



**BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR**

No. 11569/BDA, Bhubaneswar,
Misc-DP-9/88(pt)

Dated the 80th March, 2022

To:

The Commissioner, BMC, BBSR
The Director of Town Planning, Odisha
The Addl. District Magistrate, Bhubaneswar
The Chief Fire Officer, (Fire Prevention Wing), Cuttack
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 City Planner, BMC
The Land Officer, G.A.& P.G. Deptt

Sub:- Proceedings of the 247th DP&BP Committee meeting.

Sir/Madam,

Enclosed please find herewith the proceedings of the 247th DP&BP Committee meeting held on 16.03.2022 at 12.30 PM in the Conference Hall of BDA for kind information and necessary action.

Yours faithfully,

Encl: As above


Planning Member
30/3/22

Memo No. 11570 /BDA., Dt. 30/03/22

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


Planning Member
30/3/22

Memo No. 11571 /BDA., Dt. 30/03/22

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


Planning Member
30/3/22

Memo No. 11572 /BDA., Dt. 30/03/22

Copy along with copy of proceedings 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 of 247th DP&BP Committee meeting pertaining to their Division immediately.


Memo No. 11573 /BDA Dt. 30/03/22

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


Planning Member
30/3/22

Memo No. 11574 /BDA Dt. 30/03/22

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


Planning Member
30/3/22


Planning Member
30/3/22

**PROCEEDING OF THE 247th D.P. & B.P. COMMITTEE MEETING OF BDA & BMC HELD ON
16.03.22 AT 12:30 PM IN THE CONFERENCE HALL OF BDA, BHUBANESWAR**

Members Present as at Annexure-1

(A) BMC RELATED MATTERS :

Item No.	File No	Subject Matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the Proceedings of the 15th DP&BP Committee. Noted.
2.	XXXXXI (Planning cell) 003/2017	Compliance to the Proceeding of the 14th DP&BP Committee Meeting. Noted.
3.	ANB210487	Proposal for Approval of (LB+UB+G+3) Storied Commercial (shopping center) building for M/s. Shyam Shree Residency Pvt.Ltd Sri.Saket Agarwal (Director) & M/s. Lingaraj Infrastructure Pvt.Ltd Sri.Sajjan Kumar Sureka(Director) Over Plot No- 516/1759,Khata No-474/4108 &Plot No- 516/1759/4921, Khata No-474/4107, Mz - Patia, represented by its MD Mr. Sivam Saraf. The Developer/Architect made a detailed power point presentation of the project before the Committee. After detail deliberation on ownership issue it is decided that the proposal shall be placed in the next meeting after getting clearance towards ownership and demarcation report from Tahsildar.
4.	ANB210483	Proposal for Approval of (B+S+5) Storied Residential Apartment building over Plot No- 514/4319 , Khata No-1731/183 in Mouza-Goutam Nagar in favour of EVOS Buildcon Pvt. Ltd Represented by its MD Mr. Kalinga keshari Rath. The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee approved the proposal subject to compliance of the following: -

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		<ol style="list-style-type: none"> 1. Number of car parking space is to be indicated in the building plan which in any case shall not be less than the number of dwelling units of the proposed apartment. 2. NOC from Central Ground Water Board. 3. EID Plan is to be submitted. 4. Deposit 1% of External Infrastructure Development fee. 5. The structural plan & the structural design shall be vetted and certified by the Civil Engineering Department of any Government Engineering College located in Odisha. 6. The waste generated within the project shall be managed on own arrangement. Mini Composting Plants to be setup for recycling of organic Solid Waste. 7. The developer shall deposit Purchasable FAR in excess of Base FAR. 8. Indemnity bond for basement. 9. Engagement of Project Management Organization.
5.	ANB210969	<p>Approval of Proposed B+G+2 Shopping Center-cum-Residential Building over Plot No.-1247/4346, 1249/4347, Khata No.- 884/1034, Mouza-Bhubaneswar Sahar, Unit No.-23, Kapilaprasad in favour of Sri Benudhar Mohanty.</p> <p>The Developer/Architect made a detailed power point presentation showing the part CDP map of the plot in question. Since the plot is affected by 6.85m average strip of land, the proposal is to be revised accordingly keeping the commercial use within 1/3rd of the principal use.</p>
6.	ANB210884	<p>Approval for construction of proposed LB+UB+G+4 storied Commercial Building of Sri Satya Ranjan Mohapatra, over Plot No- 733, Khata No-303/337 in Mouza- Satya Nagar.</p> <ol style="list-style-type: none"> 1. Approved subject to condition that Retail Convenience Shopping shall be prohibited and the building shall be used for other Commercial use.

