



# Bhubaneswar Development Authority

AKASH SHOVA BUILDING, PANDIT JAWAHARLAL NEHRU MARG

BHUBANESWAR- 751 001, ODISHA

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No. :

PROCEEDING OF THE 252<sup>nd</sup> D.P. & B.P. COMMITTEE MEETING OF BDA & BMC HELD ON 23.08.2022  
AT 11:30 PM IN VIRTUAL MODE, BHUBANESWAR

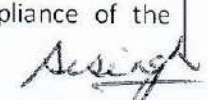
Members Present as at Annexure-1

(A) BMC RELATED MATTERS :

Item No.	File No.	Subject matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 20th DP&BP Committee.  The committee confirmed the proceeding of 20th meeting of DP & BP committee.
2.	XXXXXI (Planning cell) 003/2017	Compliance to the proceeding of the 20 <sup>th</sup> DP&BP Committee Meeting.  Noted.
3.	Policy Decision	<b>1. Issue of Permission on 'NOT FINAL' Patta in Shampur Mouza.</b>  After detailed discussion in the matter it is decided to seek a clarification from Revenue Department by BMC.  <b>2. Construction near Important Building with height exemption.</b>  Considering the security point of view, stilt floor shall be included in height consideration of 10m.
4.	MBP-BMC-02-290/2022	<b>Approval of Proposed LB+UB+G+5storied Block-A and B+G+4 storied Block-B Hotel and Convention Centre in favour of M/s Mayfair Hotels &amp; Resorts Ltd., Bhubaneswar, represented by MrManoja Kumar Gouda, President and Whole Time Director over Plot no 3(P) &amp; 6(P), Khata No- 619 (GAD) in Mouza- Chandrasekharapur , Bhubaneswar.</b>  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: -  <ol style="list-style-type: none"><li>1. 12m approach road shall be widened to 18.00 meter with approval from G.A Department.</li><li>2. Recommendation towards Fire Safety from Fire Prevention Wing.</li><li>3. The structural plan &amp; the structural design shall be vetted and certified by any Civil Engineering Department of any Govt. Engineering College located in Odisha.</li><li>4. NOC from PHD towards Water Supply &amp; Sewerage disposal.</li></ol>

		<ol style="list-style-type: none"> <li>5. NOC from Central Ground Water Board.</li> <li>6. Deposit 1% of External Infrastructure Development fee.</li> <li>7. Environmental Clearance from State Environmental Impact Assessment Authority.</li> <li>8. One public washroom complex within the plot having access from approved public road is to be built as per Rule-50 of ODA (P&amp;BS) Rules-2020.</li> <li>9. Design, Drawing and Calculation of STP from PH Consultant.</li> <li>10. Solid Waste Management plan and construction and demolition waste management plan.</li> <li>11. The internal roads within the project area are to be constructed using paver blocks.</li> <li>12. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 &amp; 48 of ODA (P&amp;BS) Rules-2020.</li> <li>13. The waste generated within the project shall be managed on own arrangement. Mini Composting Plant is to be setup for recycling of organic Solid Waste.</li> <li>14. Provision of Green Building Norms as per ODA (P&amp;BS) Rules-2020.</li> <li>15. Engagement of Project Management Organization.</li> <li>16. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&amp;BS) Rules - 2020.</li> </ol>
5.	MBP-BMC-02-0193/2022	<p><b>Approval of Proposal for Four block of (2B+G+17) Storied Residential Apartment Building &amp; one Block of (2B+G+3) Storied society building in favour of M/S Falcon Real Estate Pvt. Ltd Represented Through its Asst. Manager admin Sri SounikKajal Kumar Dash. (GPA holder) over Plot No 499/6204, 499/6202, 499/6203, 499/6207, 499/6206, 501, 499/4493, 496/2534, 496/6452, 496/6453, 496/4145, 497, 498, 496/6335, 495, 500, 499/4454, Khata No 432/5085, 432/5085, 432/5190, 432/4995, 432/5408, 2618, 432/2254, 432/5370, 432/5369, 432/5368, 463/48, 432/2128, 432/2465 in Mouza- Dumduma , Bhubaneswar.</b></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> <ol style="list-style-type: none"> <li>1. The project site is affected by CDP drain no: 9 necessary vetting is to be done from Drainage division of BMC.</li> <li>2. Free gift the area affected by proposed CDP Road and Drain in favour of BMC in lieu of which twice the area of such free gifting of land may be adjusted towards purchasable FAR.</li> <li>3. Recommendation towards Fire Safety from Fire Prevention Wing.</li> <li>4. NOC from PHD towards Water Supply &amp; Sewerage disposal</li> <li>5. NOC from Central Ground Water Board.</li> <li>6. Deposit 1% of External Infrastructure Development fee.</li> </ol>

