



Bhubaneswar Development Authority

AKASH SHOVA BUILDING, PANDIT JAWAHARLAL NEHRU MARG

BHUBANESWAR- 751 001, ODISHA

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Ref. No. :BDA_1507_2016_Planning_BDA/1507/Planning/MISC-DP-9/88 (pt)-L6

PROCEEDING OF THE 248th D.P. & B.P. COMMITTEE MEETING OF BDA & BMC HELD ON 08.04.22 AT 12:30 PM IN VIRTUAL MODE

Members Present as at Annexure-1

1. BMC related matter :

Item No.	File No	Subject Matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the Proceedings of the 16th DP&BP Committee. The committee confirmed the proceeding of 16th meeting of DP & BP committee.
2.	XXXXXI (Planning cell) 003/2017	Compliance to the Proceeding of the 16th DP&BP Committee Meeting. Noted.
3.	MBP-BMC-02- 0129/2022	Approval of Proposed Revised Residential (MIG) cum Commercial Building of LB+UB+G+14 (Block A), LB+UB+Stilt+15 (Block B), LB+UB+G+4 (Block C), G+2 (Block D) over Plot No. 1140, 1141, 1141/4157, 1142, 1142/2350, 1143, 1146, 1147, 1138, 1148, 1146/2198, 1161, Khata No.- 355, 813/1362, 813/1361, 155, 813/1372, 813/488, 813/1374, 803, 44, 813/1718, 813/2611 & 813/2611 respectively under Mouza- Baramunda, Bhubaneswar in favour of GPA Holder Harshpriya Construction Pvt Ltd. represented by Director Sri Chetan Kumar Tekariwal, GPA Holder Sri. Vaibhav Agarwal, Smt. Nalini Devi, Sri Bijay Kumar Ray, Sri Dhananjaya Ray and Sri Mrutyunjaya Ray. 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: - <ul style="list-style-type: none">1. Security fee equivalent to the BMV of the strip of govt. land measuring 12 m X 6.0 m. shall be deposited by the applicant in BMC for using the Govt.

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land as access to the plot, which shall be released in favour of the developer/applicant on compliance of the decision of Government in respect of utilization of Govt. land. The BMC shall request the G.A Dept for allotment of strip of 12 m X 6 m land for use as approach road to the plot on payment of land cost by the user.

- 2. Recommendation towards Fire Safety from Fire Prevention Wing.
- 3. NOC from PH&D towards Water Supply & Sewerage disposal
- 4. NOC from Central Ground Water Board.
- 5. Deposit 1% of External Infrastructure Development fee.
- 6. Environmental Clearance from State Environment Impact Assessment Authority.
- 7. One public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020.
- 8. 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.
- 9. Design, Drawing and Calculation of STP from PH Consultant.
- 10. The developer shall deposit shelter fee in lieu of EWS units.
- 11. Solid Waste Management plan and construction and demolition waste management plan.
- 12. The internal roads within the project area are to be constructed using paver blocks.
- 13. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.
- 14. The waste generated within the project shall be managed on own arrangement. Mini Composting Plants to be setup for recycling of organic Solid Waste.
- 15. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.
- 16. The developer shall deposit Purchasable FAR in excess of Base FAR.

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		<ul style="list-style-type: none"> • 17. Engagement of Project Management Organization. • 18. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&BS) Rules - 2020. • 19. 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.
4.	ANB-211170	<p>Approval of Proposed 5 Nos. of Towers (S+5) Storey Residential Apartment Building and one (G+3) Community building of Sri. Rahul Mishra & M/S JBS Infrastructure Pvt Ltd. represented by Mr. Vikash Kumar Agarawal Authorized Signatory of Ashiana Reality LLP over Plot No: 300/6395 & 300/6769 Khata No: 725/5699 & 725/5698 Mouza- Kalaranga, Bhubaneswar.</p> <p>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: -</p> <ul style="list-style-type: none"> • 1. Out of two lifts in a tower one has to be a stretcher lift. • 2. Open parking is to be shown in the plan with revised floor area statement. • 3. Recommendation towards Fire Safety from Fire Prevention Wing. • 4. NOC from PHED towards Water Supply & Sewerage disposal • 5. NOC from Central Ground Water Board. • 6. Deposit 1% of External Infrastructure Development fee. • 7. Environmental Clearance from State Environment Impact Assessment Authority. • 8. One public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020. • 9. Design, Drawing and Calculation of STP from PH Consultant. • 10. Solid Waste Management plan and construction and demolition waste management plan. • 11. The internal roads within the project area are to be constructed using paver blocks. • 12. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 &

