118 Khata No.474/327 under Mouza- Patia in favour of Smt.Indira Mohanty</p> <p>The committee approved the proposal of sub-division on the basis of existing road width.</p> <p>The committee also delegated the power to Planning Member for disposal of lay-out approval cases under Rule 85(2) of ODA(P&BS) Rules 2020 up to land area of 0.4 hec where the number of sub-plot is less than 04 (four).</p>
8/235/BPC	LPBA-202/20	<p>Approval of Sub-division of land (lay-out) of revenue Plot No. 323/964 Khata No.233/399 under Mouza- Ranasingpur in favour of Sri Rama Chandra Dash</p> <p>The committee approved the lay-out on the basis of existing road width.</p>
9/235/BPC	LPBA-1011/17	<p>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</p> <p>The committee approved the proposal in principle subject to submission of following.</p> <ul style="list-style-type: none"> (i) External Infrastructure Development Plan showing drain up to the disposal point and other deficit infrastructure. (ii) Deposit of 1% BMV as EIDP fee & other required

		<p>fee.</p> <p>(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.</p> <p>(iv) Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.</p> <p>(v) The applicant shall make own arrangement of solid waste management through micro compost plant within the project premises.</p> <p>(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).</p> <p>(vii) Applicant to submit documentary evidence w.r.t approach to the site, which is a Govt. land being used for road purpose</p>
10/235/BPC	LPBA-203/20	<p>Approval of Sub-division of land (lay-out) of revenue Plot No. 323/899 Khata No.233/332 under Mouza- Ranasingpur in favour of (i) Jyoti Ranjan Sahoo (ii) Gitanjali Nanda</p> <p>The committee approved the lay-out on the basis of existing road width.</p>
11/235/BPC	BPBA-1810/07	<p>Issue of Occupancy Certificate in respect of S+3 storied (7 Blocks) Residential Apartment building and one G+2 storied Club building undertaken over plot No.1205, 1211, 1212 & others KhataNo.45,231,172 & other Mz-Sankarpur.</p> <p>The committee observed that since BDA has not insisted upon for NOC from FPW at the time of approval or at the time of regularization as per the then Fire Safety norms, it is not desirable to ask for submission of NOC at the time of issue of Occupancy Certificate.</p>

		<p>The committee also observed that the building was constructed and regularized prior to notification of Amended Fire Safety Regulations. Hence Occupancy Certificate may be considered without insisting NOC from FPW. However, a condition will be inserted in the Occupancy Certificate that the applicant shall provide fire safety measures in the project.</p>
12/235/BPC	BPRUC-949/20	<p>Regularization of existing Ground+3 storey Residential building over plot No.2693 Khata No.2236/24 Mouza-Patharagadia in favour of Mrs. Sangyaswatantrika Mishra</p> <p>Approved.</p>
13/235/BPC	BPBA-RV - 0330/20	<p>Revised approval of G+2 storey Residential building plan over plot No.321/4795, Layout Plot No.D-17, Khata No.619/592, Mz-Chandrasekharapur in favour of Mr. Laxmi Charan Patnaik</p> <p>The committee after detailed deliberation observed that since BDA has already approved the lay-out in the year 2006 and applicant has constructed the building on the approved lay-out plot with the approval of BDA and existing developed road has no scope for widening, the revised plan may be considered for approval. The 80 ft wide CDP road proposed in the CDP on that location shall be reviewed and modified at the time of revision of CDP.</p>
14/235/BPC	E-BPAS Online File –BNB 200070	<p>Approval of G+2 storied Guest house building plan over plot No.323/960/1682 Khata No.274/980 Mouza-Alkar in favour of Mrs. Satyabhama Sethi</p> <p>Approved.</p>
15/235/BPC	BPRUC-1268/20	<p>Regularization of one G+2 storey institutional (Education) building constructed over Plot No.347(p) Khata No.493 Mz-Patia in favour of Secretary, Kalinga Institute of Industrial Technology, Bhubaneswar submitted under "Scheme for regularization of Unauthorized/Deviation construction, 2019".</p> <p>Approved.</p>

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16/235/BPC	BPRUC-1402/20	Regularization of existing Ground+2 storey Commercial-cum-Residential building over plot No.2535 & 2534 Khata No.1331/852 Mouza-Goutam Nagar in favourof Anrapurna Garabadu & others. Approved.
17/235/BPC	BPRUC-1580/19	Regularization of existing G+2 storey residential building undertaken over plot No.37/926 (Sub-plot No.11) khata No.231/525 Mouza- Botanda in favour of Sanjay Kumar Pradhan submitted under the modified Scheme for Regularization of Deviation/Unauthorised Construction, 2019. Approved.
18/235/BPC	LPBA-126/21	Approval of sub-division of land (Lay-out) over plot No. 611,333 & 738 Mz- Jagasara in favour CE-cum-EM, Bhubaneswar Development Authority, Bhubaneswar. The committee after detailed deliberation approved the proposal.
19/235/BPC	LPBA-127/21	Approval of sub-division of land (Lay-out) over plot No. 286,288 & 289 Mz- Sampur in favour CE-cum-EM, Bhubaneswar Development Authority, Bhubaneswar. After detailed discussion the committee approved the lay-out with the observation that before execution of the Scheme a 30 mtr wide approach road shall be developed by BDA.


VICE-CHAIRMAN, BDA