		<ol style="list-style-type: none"> <li>7. Environmental Clearance from State Environment Impact Assessment Authority.</li> <li>8. One public washroom complex within the plot is to be built as per Rule-50 of ODA (P&amp;BS) Rules-2020.</li> <li>9. The structural plan &amp; 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.</li> <li>10. Design, Drawing and Calculation of STP from PH Consultant.</li> <li>11. Solid Waste Management plan and construction and demolition waste management plan.</li> <li>12. The internal roads within the project area are to be constructed using paver blocks.</li> <li>13. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 &amp; 48 of ODA (P&amp;BS) Rules-2020.</li> <li>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.</li> <li>15. Provision of Green Building Norms as per ODA (P&amp;BS) Rules-2020.</li> <li>16. The developer shall deposit Purchasable FAR in excess of Base FAR.</li> <li>17. Shelter fees to be deposited towards EWS.</li> <li>18. Engagement of Project Management Organization.</li> <li>19. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&amp;BS) Rules - 2020.</li> <li>20. 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.</li> </ol>
6.	MBP-BMC-02-0096/2020	<p>Approval of Revised Proposal for (B1+B2+B3+G+6) Storied Commercial Building in Block-A, (B1+B2+S+35) Storied MIG Apartment building in Block-B, (B1+B2+S+13) Storied MIG Apartment building in Block-C and (B1+B2+G+3) Storied Club building in Block-D in favour of Raja Kishore Mallick &amp; 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 &amp; 306/1712/5772 and KHATA NO.474/2770, 474/2771, 474/3474, 474/ 3700, 474/3160, 474/3162, 474/6177, 474/ 3988, 474/2369, 474/2506, 474/3470, 474/3000, 474/2601, 474/2331, 474/6210, 474/5007, 474/5008, 474/5009 474/6291 in Mouza- Patia , 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</p>

following: -

1. Recommendation towards Fire Safety from Fire Prevention Wing.
2. NOC from Airport Authority of India.
3. NOC from PHD 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 before start of construction.
7. One public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020.
8. Registered Irrevocable General Power of Attorney in favour of Stalwart Projects Pvt. Ltd represented by Director Sharat Kumar Sahu is to be submitted in place of Notary registration.
9. 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.
10. Design, Drawing and Calculation of STP from PH Consultant.
11. The developer shall deposit shelter fee in lieu of EWS units.
12. Solid Waste Management plan and construction and demolition waste management plan.
13. The internal roads within the project area are to be constructed using paver blocks.
14. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.
15. The waste generated within the project shall be managed on own arrangement. Mini Composting Plants to be setup for recycling of organic Solid Waste.
16. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.
17. The developer shall deposit Purchasable FAR in excess of Base FAR.
18. Engagement of Project Management Organization.
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.

7. MBP-BMC-02-0135/2022

Approval of proposed B+S1+S2+20 Storied Residential (MIG) Apartment building & G+3 Storied Society /Club Building for M/S SRI JAGANNATH PROMOTERS & BUILDERS represented by Sri Pradipta Kumar Biswasroy over Hal Plot Nos.2828/10227, 2892, 2920, 2921, 2922, 2923, 2925, 2928, 2929, 2994, 2994/3954, 2996, 2829/10228, Khata No.2074/2302 , 2074/2067, 854, 2074/1630,861, 2074/1858, 318, 2074/119, 2074/2357 respectively in Mouza- Sankarpur, Bhubaneswar represented by Sri Kailash Chandra Rathover Hal Plot No.2893,2929/3952,2895/3773,2918,2919,2922/3881,2891,2891/3981, 2830, Khata No.- 292, 299, 299,861, 861, 861, 319, 319, 299 respectively in Mouza- Sankarpur, Bhubaneswar.

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. 18 mt. wide road of an area 5025.01 sqm. provided for access to the rear side landlocked plots is to be free gifted in favor of BMC for availing the TDR equivalent to twice the area of land gifted towards road and area so gifted shall be adjusted towards purchasable FAR.
2. Recommendation towards Fire Safety from Fire Prevention Wing.
3. NOC from PHD 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. 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 & 48 of ODA (P&BS) Rules-2020.
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. Shelter fees to be deposited towards EWS.
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.

