



Bhubaneswar Development Authority

AKASH SHOVA BUILDING, PANDIT JAWAHARLAL NEHRU MARG

BHUBANESWAR- 751 001, ODISHA

Telephone: (0674) 2396437, 2390998, 2392801, FAX: 0674- 2390633

No. :

PROCEEDING OF THE 250th D.P. & B.P. COMMITTEE MEETING OF BDA & BMC HELD ON 09.06.2022 AT 4.00 PM IN VIRTUAL MODE

Members Present as at Annexure-1

1. BMC RELATED MATTERS :

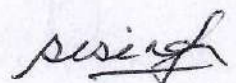
Item No.	File No.	Subject matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 19th DP&BP Committee. The committee confirmed the proceeding of 18th meeting of DP & BP committee.
2.	XXXXXI (Planning cell) 003/2017	Compliance to the proceeding of the 18 th DP&BP Committee Meeting. Noted.
3.	ANB190170	Approval of Proposed Two Blocks OF (S+5) STORIED (MIG Catagory) Residential Apartmnet Building "Laxmi Ashiyana" Under Mouza -Naharkanta and Andilo Videplotno-1861/2140 and others, Khata No-609/132 and othersBy Gpa Holder M/S Laxmi Infra Venture Pvt. Ltd, Represnted By Sri Rajesh Kumar Nayak,Plot no-315, Saheed Nagar, Bhubaneswar,Dist- Khurdha. 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. Since a part of the proposal falls under Mouza - Andilo which comes under BDA jurisdiction the

		<p>approval shall be issued in the joint signature of city planner BMC and planning member BDA. The sanction fees pertaining to BDA portion shall be transferred to BDA after Approval.</p> <ol style="list-style-type: none"> 2. NOC form PHD towards water supply and sewerage disposal, deposit of 1% of EIDP fees, deposit of fees towards purchasable FAR, deposit of shelter fee in lieu of provision of EWS units, deposit of purchasable FAR in base of base FAR, engagement of project management organization. 3. Internal roads within project area shall be constructed using paver blocks. 4. Design drawing and calculation of STP from PH consultant.
4.	ANB-190595	<p>Proposal for Approval of (B+S+4) Storied Hotel building over Plot No-GA-68 & 69 ,Khata No-510 in Mouza-Ghatikia in favour of Sri Gyanbit Kar GPA holder by Sri Siva Prasad Kar.</p> <p>Approved subject to clearance towards use of the Plot from GA Dept.</p> <ol style="list-style-type: none"> 1. After detail deliberation on the proposal the committee approved same subject to the compliance the following. 2. A clearance from GA Dept. to be obtained for use of GA Plot no-68 & 69 for Hotel building as the conveyance deed has no mention to the purpose of use. 3. NOC form PHD towards water supply and sewerage disposal, recommendation towards fire safety from fire prevention wing, deposit of 1% of EIDP fees, deposit of fees towards purchasable FAR, engagement of project management organization.

5.	BPRUC-0212/2019	Regularisation of Unauthorised Construction of Existing S+4 storied Residential Building over Plot No-1587/12965, 1588/7619, 1587 Khata No.1330/5225, 1330/11329,1330/6891 under Mouza- Pandara in favour of Birendra Kumar Mohanty & Umakanta Beuria Deferred.
6.	BPRUC-0509/2020	Regularisation of Unauthorised Construction of Existing G+3 Storied Residential Building over Plot No-1519/7898 & 1521/7899;Khata No.-1330/2314,in Mouza- Pandara, in favour of Jahanara Begum , Shaikh Immtiaz Chand(Legal heir) and Shaikh Eezaz Chand (Legal heir) Approved.
7.	BPRUC-1533/2020	Regularisation of Unauthorised Construction of Existing G+2 Residential Building over Plot No-1421/9860, Khata No.1330/4348 under Mouza- Pandara in favour of Narendra Kumar Bhoi Approved.
8.	BPRUC-0845/2020	Regularisation of Unauthorised Construction of Existing G+2 Residential Building over Plot No-1522/8586 & 1520/8585, Khata No.1336/208 under Mouza- Pandara in favour of Surendra Nath Sahoo Approved.
9.	ANB-210957	Approval for construction of proposed (G+1) storied residential building plan of Mrs. Puspallata Sahoo over plotno-1901/3970, Khata No-540/1027 in Mouza- Mancheswar Approved subject to free gifting of 0.72 Mtr. strip of land in front towards widening of existing road of 4.57 Mtr. To 6.00 Mtr.