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		<p>2. Recommendation towards Fire Safety from Fire Prevention Wing.</p> <p>3. EID Plan is to be submitted.</p> <p>4. Indemnity Bond for Basement</p> <p>5. Engagement of Project Management Organization.</p>
7.	MBP-BMC-LAY OUT-0001/2021	<p>Approval of proposed Lay out Plan over Plot No-115/2188,93/2187,116,92, Khata no-190/1504, 190/139, in Mouza- Pokhoriput, in favour of Sri. Kishor Kumar Harichandan, Sri. Bijay Kumar Harichandan, Sri. Ajaya Kumar Harichandan.</p> <p>The Committee approved the matter subject to free gifting of road and open space to Bhubaneswar Municipal Corporation.</p>
8.	MBP-BMC-LAY OUT-0018/2021	<p>Approval of proposed Lay out Plan over Plot No-1143 & 1207, Khata no-321in Mouza-Gadagopinathprasad, infavour of Sri. Rabindra Kumar Rout , Sri.Kabi Rout & others</p> <p>The Committee approved the matter subject to free gifting of road and open space to Bhubaneswar Municipal Corporation.</p>
9.	ANB211166	<p>Proposal for Approval of (S+3) Storied Commercial (Office) building of Mr. Dharmaditya Patnaik over Plot No-321(P), Layout plot no- CP-83, Khata No-619 in Mouza-Chandrasekharapur.</p> <p>Approved</p>
10.	ANB210999	<p>Proposal for Approval of (S+3) Storied Commercial (Office) building of Mr. Venkata Narayan Choudhary Kota and others over Plot No-98/1878 ,Khata No-703/3378 in Mouza-Patrapada</p> <p>Approved</p>
11.	BPRUC- 0844/2020	<p>Regularisation of Unauthorised Construction of Existing G+2 Storied Residential Building over Plot No-1403/8398, Khata No. 1330/2823, in Mouza-Pandara, in favour of Mr. Rustam Khan.</p> <p>Approved</p>
12.	BPRUC- 0701/2020	<p>Regularisation of Unauthorised Construction of Existing G+1 Storied Residential Building over Plot</p>

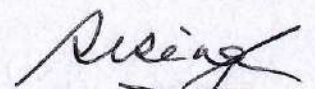
		No-1222,1224/8305, in Mouza- Pandara, in favour of Mrs. Kumudini Sahoo, Mr. Debabrata Sahoo, Mrs.Mamata Sahoo, Mrs. Nrmata Sahoo, Mr. Satyabrata Sahoo. Approved
13.	BPRUC-1295/2020	Regularisation of unauthorised construction of existing G+1 Storied Residential building over Plot No-1406/15728, Khata No-1330/10838in Mouza-Pandara in favour of Mrs. Shelly Das. Approved
14.	BPRUC-0873/2020	Regularisation of unauthorised construction of Existing Ground Floor Residential building over Plot No-1404/8544,Khata No-1336/112 in Mouza-Pandara, in favour of Sri Satya Kumar Das & Basanta Kumar Das Approved
15.	BPRUC-0871/2020	Regularisation of unauthorised construction of Existing Ground Floor Residential building over Plot No-1404/9932,Khata No-1330/4423 in Mouza-Pandara, in favour of Sri Rama Chandra Subudhi Approved
16.	MBP-BMC-02-0096/2020	Approval of Revised Proposal for Lower Basement and Upper Basement with (G+6) Storied Commercial Building in Block-A and (S+31) & (S+13) Storied MIG Apartment building Block- B & C and (G+3) Storey amenities building in Block-D, in favour of Raja Kishore Mallick & others ,GPA holder M/s Stalwart Projects Pvt Ltd. represented through its Managing Director Sharat Kumar Sahu over Plot No-306/1712/4449, 306/1712/4450, 306/1712/4935, 306/1712/4256, 306/1712/4840, 306/1712/4812, 306/1712/4841, 306/1712/4963, 306/1712/4033, 306/1712/4163, 306/1712/4695, 306/1712/4255, 306/1712/3986, 306/1712/5692, 306/1817, 306/1711/5556, 306/1711/5557 & 306/1711/5558, Khata No-474/2770, 474/2771, 474/3474, 474/3700, 474/3160, 474/3162, 474/6177, 474/3988, 474/2369, 474/2506, 474/3000, 474/2601, 474/2331, 474/6210 ,474/5007, 474/5008 & 474/5009 in Mouza- Patia ,