8.	MBP-BMC-Layout-0190/2022	Approval of Proposed Sub-Divisional Layout Plan over Plot Nos-206, 36/2209, 198/2210, 199/2211, 201/672/2212; Khata No.-22 & 190/1534, in Mouza- Pokhariput, in favour of Manorama Samantray & M/S S. B. Realcon Pvt. Ltd., MD Janaki Ballav Samantray.  Deferred.
9.	MBP-BMC-	Approval of Proposed Sub-Divisional Layout Plan over Plot Nos- 351(P)

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	layout-0297/2022	<p>&amp; 374(P); Khata No.-194, in Mouza- Shampur, in favour of Sauvagya Sankar Deo.</p> <p>Deferred.</p>
10.	MBP-BMC-02-188/2022	<p>Approval of Proposed (B+S+5) Residential Apartment and (B+G+3) Commercial (Shopping Centre) Building of Mr.Prahallad Charan Swain and Smt. Lochana Swain over Revenue Plot Nos.-135/3006,136,137Khata No.-725/314 and Plot Nos.135/2878,136/2879,137/2880, Khata No.725/207of Mouza-Kalarahanga, Bhubaneswar, Dist-Khurdha</p> <p>The Committee approved the proposal subject to compliance of the following: -</p> <ol style="list-style-type: none"> <li>1. Recommendation towards Fire Safety from Fire Prevention Wing.</li> <li>2. NOC from PHD towards Water Supply &amp; Sewerage disposal</li> <li>3. NOC from Central Ground Water Board.</li> <li>4. Deposit 1% of External Infrastructure Development fee.</li> <li>5. Design, Drawing and Calculation of STP from PH Consultant.</li> <li>6. The internal roads within the project area are to be constructed using paver blocks.</li> <li>7. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 &amp; 48 of ODA (P&amp;BS) Rules-2020.</li> <li>8. Provision of Green Building Norms as per ODA (P&amp;BS) Rules-2020.</li> <li>9. The developer shall deposit Purchasable FAR in excess of Base FAR.</li> <li>10. Shelter fees to be deposited towards EWS.</li> <li>11. Engagement of Project Management Organization.</li> </ol>
11.	ANB211202	<p>Approval for Proposed S+4 office cum-residential apartment building over Plot No-48-P, GA Plot no-289 Khata No-443, Drg No-B/360, in Mouza-in favour of Parth Sarathi Sahoo represented through. Green Park Developer Pvt, Ltd, Managing Director Manoj Kumar Sahu.</p> <p>Office order of G.A. Department allowing the Conveyance Deed regarding the purpose of use is to be verified and the matter shall be placed in next Committee.</p>
12.	ANB210946	<p>Approval of Proposed (G+3) Residential Building of Mr.Sudhansu Sekhar Sasmal over Revenue Plot No-3660, Khata No.-2151/416, Mouza- Gautamnagar, Bhubaneswar, Dist-Khordha</p> <p>Approved.</p>
13.	BPRUC-0212/2019	<p>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 &amp; Umakanta Beuria</p> <p>Rejected.</p>
14.	BPRUC-0151/2019	<p>Regularisation of Unauthorised Construction of Existing Single Storied Residential Building over Plot No-1799/11466; Khata No.-1330/5142, in Mouza- Pandara, in favour of Jayashree Sahoo.</p> <p>Approved.</p>

15.	BPRUC-0847/2020	Regularisation of Unauthorised Construction of Existing G+2 Storied Residential Building over Plot No-1931,8433, Khata No.-1336/190, in Mouza- Pandara, in favour of Mr. Braja Kishore Das.  Approved.
16.	BPRUC-0896/2020	Regularisation of Unauthorised Construction of Existing G+1 Storied Residential Building over Plot No-1451/8122; Khata No.-1330/450, in Mouza- Pandra, in favour of Kiran Sharma and Priyanka Sharma.  Approved.