1. BDARELATED MATTERS:

Item No.	File NO.	Subject matter
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1/250/BPC	Misc-DP-9/88(p)	<p>Confirmation to the Proceeding of the 249th DP & BP Committee.</p> <p>The committee confirmed the proceedings of 249th meeting of DP and BP Committee.</p>
2/250/BPC	Misc-DP-9/88(p)	<p>Compliance to the Proceeding of the 249th DP & BP Committee.</p> <p>Noted.</p>
3/250/BPC	BPBA-RV-10/2018	<p>Proposal for approval of revised 2B+G+7 Hotel & Retail building over GA plot No.P-1 Rev- Plot No. 55/4085, 56/4086 ,57/4087,63/4088 khata no.1426/1488 Mouza- Jayadev Vihar in favour of M/s- Swami Resorts Pvt Ltd, Director-Shivam Asthan.</p> <p>The Committee approved the proposal subject to the following conditions.</p> <ol style="list-style-type: none"> 1. The building plan shall comply with all the provisions of ODA (P&BS) Rules.2020. 2. Required affidavit, Structural vetting, Indemnity Bond for basement & drawings shall be submitted by the applicant. 3. The applicant shall obtain clarification from G.A. Department regarding de-reservation of forest kism land. 4. Applicant should comply with all conditions of G.A Department.
4/250/BPC	E-BPAS Online File-BAL210019	<p>Regularization of existing B+G+7 Storied MIG category Residential / Commercial complex apartment (block-A) & Addition to proposed S+13 storied MIG category residential apartment (block-B) of "Promod heights" over plot no- 165 & 165/3812, khata no.-389 of Laxmidhar Routray and plot no-164,khata no.-459/2537 of Suman Kar & Sovan Kar, mouza- Koradakanta, Thana- Sahidnagar No.-78 tahasil- BBSR-243,Dist- khurdha. Applicant cum the power of attorney holder, Shree Ganesh Buildcon pvt.ltd. MD- Mr. Romeo Kanta Nanda:</p> <p>The Committee approved the proposal subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The building parameters are to be complied as per ODA (P&BS) Rules,2020. 2. Required NOC, Affidavits, Structural vetting shall be submitted by the applicant. 3. The kism of the land shall be changed to

		<p>Gharabari.</p> <p>4. The drain affected area shall be free gifted to BDA.</p>
5/250/BPC	R/BP2B-1459/09	<p>Regularization of Unauthorised Construction of existing B+G+6 multistoried commercial building with two blocks of 02 storied & 01 single storied residential building over GA plot No.5 Mouza-Satyanagar,Bhubaneswar under the scheme ROUDCTC-2008 in favour of Sri Pulin Sahoo & others.</p> <p>The committee approved the proposal subject to the follows :-</p> <ol style="list-style-type: none"> 1. The applicant shall submit an affidavit to the effect that the building has been completed before publication of BDA (P&BS) Regulations-2008 i.e before 31.12.2008. 1. The applicant shall submit structural design vetted by Civil Engineering Department of any Govt. Engineering College located in Odisha.
6/250/BPC	BPBA-RV-102/2022	<p>Proposed additional construction of 6 nos. of building blocks (1. B+G+s storied v.c.c & Academic Block-I, 2. G+4 storied v.c.c & Academic Block-2, 3. G+5 storied Hostel Block 4. s+8 storied MLCP, 5. Single storied Public washroom complex and 6. single storied service Block in addition to existing building blocks (Campus-IV, SOA University) over plot nos' 460, 46L, 4621 505 etc. Khata no.- 8214, LIO7 etc. in Mouza: Shampur in favour of in favour of Dr. Manoranjan Nayak, President of SOA University.</p> <p>The Committee approved the proposal subject to the followings:-</p> <ol style="list-style-type: none"> 1. The proposal is in conformity with the BDA (P&BS) Rules, 2020. 2. The plot numbers which have already been covered under the project as approved by BDA earlier shall be excluded from the purview of T.P. Scheme to avoid future litigation. 3. The applicant shall get the land converted to Gharabari Kisan before approval of plan. 4. Required NOC, Affidavits, Structural vetting shall be submitted by the applicant. 5. The land locked plots within the project shall be provided with an access of 9 mtr. wide road and the applicant shall submit an affidavit to the effect that they will provide non-hindrance access to the land locked plot owners. 6. The CDP road affected area shall be free gifted to