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		<p>48 of ODA (P&BS) Rules-2020.</p> <ul style="list-style-type: none"> • 13. The waste generated within the project shall be managed on own arrangement. Mini Composting Plants to be setup for recycling of organic Solid Waste. • 14. Provision of Green Building Norms as per ODA (P&BS) Rules-2020. • 15. The developer shall deposit Purchasable FAR in excess of Base FAR. • 16. Engagement of Project Management Organization. • 17. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&BS) Rules - 2020. • 18. 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. • 19. City planner shall examine the requirement of the public thoroughfare access to the adjacent landlocked plot.
5.	MBP-BMC-02-0131/22	<p>Proposal for Approval of Change in Occupancy of the existing 2B+G+3 storied Commercial Building "Utkal Kanika Galleria" over Plot No.364/5532, 51/5533, 51/5545, 51/5660, 364/5527, 51/5528, 364 & 51Khata No. 1331/499, 1331/503 in Mouza Goutam Nagar, Bhubaneswar in favour of M/s. Utkal Builders Ltd.</p> <p>After detail deliberation on permissibility of a multiplex, the Committee approved the proposal with a condition to provide the segregated parking space for such multiplex.</p>
6.	ANB210934	<p>Approval for proposed S+5 storied Extension Centre-Cum-Guest House (Academic, Administrative Block and Guest House) at Bhubaneswar for National Institute of Technology, Rourkela, over GA Dept. Sub-plot no.14, Drawing No.B/304, Corresponding to Revenue plot No.4(P), Khata No.619 , in Mouza-Chandrasekharpur, Unit No.41,alienated in favour of Ministry of H R D, Govt. of India.</p> <p>Approved.</p>
7.	BPRUC-1138/2020	<p>Regularisation of Unauthorised Construction of Existing G+3 Storied Residential Building over Plot No-2034/6518/777;Khata No.1330/2178 in Mouza-Pandra , in favour of Sri. Niranjana Prasad Rath.</p> <p>Approved.</p>
8.	BPRUC-0979/2020	<p>Regularisation of Unauthorised Construction of Existing G+3 Storied Residential Building over Plot No-</p>

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		1886/5877/9202, 1887/7013/7774, 2034/6518/7772 & 1887/7775; Khata no. 204, 900, 203 & 203 in Mouza- Pandra , in favour of Sri. Sudarsan Baral. Approved.
9.	ANB211082	Proposal for approval of (G+1) Residential Building of Smt. Ranjita Bala Mohanty, Over Plot No- 1629/4589,1628/4588, Khata No-540/4708, Mouza- Mancheswar, Bhubaneswar, Dist-Khordha. Approved.
10.	MBP-BMC-02-0106/2019	Proposed S+3 storied Institutional Building (Extension to Existing G+2 storied Building Block-D) over Revenue Plot No-963/1374 & 962 Khata No23/18, Mouza- Gopabandhu Nagar unit-8 in favour of DAV College trust & Management society unit-8, Bhubaneswar. Approved.

1. BDA RELATED MATTERS :

Item No.	File No.	Subject matter
1/248/BPC	Misc-DP-9/88(p)	Confirmation to the Proceeding of the 247th DP & BP Committee. The committee confirmed the proceedings of 247 th meeting of DP and BP Committee.
2/248/BPC	Misc-DP-9/88(p)	Compliance to the Proceeding of the 247th DP & BP Committee. Noted.
		Revised proposal for approval of one 2B+S+31 multi -storied Residential apartment building and one 2B+G+3 storied Clubhouse building over Plot No.372,394/1539,392 and others and Khata no.428/48,428/27,428/50and others in Mouza- Bomikhal in favour M/s- Shuvam Construction (p) Ltd and M/s- Atrik Construction (p) Ltd,M/s- BC Constructions, Sri Sanjib Kumar Mishra,Sri Sanjay Kumar Mishra,Sri Jitendra Kumar Paltasingh represented through M/s- BC Constructions & Banalata Mishra represented through M/s- Shuvam Construction (p) Ltd Owner and GPA Holder,Shashiprava Mohakud, Jyotiprakesh Behera & Bijay Kumar Behera. After detailed discussion, committee approved the proposal in principle subject to the following conditions: (i) Security deposit equivalent to the BMV of the strip of Govt. land in front of the proposed site shall be deposited by the applicant in BDA for using the Government land as access to the plot, which shall be