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The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee approved the proposal subject to compliance of the following: -

1. Demarcation report and revenue site plan duly authenticated by Tahsildar for entire plot area of Ac.2.490dec.
2. Registered Irrevocable General Power of Attorney in favour of the applicant from all owners of the plots in Sub-Registrar Office is to be submitted.
3. Deposit balance scrutiny fee of Rs.7,50,631/-
4. Recommendation towards Fire Safety from Fire Prevention Wing.
5. NOC from Airport Authority of India.
6. NOC from PHD towards Water Supply & Sewerage disposal
7. NOC from Central Ground Water Board.
8. Deposit 1% of External Infrastructure Development fee.
9. Environmental Clearance from State Environment Impact Assessment Authority.
10. One public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020.
11. Society Room of minimum 374sq.m. is to be provided with facility for an isolation room with attached toilet of minimum 20sq.m.
12. The structural plan & the structural design shall be vetted and certified by any State Resource Centre identified by the Odisha State Disaster Management Authority or Indian Institute of Technology or National Institute of Technology or any other institute of Government of India having structural engineering specialization.
13. Design, Drawing and Calculation of STP from PH Consultant.
14. The developer shall deposit shelter fee in lieu of EWS



		<p>units.</p> <p>15. Solid Waste Management plan and construction and demolition waste management plan.</p> <p>16. The internal roads within the project area are to be constructed using paver blocks.</p> <p>17. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.</p> <p>18. The waste generated within the project shall be managed on own arrangement. Mini Composting Plants to be setup for recycling of organic Solid Waste.</p> <p>19. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.</p> <p>20. The developer shall deposit Purchasable FAR in excess of Base FAR.</p> <p>21. Engagement of Project Management Organization.</p> <p>22. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&BS) Rules - 2020.</p> <p>23. Number of car parking space is to be indicated in the building plan which in any case shall not be less than the number of dwelling units of the proposed apartment.</p>
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(B) BDA RELATED MATTERS

Item No.	File No.	Subject matter
1/247/BPC	Misc-DP-9/88(p)	<p>Confirmation to the Proceeding of the 246th DP & BP Committee.</p> <p>The committee confirmed the proceedings of 246th meeting of DP and BP Committee</p>
2/247/BPC	Misc-DP-9/88(p)	<p>Compliance to the Proceeding of the 246th DP & BP Committee</p> <p>Noted.</p>
3/247/BPC	BPBA-RV-17/22	<p>Proposal for approval of revised building plan (4 nos of blocks of Ground+21 storied Residential building and 1 blocks of Ground +2 storied Retail Commercial building) over plot No.87/126387/1264 in favour of M/s-Kriday Realty pvt Ltd</p>