(B) BDA RELATED MATTERS :

Item No.	File NO.	Subject matter
1/252/BPC	Misc-DP-9/88(p)	Confirmation to the Proceeding of the 251st DP & BP Committee.  The committee confirmed the proceedings of 251 <sup>st</sup> meeting of DP and BP Committee.
2/252/BPC	Misc-DP-9/88(p)	Compliance to the Proceeding of the 251st DP & BP Committee  Noted.
3/252/BPC	BPBA-91/22	Proposal for approval of proposed 2B+GR+20 multi storied Residential Apartment building and One 2B+G+3 over plot.no.2129, 2148, 2147, 2150, 2162, 2146 & others and Khata.no.729/295, 729/252 & others, Mouza-Raghunathpur in favour Kalinga Institute of Industrial Technology & others, GAP holder SJ.Developers & Housing Pvt. Ltd. Director- Suryakanta Nanda.  After detailed discussion, committee approved the proposal in principle subject to the following conditions:  1. The ground coverage for the 2 commercial floors (G.F. & F.F.) is more than 40%. The same shall be limited to 40% in compliance of Rule 33 of ODA (P&BS) Rules, 2020.  2. The visitors parking shown in the upper basement plan in a fragmented manner shall be provided at one place; and the visitors parking for commercial and residential use shall be segregated. A parking plan shall be submitted showing the number of parking, type of parking, driveway, etc.  3. At least one car per flat to be ensured by the developer for MIG category and above apartments. 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.

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		<p>4. An isolation room of at least 15 Sq.m with attached toilet shall be provided adjacent to House owner's society office/assembly and the same shall be handed over to the apartment owner's association.</p> <p>5. The House owners society office &amp; assembly area shall be clearly indicated in the plan.</p> <p>6. The CDP affected road area shall be free-gifted to BDA prior to approval and the TDR available shall be adjusted against the FAR consumed above base FAR.</p> <p>7. Applicant shall deposit the requisite shelter fee in lieu of EWS units.</p> <p>8. NOC to be submitted: SEIAA, PHEO, CGWA (if required), AAI, Fire Safety Recommendation, Structural Vetting &amp; applicable fees to be deposited.</p> <p>9. All building plans as per Rule 5 of ODA (P&amp;BS) Rules, 2020 shall be submitted.</p>
4/252/BPC	BPBA-R-570/16	<p>Proposed 2B+G+12 Commercial-cum-Residential high rise apartment building over plot. No. 233,234/1806, 232/2210/9256, 232/2209/9256, 232/2209/10977, &amp; 232/9183/9255, khata no.611/183, 213,611/3159, 611/182, Mouza-Chandrasekharpur, in favour of Sri . Jayesh Patel, Director, M/s. Suvam Construction (p) Ltd. (GPA holder of Smt.Sabitri Rout, Sri Duryodhan Kasta, Sri Upendra Kasta, Sri Benudhar Rout &amp; Smt. Jyotirmayi Patra).</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <p>1. The plan shall adhere to the provision of ODA (P&amp;BS) Rules, 2020 and all building plan/drawings shall be submitted as per Rule 5 of aforesaid Rules.</p> <p>2. The 6 meter wide driveway shall be clearly demarcated without any obstruction.</p> <p>3. The House owners society office &amp; assembly area shall be clearly indicated in the plan.</p> <p>4. Parking for commercial &amp; residential use shall be clearly indicated in the plan.</p> <p>5. At least one car per flat to be ensured by the developer for MIG category and above apartments. The individual car parking</p>

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		<p>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.</p> <p>6. Public Washroom Complex shall be provided as per provision of the ODA (P&amp;BS) Rules, 2020.</p> <p>7. An isolation room of at least 15 Sq.m with attached toilet shall be provided adjacent to House owner's society office/assembly, if the number of dwelling units is more than 50; and the same shall be handed over to the apartment owner's association.</p> <p>8. NOC to be submitted: PHEO, CGWA (if required), BMC for external infrastructure, Fire Safety Recommendation, Structural Vetting</p>
5/252/BPC		<p><b>Approval of Proposed two blocks of B+S+12 and B+S+10 storied Residential Apartment (MIG Category) Buildings over Plot No. 260/981 and 261/1152 pertaining to Khata No. 276/408 and 276/1263, Mouza Nuagaon, Tahasil: Bhubaneswar, Odisha in favour of Mrs. Gitanjali Sahoo, GPA Holder M/S URBAN LIVING DEVELOPERS LLP, represented by its Designated Partner Mr. Aman Agrawal</b></p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The applicant is required to surrender CDP road affected area to the Authority as per the provisions of the Rule- 36 of ODA (P &amp; BS) 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.</li> <li>2. The Affidavit (General/ not to deviate) and all undertakings are to be submitted.</li> <li>3. 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.</li> </ol>