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3/248/BPC	BPBA-RV-289/20	<p>released in favour of the developer/applicant on compliance of the decision of the Government in respect of utilization of Government land. BDA also may request the G.A. Deptt. for allotment of above Govt. land from plot no. 527 measuring 18 m.x 42 m. area for providing approach to the site on payment of land cost by the user.</p> <p>(ii) Applicant shall submit an affidavit indemnifying BDA to the effect that they will abide by the decision of Government with regard to availing access over the above strip of land.</p> <p>(iii) Applicant shall demarcate the location for construction of EWS units on the site plan, in case the applicant fails to construct the same over Government land as per the policy for Housing for all, Odisha, 2015 (amended) or deposit the shelter fund.</p> <p>(iv) The maximum ground coverage shall not exceed 40%.</p> <p>(v) Applicant shall submit NOCs/Clearances, etc from different public agencies/competent authorities, namely, SEIAA clearance, AAI, Fire Safety Recommendation, EIDP NOC from BMC, WATCO/CGWA, and Structural Vetting as per ODA (P&BS) Rules, 2020.</p> <p>(vi) Applicant shall submit revised drawing as per ODA (P&BS) Rules, 2020. Also a parking layout plan shall be submitted showing all parking details.</p> <p>(vii) All other provisions of ODA (P&BS) Rules, 2020 shall be complied.</p> <p>(viii) Any other conditions related to matters not specified above but specified in the proceedings of 234th DP&BP committee meeting vide agenda item no. 4/234/BPC shall be complied by the applicant.</p>
4/246/BPC	<p>Sub: Approval of proposed (B+G+5) storied Residential Apartment Building Over Plot No-546, 546/3093, 547, 548 Khata No. 311/1788, 311/1613, 311/170, 323/671. Mouza - Kantilo, Tahasil - Jatani, Dist. Khurda, Odisha in favour of M/s Kokila Infratech Pvt. Ltd. represented by its M.D.-Sri Janaki Ballava Samantaray.</p>	<p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The Applicant is required to submit clearance from Irrigation Department for use of Nayanjori as approach road. 2. The applicant is required to surrender CDP road affected area to the Authority as per the provisions of the Rule- 36 of ODA (P & BS)

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**E-BPAS Online
File BNB210434**

Rules, 2020 to avail compensatory F.A.R. Also, applicant has to submit an undertaking in the form of affidavit for no further claim of compensation towards land acquisition in future.

3. The Affidavit (General/ not to deviate) and all other required undertakings are to be submitted.
4. The applicant is required to submit NOC from WATCO/ CGWA (for water supply), NOC from AAI, Fire safety recommendations from FPW.
5. The applicant is required to submit External Infrastructure Development Plan (EIDP) and submit receipt from PD, DRDA after depositing the required fee as per the EIDP SOP notified by BDA vide O.O no.- 2360/ BDA dtd. 18.01.2021.
6. The applicant is required to submit the structural plan and the structural design vetted and certified by the Civil Engineering Department of any Government Engineering College located in Odisha.
7. An isolation room of atleast 15 Sq.m with attached toilet shall be provided adjacent to House owner's society office/assembly.
8. The provision of plantation/pervious open space, visitors parking, parking for physically challenged, e-vehicle parking, roof-top solar energy installation and other applicable provisions as per ODA (P&BS) Rules, 2020 shall be incorporated in the plan.
9. The applicant is required to submit required plans as per Rule 5 of ODA (P&BS) Rules, 2020 namely, electrical layout plan (from registered electrical engineer), revised landscape plan, waste management plan, External Infrastructure Development Plan.