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		<p>After detailed discussion, the Committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> I. The applicant is required to deposit fee towards purchasable FAR beyond the Base FAR as per the provision of the ODA (P & BS) Rules, 2020. II. As per the provision of the Policy for Housing for All in Urban Areas, Odisha -2015, the applicant is required to deposit Shelter Fee in lieu of the mandatory development of EWS dwelling units to be developed for proposed Phase- III development as per Model-1 of the said policy. It was decided that as the applicant has already been issued with Part Occupancy Certificate for Phase- I & II, hence reservation of EWS housing under Model- 1 shall not be insisted upon in the previous approval. III. Provision of floor space for house owner's society office and assembly are to be made as per Rule no.- 58(1) of ODA (P & BS) Rules, 2020. Accordingly, the required area is to be earmarked in the Club House Area. A key plan is to be shown in the drawing marking the space where the house owner's society office and assembly is proposed to be provided. IV. In case of high-rise buildings the exterior open space around a building for a width of 7.5 meters shall be kept unbuilt. It shall be constructed of hard surface capable of taking load of fire engine weighing up to 45 tones. V. The applicant is required to submit Parking Plan indicating the area reserved for different types parking facilities along with number of car parking proposed. VI. As per Rule No.- 50 of ODA (P & BS) Rules, 2020;
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		<p>the applicant is required to provide public toilet or wash room within the plot boundary.</p> <p>VII. The applicant is required to submit building electrical layout plan, External Infrastructure Development Plan (EIDP) as per the provisions of the ODA (P & BS) Rules, 2020.</p> <p>VIII. The applicant is required to submit the above mentioned NOC / clearances from BMC, FPW etc. The applicant is required to submit Structural Plan & design vetted and certified by any State Resource Center Identified by the OSDMA or IIT or NIT or any other Institute of Govt. of India having Structural engineering specialization, as per the Rules provision.</p> <p>IX. All other condition of the ODA (P & BS) Rules, 2020 w.r.t to high rise structures are to be complied.</p>
4/247/BPC	BPBA-2337/18	<p>Approval of proposed S+5 storied Residential Apartment over Plot No. 36, Khata No.45 Mouza-Gadajagasara ,Bhubaneswar in favour of M/s-Sri Jagannath Promoters & Builders Pvt Ltd, Managing Director Sri Pradita Kumar Biswasray (GPA Holder)</p> <p>After detailed discussion, the Committee approved the proposal in principle subject to the following conditions:</p> <p>I. The applicant is required to surrender and free gift the access road portion over plot no.- 13 on which previously permission has been granted vide BDA Letter no.- 2438/ BDA dated 30.01.2019 (File No.- MBP3J- 2492/14).</p> <p>II. The access road of 9.14 mtr width over Nalla (Kainfullia Nalla) shall be constructed abiding the terms & conditions of NOC issued by O.O Executive Engineer, Drainage Division, Khurdha vide letter no.- 321 dtd. 09.03.2021. After construction of the same, the applicant is required to submit the Final</p>

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		<p>NOC from the competent authority before commencement of construction.</p> <p>III. As per the provision of Rule No.- 36 of ODA (P & BS) Rules, 2020; the applicant is required to surrender the drain affected portion to Authority before granting of permission.</p> <p>IV. The 9.14 mtr proposed public thoroughfare in between two patches are to be surrendered to appropriate Authority as per the provision of ODA (P& BS) Rules, 2020.</p> <p>V. Considering the provision of Rule No.- 38 of ODA (P & BS) Rules, 2020; the applicant is required to keep minimum 2.00 mtr distance between the buildings at the level of 1st Floor terrace onwards in case of non-high rise building for both the building blocks.</p> <p>VI. The proposed STP, electric transformer etc. are to be located after leaving the minimum required setback for a building block.</p> <p>VII. The applicant is required to submit a circulation plan showing the vehicular movement (in / out) in arrow mark in the stilt floor for both the blocks. The drive way, drive way width and parking area are to be specified in the drawing. Parking spaces shall be paved and clearly marked and signages specifying the same shall be placed conspicuously for different type of vehicles, namely, 4 wheeler, 2 wheeler, bicycle, e-vehicle, physically challenged. The proposed number of car parking area is to be clearly demarcated in Parking Plan.</p> <p>VIII. The applicant is required to submit building service plan, electrical layout plan, External Infrastructure Development Plan (EIDP) as per the provisions of the ODA (P & BS) Rules, 2020.</p>
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		<p>IX. The applicant is required to submit the approved EIDP from the committee as per Clause no.- 3.2.3 of the SOP notified by BDA on dtd. 18.01.2021.</p> <p>X. The applicant is required to submit NOC/ Clearances from PD, DRDA for EIDP, NOC from PHED, NOC from CGWA, NOC from FPW, Environment Clearance from SEIAA.</p> <p>All other condition of the ODA (P & BS) Rules, 2020 are to be complied by the applicant.</p>
5/247/BPC	BPRUC-4479/20	<p>Regularization under Unauthorised Construction of Ground+2 storied residential building over plot.No.266/3328/5858, Khata. No. 763/110, Mouza-Kalarahanga in favor of Mr. Sourav Agarwal (M.D. Balabhadra Developers Pvt Ltd).</p> <p>As the applicant has not provided any certificate that the industry is a household industry, the application shall be refused.</p>
6/247/BPC	BPBA-REV-972/2017	<p>Regularization under Unauthorised Construction of Ground+1 storied residential building over Plot.No.691/1807, Sub-plot.no.77, Khata. No. 299/566, Mouza-Saleswar in favor of Mr. Smruti Sangita Das.</p> <p>Approved.</p>
7/247/BPC	BPBA-REV-34/2018	<p>Regularization under Unauthorised Construction of Ground+0 storied residential building over plot.no.693/1811, Sub.plot.no.36, Khata. No. 299/570, Mouza-Saleswar in favor of Mr. Sibaram Panda & Jasmin Panda.</p> <p>Approved.</p>
8/247/BPC	BPBA-2085/2018	<p>Approval of G+2 storied residential building plan over plot.no.466/1822, Khata.no.616/514, Mouza-Andilo (Extended area Bhubaneswar) in favour of Abhimanyu Nayak.</p> <p>The committee approved the proposal subject to</p>