		BDA as per Rule-36(2) of ODA (P&BS) Rules, 2020.
7/250/BPC	BPBA-RV-1897/2018	<p>Proposal for approval of additional block of Stilt+4 storied residential apartment building (Block-B) over plot no.-1205, 1204, 1206, 1207, 1213/5052 and 1214/7056, Khata no 983, 1133 & others in Mouza Jagamara in favour of Smt Swarnalata Panda and Smt Sejana Panda.</p> <p>The Committee accepted the consent of individual flat owners in the form of notarized affidavit for approval of the plan.</p>
8/250/BPC	E-BPAS Online File- BNB210364	<p>Approval of S+5 storey Residential Apartment building (MIG category) plan over Plot No. 1497/4083, 1496/4082 Khata No. 603/4231, 603/4232 Mz-Chandaka, Bhubaneswar (extended area of Bhubaneswar) in favour of Sri Ansuman Mishra, Sri Manoranjan Rath & Others, GPA Holder M/S Prabhujee Projects Pvt. Ltd. through its M.D. Sri Chandan Prasad Mohanty.</p> <p>The Committee approved the proposal subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The building parameters are to be complied as per ODA (P&BS) Rules, 2020. 2. Required NOC from RWSS/CGWA for water supply may be obtained. 3. The applicant shall submit EIDP showing drainage line upto the disposal point. 4. The approach road to the site shall be verified from the concerned road development agency.
9/250/BPC	E-BPAS online- BNB210523	<p>Approval of B+G+4 storey Residential Apartment building plan over plot No. 3518, 3519, 3520, 3521, 3522, 3523, 3523/8488, 3523/ 8492, 3524, 3525, 3525/8498 & others, Khata No. 2236/941, 2236/728, 2236/740, 2236/725, 2236/729, 2236/860, Mz- Pathargadia, Bhubaneswar in favour of M/s- Sriyam Buildtech Pvt Ltd, Director- Sri Bobblli Satyanarayan & Director Sri Ranga Subbha Rao.</p> <p>The Committee approved the proposal subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The building parameters are to be complied as per ODA (P&BS) Rules, 2020. 2. The applicant is required to submit NOC from Fire Prevention Wing, RWSS/CGWA (for water supply), EIDP Plan and submit receipt from P.D, DRDA, Khordha after depositing the required fees as per EIDP SOP notified by BDA. 3. Applicant to make provision of EWS houses or deposit shelter fees as per HFA Policy.

		<p>4. The approach road to the site shall be verified from the concerned road development agency.</p>
10/250/BPC	LPBA-435/21	<p>Approval of Sub-division of lay-out over Plot No.959(Full plot) Khata no. 221 under Mouza- Hirapur in favour of Mr. Basanta Manjari Das represented through GPA Holder Manas Ranjan Mohanty Director of M/s- Omacs properties (p) Ltd.</p> <p>The Committee approved the proposal subject to the following conditions:</p> <ol style="list-style-type: none"> 1. An affidavit is to be submitted that no plot will be sold without getting approval from NMA. 2. External Infrastructure Development Plan duly vetted from CE-Cum-EM, BDA as per Rule-78(viii) of ODA (P&BS) Rules, 2020. 3. Applicant to show space for Solid Waste Management, Recharging pit and required number of trees for plantation in the layout plan. 4. The applicant shall leave 1.5 mtr from front side of the plot for eventual widening of the road of 12 mtrs as the road leads to an important tourist place i.e. Chausathi Jogini Temple.
11/250/BPC	E-BPAS Online File- BNB210131	<p>Approval of S+4 storied Residential apartment building (MIG Category) over plot no: 298/547, 298/548 Khata no.65/246 in Mouza- Bahelipada, in favour of Sushrita Mishra.</p> <p>The Committee approved the proposal subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The building parameters are to be complied as per ODA (P&BS) Rules, 2020 2. The applicant is required to submit NOC from RWSS/CGWA (for water supply), EIDP Plan and submit receipt from P.D, DRDA, Khordha after depositing the required fees as per EIDP SOP notified by BDA. 3. Affidavit regarding selling of plots to the MIG category only.
12/250/BPC	OBPS (SUJOG): BP-BDA-2022-04-08-002362	<p>Approval of G+1 Residential Building over Plot No. 446 & 445, Khata No.179/254 & 179/255, Mz-Dandilo in favour of Jayanti Behera.</p> <p>Approved.</p>
13/250/BPC	E-BPAS online- BNB210257	<p>Approval of G+1 Residential Building over Plot No. 79/908, Sub plot-568, Khata No.-299/208, Mz-Saleswar in favour of Nidhi Sahoo.</p> <p>Approved.</p>