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4. The applicant is required to submit NOC from PHEO / CGWA, Fire Safety Recommendation from Fire Prevention Wing, NOC from Airport Authority of India.
5. The applicant is required to submit the structural plan and the structural design vetted and certified by any State Resource Centre identified by OSDMA or IIT or NIT or any other institute of Govt., of India having structural engineering specialization.
6. The provision for EWS housing to be provided or Shelter fee is to be deposited as per the amended HFA policy, 2015.
7. An isolation room of at least 15 Sq.m with attached toilet shall be provided adjacent to House owner's society office/assembly.
8. The applicant is required to submit an affidavit mentioning that the proposed MIG category dwelling units shall be sold/ allotted to buyers/ allottees from MIG category only.
9. 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.
10. 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), landscape plan, waste management plan, External Infrastructure Development Plan and Parking plan mentioning the required parking area, type of parking, parking area provided in each of the lot along with circulation plan.

6/252/BPC

Proposed (S+5) Storied Residential Apartment Building of Sri Subhendu Das (Managing Partner), M/s Subha Construction Over Plot No 1047/2916 &

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		<p>1045, Khata No-538/1879, Mouza-Padhansahi, Dist- Khordha.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Record Correction of approach road to be verified.</li> <li>2. No Objection Certificate from Irrigation Department /Water Resources Department for using plot no 1918 (Kisam – “Nala”) for the purpose of road.</li> <li>3. The Affidavit (General/ not to deviate) and all undertakings are to be submitted.</li> <li>4. 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.</li> <li>5. The applicant is required to submit NOC from PHEO / CGWA and Fire Safety Recommendation from Fire Prevention Wing.</li> <li>6. An isolation room of at least 15 Sq.m with attached toilet shall be provided adjacent to House owner's society office/assembly.</li> <li>7. 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&amp;BS) Rules, 2020 shall be incorporated in the plan.</li> <li>8. The applicant is required to submit required plans as per Rule 5 of ODA (P&amp;BS) Rules, 2020 namely, electrical layout plan (from registered electrical engineer), landscape plan, waste management plan, External Infrastructure Development Plan.</li> </ol>
	SUJOG BP-BDA-2022-06-10-004537	
7/252/BPC		Approval of S+4 storey Residential building plan over Plot No. 172/1541, 173/1542, 172/1544 &171/1543 Khata No.616/183,

	SUJOG-BP-BDA-2022-06-11-004585	<p>616/184, 616/186 &amp; 616/185 Mz-Andilo, Baliana (extended area of Bhubaneswar) in favour of Si Chittaranjan Choudhury &amp; Smt Chandra Prava Sahoo, GPA Holder M/s Machanatha Dev Infracon Pvt Ltd. Director Sri Ratikanta Badu</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The applicant is required to surrender the area coming under proposed CDP road alignment from the adjacent Naharkanta Mouza which shall be continued to Andilo Mouza. Applicant to submit revised building plan leaving the said area for future road widening.</li> <li>2. No Objection Certificate from Water Resources Department for using nayanjori for the purpose of road.</li> <li>3. 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.</li> <li>4. The applicant is required to submit required plans as per Rule 5 of ODA (P&amp;BS) Rules, 2020 namely, electrical layout plan (from registered electrical engineer), landscape plan, waste management plan, External Infrastructure Development Plan.</li> </ol>
8/252/BPC	SUJOG:BP-BDA-2022-07-05-005766	<p>Approval of proposed S+4 storied residential building over Revenue plot -7/400, Khata no. 225/120 in Mouza: Balabhadrapur in favour of Dillip Ranjan Badadana and Harihar Das.</p> <p>Deferred for further verification of approach road.</p>
9/252/BPC	SUJOG BP-BDA-2022-03-28-001980	<p>Approval of S+4 storied Residential MIG apartment building over plot no: 433, Khata no.167 in Mouza- Satyabhamapur, in favour of Tushar Ranjan Nanda</p> <p>Deferred for further examination of CDP extended road alignment.</p>