5/248/BPC

**E-BPAS Online
File BNB200380**

Approval of G+1 storey Residential building plan over Plot No. 344/2779, Sub plot -32, Khata No. 311/371, Mz-Kantilo (extended area of Bhubaneswar) in favour of Sri Ramarani Tarai
Approved.

6/248/BPC

**E-BPAS Online
File BNB210362**

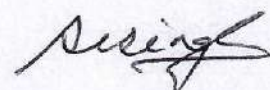
Approval of G+1 Residential Building over Plot No. 27/746, Khata No.68/609, Mz-Nandipur in favour of Sanyasi Behera.
Approved.

7/248/BPC

Approval of G+1 storey Residential building plan

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	E-BPAS Online File BNB210454	over Plot No. 630/3022, Khata No. 529/502 Mz-Matiapada-2 (extended area of Bhubaneswar) in favour of Surya Narayan Padhi. Approved.
8/248/BPC	E-BPAS Online File BNB210610	Approval of (G+2) Residential Building Of Smt.Monimala Mohanty, Over Plot No:-30/967, Khata No-248/262, Mouza-Gotalgram, Baliana, Dist-Khurda (extended area of Bhubaneswar) in favour of Smt. Monimala Mohanty. Approved.
9/248/BPC	E-BPAS Online File BNB210646	Approval of S+2 storey Residential building plan over Plot No. 16/1017, Sub plot -5/A, Khata No. 231/637, Mz-Botanda (extended area of Bhubaneswar) in favour of Sri Sudhansu Mohan Bhol. Approved.
10/248/BPC	BPRUC-308/19	Regularization of Unauthorized Construction of existing G+1 storied residential building over HaPlot No.97/94, Khata No.96/89, Mouza-Gelapur, Bhubaneswar in favour of Smt Sachala Sahoo. Approved.
11/248/BPC	BPRUC-3675/20	Regularization of Unauthorized Construction of G+2 storied Residential building over HaPlot No.2067/10799, sub plot No.103, khata No.801/3198 Mouza-Daruthenga Bhubaneswar infavour of Seema Samantaray. Approved.
12/248/BPC	BPRUC-3674/20	Regularization of Unauthorized Construction of existing G+1 storied Residential building over HaPlot No.2069/10867, sub plot No.100, Khata no.801/4020, Mouza-Daruthenga in favour of Smt. Ambika Dash Approved.
13/248/BPC	BPRUC-2203/20	Regularization of Unauthorized Construction of existing G+1 storied Residential building over HaPlot No.168/2363 Khata No. 616/1162 Mouza-Andilo in favour of Sri Samant Kumar De. Approved.
14/248/BPC	BPRUC-2102/20	Regularization of Unauthorized Construction of Single storied Retail Shop building over HaPlot No.1627/6316, Khata No. 1330/418 Mouza-Pandara in favour of Supriti Pradhan.



		The applicant shall free gift a strip of land half the width of shortfall width to make the width of road at least 6 meters, prior to regularisation.
15/248/BPC	BPRUC-1466/20	<p>Regularization of Unauthorized Construction of existing G+2 storied residential building over HaPlot No.15/2646/3018 & 15/2515, Sub-plot No.3, Khata No.432/1482, Mouza : Dumuduma, Bhubaneswar in favour of Mrs. Annapurna Sundaray under Scheme for Regularisation of unauthorised construction,2019</p> <p>Approved subject to deposit of applicable fees and submission of required documents as per Scheme for regularization of unauthorized construction, 2019.</p>
16/248/BPC	BPRUC-4512/20	<p>Regularisation of unauthorised deviated construction of G+2 Residential Building over plot No.348/2569/4502 Khata No.474/2817 in Mouza- Patia bhubaneswar Dist- Khurda in favour of Sri Pradeep Kumar Sendh & Smt. Lopamudra Send under Scheme for Regularisation of Unauthorised construction.,2019</p> <p>Approved subject to deposit of applicable fees and submission of required documents as per Scheme for regularization of unauthorized construction, 2019.</p>
17/248/BPC	Planning (Gen)-64/2021	<p>Issuance of NOC to Police Commissionerate for opening of new retail outlet of Hindustan Petroleum Corporation Limited over Plot no. 198, mz- Badadhanpur, Tahasil – Bhubaneswar measuring 45 M x 45 M having Area 2025 SQMT</p> <p>Deferred.</p>
18/248/BPC	LPBA-08/2022	<p>Approval of Sub-division of land (lay-out) over Plot No. 491 & 492 Khata No 462/907 under mouza:Hirapur and Plot No. 60 Khata N.-413/724 under mouza:Jasoapur in favour of Mr. Satyabrata Patra, represented through GPA holder Mr. Biswaranjan Dey MD of M/s Loger Developers Pvt. Ltd.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following:</p> <ol style="list-style-type: none"> 1. Internal Road, area under community facility and open spaces shall be free gifted to concerned local body before approval. 2. All the internal roads shall be developed with permeable paver block for absorption of rain water and seepage in to the ground. <ol style="list-style-type: none"> 1. Rain water harvesting structure and recharging pits of adequate capacity shall be developed to