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		<p>compliance of the following.—</p> <p>As one side of the plot is abutting a road of 4.57 m width, the applicant shall free-gift the strip of land half the width of the shortfall width to make the road atleast 6. meters in favour of the local authority.</p>
9/247/BPC	BPRUC-2850/2020	<p>Regularization under Unauthorized Construction of Ground+2 storied residential building Of Sri. Anu Chandra Rout over Revenue plot No.347/2447 2690, Sub.plot.no.21, Sub.plot.no.36, Khata. No. 616/1579, Mouza-Andilo (Extended BDA area)</p> <p>Approved.</p>
10/247/BPC	BPRUC-2856/2020	<p>Sub: Regularization of unauthorized construction of (G+1) Story Residential Building of Sri Chandan Kumar Biswal Over Revenue Plot No-347/2651 , Sub Plot No -16 Khata no-616/1535,Mouza-Andilo(Extended BDA Area) , Dist-Khordh.</p> <p>Approved.</p>
11/247/BPC	BPRUC-5296/2020	<p>Sub: Regularization of unauthorized construction of (G+3) Story Residential Building of Sri Bijay Kumar Bhoi Over Revenue Plot No-501/1696, Khata no-623/182,Mouza-Andilo(Extended BDA Area) , Dist-Khordha.</p> <p>Approved.</p>
12/247/BPC	BPRUC-5302/20	<p>Regularization under Unauthorised Construction of Groung+3 storied residential building over plot.no.7715, Khata. No. 2870/127, Mouza-Andharua in favor of Mr. Sarbeswar Pradhan.</p> <p>Approved.</p>
13/247/BPC	E-BPAS Online File-BNB210618	<p>Approval of G+1storey Residential building plan over Plot No. 55/977,Khata No.317/123, Mz-Orakal(extended area of Bhubaneswar) in favour of Chittaranjan Mohanty.</p> <p>Approved.</p>

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14/247/BPC	E-BPAS Online File- BNB210570	<p>Sub: Approval of G+2storey Residential building plan over Rev Plot No-3478, Sabik 845(P) Khata No-2236/1573,Mouza-Patharagadia, in favour of Sri Dibya Prasad Satapathy & Smt Madhusmita Sahoo.</p> <p>Approved subject to the following: The applicant is required to free gift the strip of land half the width of the shortfall width to make the width of the road at least 6.00 mtr through a registered deed in favour of the ULB/ Local Authority as per the provision of the Scheme for Regularization of Layout, 2017.</p>
15/247/BPC	E-BPAS Online File- BNB210543	<p>Approval of G+2 storey Residential building plan over Plot No. 29/1153, Khata No. 231/784 Mz-Botanda (extended area of Bhubaneswar) in favour of Manamayee Sahoo.</p> <p>Approved.</p>
16/247/BPC	E-BPAS Online File- BNB210542	<p>Approval of G+2 storied Residential building plan over Plot No. 29/1154, Khata No.231/785,Mz-Botanda (extended area of Bhubaneswar) in favour of Madhusmita Muduli.</p> <p>Approved.</p>
17/247/BPC	E-BPAS Online File- BNB210494	<p>Sub: Approval of G+1 storey Residential building plan over Plot No. 10/657, Khata No. 66/41 Mz-Nandipur (extended area of Bhubaneswar) in favour of Baikuntha Nath Sahoo.</p> <p>Approved.</p>
18/247/BPC	E-BPAS Online File- BNB210419	<p>Approval of G+1 storied Residential Building plan over Plot No-330/1294,Khata No-359/920, Mz-Atala in favour of Sri Sudhansu Kar.</p> <p>Approved.</p>
19/247/BPC	E-BPAS Online File- BNB210418	<p>Approval of G+2 storied Residential building plan over Plot No. 395/809, Khata No. 323/16 Mz-Kantilo (extended area of Bhubaneswar) in favour of Rasmita Mohanty.</p> <p>Approved.</p>
20/247/BPC	E-BPAS Online File- BNB210266	<p>Approval of G+1 storied Residential Building plan over Plot No-607/813,Khata No-299/108, Mz-Saleswar in favour of Sri Ajaya Kumar Jena</p>