14/250/BPC	BPRUC-2883/2020	Regularization under Unauthorised Construction of S+4 storied Residential Apartment building over G.A Haplot No.37, Corresponding Revenue Plot No.1299(pt), Khata No.48, Mouza : Ashok Nagar, Bhubaneswar in favour of Sri Narayan Chandra Sahoo & others. Approved.
15/250/BPC	BPBA-RV-10/22	Regularization of Unauthorized Construction of G+1 storied Residential building over HaPlot No.694/2009, Sub-Plot No.12, Khata No. 299/851, Mouza-Saleswar (extended area of BDA) in favour of Mrs. Sanjukta Nahak, Mr.Siddharth Shankar Nahak & Mrs Stutiprabha Nahak. Approved.
16/250/BPC	BPBA-Rv-33/18	Regularisation of Unauthorised Construction of Single storied Residential building over plot No.644/1019 , sub plot No.69 Khata no.299/536 Mouza-saleswar(extended area of BDA) in favour of Mrs Alina Sahoo. Approved.
17/250/BPC	BPRUC-795/20	Regularization of Unauthorized deviated Construction of existing G+3 storied residential building over HaPlot No.12, Khata No.165/184, Mouza-Krushnapur, Dist- Khordha in favour of Sri Sribaccha Baral. Approved.
18/250/BPC	BPRUC-3591/20	Regularisation of Unauthorized construction of existing single storied residential building over plot No.409/1226 khata No.345/266 Mouza-Ebaranga & Plot No.652/3035 Khata no.796/133 mouza- Sundarpada dist- Khordha in favour of Sri Pramod kumar Paikaray & Smt Bijaya laxmi Bisoi. Approved.
19/250/BPC	BPRUC-1358/20	Regularisation of Unauthorised Construction of existing G+1 storied Residential building over plot No.195/482,Khata no.231/114 Mouza- Botanda in favour of Sri Binaya Kishore Routray. Approved.
20/250/BPC	BPRUC-1234/19	Regularisation of Unauthorised Construction of existing G+2 storied residential building over plot No.53/262/374 ,Khata no.80/203 Mouza- Nakhaurpatna Dist-Khordha in favour of Sri Ashok Kumar Behera. Approved.

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21/250/BPC	BPRUC-1141/19	<p>Regularization of Unauthorized Construction of existing Basement+G+4 storied Hotel building over HaPlot No.692/2724, 681(p), 682(p), 683 (p), Mouza : Laxmisagar, Unit-30, Bhubaneswar in favour of M/s Grandmark Infrastructure Pvt. Ltd. represented through its Directors Sri Rajendra Kumar Gugnani & Ashwani Kumar Gugnani & Plot No.692/4752 of Mrs. Satindra Gugnani represented by GPA holder M/s Grandmark Infrastructure Pvt. Ltd., Bhubaneswar.</p> <p>The Committee approved the proposal subject to the following:</p> <ol style="list-style-type: none"> 1. The setback area which is covered by tin sheds are to be removed prior to approval. 2. Barrier-free access for physically challenged, differently abled person, elderly and children shall be provided as per Regulation-45 of BDA (P&BS) Regulation, 2018.
22/250/BPC	BPRUC-1818/20	<p>Regularisation of unauthorised deviated construction of G+2 Residential Building over Plot No.2555/5457 Khata no.2151/177 in Mouza- Goutam Nagar, Bhubaneswar ,Dist- Khordha in favour of Shir Swarup Kumar Bhanja under (Scheme for Regularisation of unauthorised construction -2019.</p> <p>Approved.</p>
23/250/BPC	LPBA-261/20	<p>Approval of Sub-division of land (lay-out) over Plot No.67 & 68(pt), Khata No. 92 & 168/9 under Mouza- Jhinkharda Satrusuan in favour of Gauranga Charan Das, Sri Nityananda Das & Sri Dharendra Kumar Patra.</p> <p>The Committee deferred the proposal until views of R.D.Department regarding width of the road and possibilities of its widening is obtained.</p>
24/250/BPC	LPBA-66/22	<p>Approval of Sub-division of lay-out with G+1 storied college building over Plot No. 1018/1411, Khata No.490/290 under Mouza- Budhipada in favour of Mr. Bharat Bhusan Nayak and Mr. Bhagabat Nayak Charirman-cum-Managing Trustee of Jayadev Educational and Charitable Trust.</p> <p>Since the road width does not conform to construction of institutional building, the committee refused the proposal.</p>
25/250/BPC	BPRUC-5839/20	<p>Regularization of Unauthorized Construction of existing G+3 storied residential building over plot no 1925/12594 khata no 1330/6430 in mouza Pandra Bhubaneswar in favour of Sk Fatha Mahammed.</p> <p>Approved.</p>

26/250/BPC	E-BPAS Online File- BNB200392	<p>Proposed Industrial Building over IDCO allotted Plot no. 23 pertaining to Revenue Plot no. 170(P) & 681(P) in Mouza: Haridamada at Sea Food Park, Deras in favour of M/s. B-One Business House (P) Ltd. (Unit- II) represented through its Managing Director Shri Bhabatosh Sahoo.</p> <p>The Committee approved the proposal subject to the following:</p> <ol style="list-style-type: none"> 1. The building parameters are to be complied as per ODA(P&BS) Rules,2020. 2. The applicant is to submit NOC from IDCO & required affidavits.
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Sisengh
VICE-CHARIMAN



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P.K. Pracham
Sr. Manager IT