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10/252/BPC	E-BPAS Online File- BNB210583	<p>Approval of S+4 storey MIG Residential Apartment building plan over Plot No. 1917, 1917/3736 Khata No. 532/2208, 532/2098 Mouza- Jagannthpur, Baliantha (extended area of Bhubaneswar) in favour of Sri Binod Bihari Khuntia, Sri Premananda Khuntia, GPA Holder M/S SN Developers Pvt. Ltd., Director Sri Sidhanta Kumar Mohapatra</p> <ol style="list-style-type: none"> <li>1. No Objection Certificate from Irrigation Department /Water Resources Department for using plot no 1918 (Kisam – “Nala”) for the purpose of road.</li> <li>2. The Affidavit (General/ not to deviate) and all undertakings are to be submitted.</li> <li>3. 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.</li> <li>4. The applicant is required to submit NOC from PHEO / CGWA.</li> <li>5. An isolation room of atleast 15 Sq.m with attached toilet shall be provided adjacent to House owner's society office/assembly.</li> <li>6. The applicant is required to submit required plans as per Rule 5 of ODA (P&amp;BS) Rules, 2020 namely, electrical layout plan (from registered electrical engineer), landscape plan, waste management plan, External Infrastructure Development Plan.</li> <li>7. The applicant is required to submit an affidavit mentioning that the proposed MIG category dwelling units shall be sold/ allotted to buyers/ allottees from MIG category only.</li> </ol>
11/252/BPC		<p>Approval of B+G+4 stored Commercial cum Residential Apartment building plan over Plot No. 871/2611,871/6183,871/2854 Khata No. 365/4247, 365/4632, 365/1717 Mouza- Malipada, in favour of Sri Ajit Kumar Mishra.</p> <p>After detailed discussion, committee</p>

	E-BPAS Online File- BNB200145	<p>approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The Affidavit (General/ not to deviate) and all undertakings are to be submitted.</li> <li>2. 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.</li> <li>3. The applicant is required to submit NOC from PHEO / CGWA and Fire Safety Recommendation from Fire Prevention Wing.</li> <li>4. An isolation room of at least 15 Sq.m with attached toilet shall be provided adjacent to House owner's society office/assembly.</li> <li>5. The applicant is required to submit required plans as per Rule 5 of ODA (P&amp;BS) Rules, 2020 namely, electrical layout plan (from registered electrical engineer), landscape plan, waste management plan, External Infrastructure Development Plan.</li> <li>6. The applicant is required to submit Parking plan mentioning the required parking area, type of parking, parking area provided in each of the lot along with circulation plan.</li> </ol>
12/252/BPC	E-BPAS Online File- BNB210066	<p>Approval of proposed S+4 storied MIG Residential Apartment Building plan over Plot No. 152, Khata No. 434, Mz-Benupur (extended area of Bhubaneswar) in favour of Sri Purna Chandra Jena represented through his POA Holder Sri Ajaya Kumar Mishra</p> <p>Deferred for further examination of CDP extended road alignment.</p>
13/252/BPC	BPBA-RV- 347/21	<p>Approval of S+5 (Proposed) Building Plan over Plot No. 896 Khata No. 365 in Mouza- Andilo (Extended area of BDA) in favour of Ravinarayan Behera, Ratikanta Behera, Manoranjan Behera, Pratima Sasmal, Represented by Sri. Jambeswar majhi, Partner Architect Creations.</p>

		Approved.
14/252/BPC	LPBA-261/20	<p>Approval of Sub-division of land (lay-out) over plot No.67 &amp; 68 (pt), Khata No.92 &amp; 168/9 under Mouza- Jhinkharda Satrusuan in favour of Gauranga Charan Das, Sri Nityananada Das &amp; Sri Dhirendra Kumar Patra.</p> <p>Refused since required road width is not available and the compliance submitted is not found satisfactory.</p>
15/252/BPC	LPBA-12/22	<p>Approval of Sub-division of land (lay-out) over Plot No.225, 234, 223, 233, 224 Khata No. 249/92, 249/228, 249/590, 249/93, 241 under Mouza- Kanchilo (Extended area of BDA) in favour of Mr.B.Tripati Balaji Patro, Mr. Pramod Kumar Barisal, Mrs.Biduprava Hota.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The applicant shall free-gift the approach road to the local Authority prior to approval.</li> <li>2. Applicant shall free-gift the internal road, open space and common plot for public utility to BDA prior to approval.</li> <li>3. The plan shall adhere to the provision of ODA (P&amp;BS) Rules, 2020 and all building plan/drawings shall be submitted as required under aforesaid Rules.</li> <li>4. Space for solid waste management showing community bins &amp; composting pits shall be reserved in the layout.</li> <li>5. All utilities and services within the project shall be provided within common plots only.</li> <li>6. The applicant shall submit the EIDP.</li> </ol>
16/252/BPC		<p>Approval of Sub-division of lay -out, over Rev.Plot No. 99/275/324, 646, 641,634 &amp; 13 others khata No. 115/102, 603/505 &amp; 4 others under Mouza - Tulasideipur &amp; Chandaka in favour of Sri . Amarendra Dash ( Suryo Udyog Ltd), Smt. Annapurna Dash (Aditya Udyog), Gargi Dash.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The applicant shall submit clearance from the Executive Officer, of the Gram Panchayat</li> </ol>