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21/247/BPC	E-BPAS Online File- BNB210099	Approval of G+1 storied Residential building plan over Plot No. 17/68, KhataNo.34/8Mz-Hatajasuapur (extended area of Bhubaneswar) in favour of Bidyadhar Baliarsing. Approved
22/247/BPC	E-BPAS Online File- BNB210024	Approval of G+1 storied Residential Building plan over Plot No-909/3033/3248,Khata No-616/2405, Mz-Andilo in favour of Sri Bidu Bhusan Raiguru Approved.
23/247/BPC	BPRUC-211/19	Regularisation under unauthorized construction of existing single storied Residential building over plot No. 57/330,Sub plot No-2,Khata No-96/380 Mz-Gelapur in favour of Dipti Ranjan Mohanty Approved.
24/247/BPC	BPRUC-1577/19	Regularisation under unauthorized construction of existing G+2 storied Residential building over plot No. 37/1088,Sub plot No-8,Khata No-231/715 Mz-Botanda in favour of Dinesh Kumar Bhujabala Approved.
25/247/BPC	BPRUC-5431/20	Regularisation under unauthorized construction of existing G+1 storied Residential building over plot No. 29/291/377/457,Khata no.80/305, mouza-Nakhaura Patna, Khordha in favour of MinatiBhoi Approved.
26/247/BPC	LPBA-233/19	Regularisation of existing 2 nos of G+1 storied residential building alongwith proposed sub- division of land (Lay-out) over plot No-479 Khata no-255 under Mouza- Pamasara, Dist-Puri in favour of Sri Raj Kishore Pradhan represented by GPA Holder. Mr. Bhupash Kumar Patel Managing Director-of M/s-Krishna Basudev Construction (p) Ltd. After detailed discussion, committee approved the proposal in principle subject to the following: i. Internal Road, area under community facility and open

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		<p>spaces shall be free gifted to concerned local bod before approval.</p> <p>ii. All the internal roads shall be developed with permeable paver 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. Drainage shall be discharged up to the public disposal point through own arrangement.</p> <p>v. The applicant is required to submit EIDP vetted by CE-cum-EM as per the ODA (P & BS) Rules, 2020 and SOP in this regard.</p> <p>vi. The applicant shall submit clearance from Tehsildar regarding adjacent Govt. land to be used as access to the site.</p>
27/247/BPC	BPRUC-1626/19	<p>Regularisation under unauthorized construction of existing G+2 storied Residential building over plot No-231/615, Khata no.165/165 Mouza- Krushnapur, Dhauli, Bhubaneswar in favour of Sri Jiten Kumar Sahoo.</p> <p>Approved.</p>
28/247/BPC	BPRUC-356/20	<p>Approval of G+2 storied Residential building plan over plot No.145/569, Khata no.231/215 Mz-Botanda (extended area of Bhubaneswar 0 in favour of Satrughna Nayak.</p> <p>Approved.</p>
29/247/BPC	BPRUC-4395/20	<p>Regularisation under unauthorized construction of existing G+1 storied Residential building over plot No. 71/210,Khata no.96/106 Mz- Gelapur in favour of Sri Ashok Kumar Mohanty</p> <p>Approved.</p>
30/247/BPC	BPRUC- 5200/2020	<p>Regularization of unauthorized deviated construction of G+1 Residential Building over Plot No.- 78/4925, Khata No.- 648/1894 in Mouza-Jajarsingh, Bhubaneswar, Dist-Khurda in favour of Smt. Pramodini Pallai under "Scheme for Regularization of unauthorized construction - 2019".</p>