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		<p>minimize the storm water runoff to the drain</p> <p>2. Drainage shall be discharged up to the public disposal point through own arrangement.</p> <p>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>
19/248/BPC		<p>Proposed 5 blocks of S+10(block-A to block-E) storied apartment building, 3 blocks S+9(block-F to block-H) storied apartment building & one G+2 storied Club-cum-Society building over Plot No-10/1442, 17/1443, 18, 19, 20, 21, 22, 42/1426 Khata No.-596, 599, 596, 596, 660, 596, 596, 596 Mouza- Kesura, Dist-Khordha in favour of Sri. Ganga Prasad Pattnaik, Chief Executive of State Bank of India Staff Association Co-Operative Limited</p> <p>The Committee approved the proposal subject to compliance of the following: -</p> <ol style="list-style-type: none"> 1. Applicant shall submit NOCs/Clearances, etc from different public agencies/competent authorities, namely, SEIAA clearance, Fire Safety Recommendation, WATCO/CGWA, and Structural Vetting as per ODA (P&BS) Rules, 2020. 2. The internal roads within the project area are to be constructed using paver blocks along with cycle tracks. 3. The waste generated within the project shall be managed on own arrangement. Micro Composting Plants to be setup for recycling of organic Solid Waste. 4. Deposit 1% of External Infrastructure Development fee. 5. The maximum ground coverage shall not exceed 40%. <p>All other provisions of ODA (P&BS) Rules, 2020 shall be complied.</p>
20/248/BPC	MBP1B-05/2015	<p>Approval of subdivision of land layout with (G+2) Housing over revenue plot no 89/1590, 100/1591, 101/2511, 99/1598 & 100 khata no 253/93, 253/959 & 200 under mouza Kantabada in favour of Subrat Das, Sumant Das, Sanghamitra Das, Sucharita Das, Santiswarup Das Smrutirekha Das through GPA Holder Shri Biranchi Narayan Das and Suchismeeta Das (land Owner)</p> <p>After detailed discussion, committee approved the</p>

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proposal in principle subject to the following conditions:

(i) EIDP duly vetted by C.E.-cum E.M, BDA shall be submitted.

(ii) 1% of building cost as EIDP NOC fee shall be deposited with PD, DRDA.

(iii) Security deposit or affidavit for RERA registration of the project shall be submitted.

(iv) Public utility and service network plan, landscape plan shall be submitted as per Clause (v) and (vi) of Rule 78 (3) of ODA (P&BS) Rules, 2020 shall be submitted.

(v) As the applicant has not earmarked EWS/LIG ppts as per ODA (P&BS) Rules, 2020 and not proposed any EWS units as per HFA policy, the applicant shall deposit requisite Sheter fees.

(vi) NOC from RWSS/CGWA regarding Water supply shall be submitted.

(vi) As the area of the Club/community building is more than 500 Sq.m, the applicant shall submit Fire Safety recommendation for the proposed club building; and the setback of club/community building shall conform to Rule 33 (3) of ODA (P&BS) Rules, 2020.

(vii) Any other required plan/documents/affidavits/fees /NOCs in respect of the Layout Plan and Building Plan to be submitted as per provisions of ODA (P&BS) Rules, 2020.



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19/4/22
VICE-CHAIRMAN