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		<p>Approved.</p> <p>I. Approved subject to deposit of applicable fees and submission of required documents as per Scheme for regularization of unauthorized construction, 2019.</p> <p>The sub-plots are to be regularized as per Government Notification No.12226/HUD dt.30.5.17 on deposit of 5% of Benchmark Value of the plots.</p>
31/247/BPC	E-BPAS Online File-BNB210111	<p>Approval of proposed G+1 storied Residential building of Smt. Samapti Pradhan over Revenue Plot No.-765/3073, Khata No.-526/2771, Mouza-Mukunda Prasad, Tahasil-Jatani, Dist-khurda.</p> <p>II. Approved subject to deposit of applicable fees and submission of required documents as per Scheme for regularization of unauthorized construction, 2019.</p> <p>The sub-plots are to be regularized as per Government Notification No.12226/HUD dt.30.5.17 on deposit of 5% of Benchmark Value of the plots.</p>
32/247/BPC	E-BPAS Online File-BNB210518	<p>Approval of proposed G+1 storied Residential building of Mr. Sachin Kumar Singh over Revenue Plot No.-61/137 & 61/143, Khata No.-55/291, Mouza-Santarapur, Tahasil-Jatani, Dist-Khurda</p> <p>Approved.</p> <p>The sub-plots are to be regularized as per Government Notification No.12226/HUD dt.30.5.17 on deposit of 1% of Benchmark Value of the plots.</p> <p>The applicant is required to free gift the strip of land half the width of the shortfall width to make the width of the road atleast 6.00 mtr through a registered deed in favour of the ULB/ Local Authority as per the provision of the Scheme for Regularization of Layout, 2017.</p>
33/247/BPC	Planning-07/2020	<p>Issue of NOC in favour of Territory Manager, (Retail) Bhubaneswar, Bharat Petroleum Corporation Ltd for opening of a new Retail Outlet over Plot No.546(p),574(p), 548,549,550(p) Khata No.2333 Mouza-Ghatikia, Tahasil-Bhubaneswar, PS-</p>

A. Singh

		<p>Khandagiri Dist-Khurda.</p> <p>Approved.</p> <p>The applicant is required to fulfill/comply/ adhere the terms & conditions of ODA (P & BS) Rules 2020, CPCB guidelines and NOC of other public agencies issued for for setting up of a new petrol pump.</p>
34/247/BPC	MBPIBR-40/13	<p>Regularization of existing 2B+Ground+Mezzanine+9 multistoried hotel building and approval of additional 2 floors over GA Department allotted drawing plot no. C/5, corresponding to Revenue plot no. 1258, 1252, 1251, 1248, 1247/188 Khata no. 296/44 in Mouza- Bhoinagar, Bhubaneswar in favour of Sri Srinibas Sahoo, Director, Crackers India Infrastructure Ltd.</p> <p>After detailed discussion, committee approved the proposal of regularization of existing 2B+G+M+9 hotel building in principle subject to the following conditions.</p> <ol style="list-style-type: none"> 1. All applicable norms as per ODA (P & BS) Rules, 2020 shall be complied by the applicant. 2. Applicant to submit structural safety certificate from registered technical person. 3. Applicant to obtain structural vetting as per Clause (vii) of Rule-5(3) of ODA (P&BS) Rules,2020. <p>However, the committee refused the proposal for approval of additional 2 floors to avoid risk of any structural damage as the construction has already been made considering the old structural design.</p>
<p>General Decisions:</p> <ol style="list-style-type: none"> 1. In the layout plan applications, the land reserved for roads and open spaces shall be surrendered to the concerned local body by way of free gift, prior to approval of the layout plan, in all cases. 		

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2. In case of apartment buildings, for MIG category and above apartments, at least one car per flat to be ensured by the developers. The individual car parking spaces shall be clearly indicated in the building plan and the total number of car parking shall be specified in the Parking statement in the Building Plan.
3. A database of E.V. charging stations (in numbers) as per approved plan shall be maintained

Auseekh
29/3/22
VICE-CHAIRMAN