	LPBA-220/2022	<p>regarding the approach road to the site from Tulasideipur main road being a public road.</p> <p>2. Wherever the kism of the plot is not Gharabari, the same shall be converted to Gharabari prior to approval.</p> <p>3. The RoR and Sale-deed for the plot no. 644 shall be submitted. The applicant shall deposit the compounding fee for the part plots within the layout.</p> <p>4. The plan shall adhere to the provision of ODA (P&amp;BS) Rules, 2020 and all building plan/drawings shall be submitted as required under aforesaid Rules.</p> <p>5. The applicant shall submit the EIDP.</p> <p>6. Applicant shall free-gift the internal road, open space and common plot for public utility to BDA prior to approval.</p>
17/252/BPC	Common Agenda LPBA-155/22 LPBA-154/22 LPBA-180/22	<p>Regularisation of Unauthorized Sub-plots (single plots) in various Mouzas of extended area of BDA.</p> <p>Approved.</p>
18/252/BPC	BPRUC-3673/20	<p>Regularization of Unauthorized Construction of Existing g+3 storied residential building over Revenue Plot.no.2067(p), Sub.plot.no.102, Khata.no.615, Mouza-Daruthenga, Bhubaneswar in favour of Sri Srikanta Khatua.</p> <p>Approved.</p>
19/252/BPC	BPBA-RV-290/22	<p>Appoval of G+2 (Proposed) Building Plan over plot No.906/2676, 905/2770 Khata No. 616/1565, 616/1680 in Mouza -Andilo (Extended area od BDA) in favour of Shri. Kishore Kumar Nayak,</p> <p>Approved.</p>
20/252/BPC	BPRUC-1571/19	<p>Regularisation of Unauthorized Construction of existing G+1 storied Residential building over Revenue plot No.37, Khata no.255/29, Mouza- Botanda in favour of Smt. Smita Mishra.</p> <p>Approved.</p>
21/252/BPC	BPRUC-200/20	<p>Regularisation of Unauthorised Construction of existing G+1 storied</p>

		Residential building over plot No. 241/3167, Khata no. 311/920 Mouza-kantilo in favour of Sri Swayam Prakash Mohapatra  Approved.
22/252/BPC	LPBA-165/22	Regularisation of unauthorized sub-plots (single plots) in respect of plot No. 314/2252, khata No. 384/110, Mouza: Uttarmunda Muhan.  Approved.
23/252/BPC	BPBA-110/2022	Approval of amalgamation of sub-plots having Plot No. 553 & 553 & 553/2942 (khata No 331/2151 & 331/2152) to form a full plot under mouza: Kantilo in favour of Manmatha Kumar Mohanty managing Director of MKNK Builders Developer (P) Ltd  Approved.
24/252/BPC	BPRUC-1573/19	Regularisation of Unauthorised Construction of existing G+2 storied Residential building over plot No. 37/861, sub-plot no. 03, khata no. 231/449, Mouza-Botanda in favour of Smt. Monalisa Sahoo.  Approved.
25/252/BPC	BP2B-312/2009	<p>Application for issue of occupancy Certificate in respect of Two Blocks B+G+22, One Block B+G+17, Two Blocks and S+9 Multi storied Residential Apartment Building regularized vide no. 26347, dtd. 05.11.2019.</p> <p>After detailed discussion, committee observed that the followings to be complied prior to issue of Occupancy Certificate in accordance with the Standard Operating Procedure notified in this regard.</p> <ol style="list-style-type: none"> <li>1. The 12 meter wide road shall be completely developed as road with driveway, drain and footpath. The Right of Way shall have permanent demarcation.</li> <li>2. No part of the driveway for movement of fire engine shall be less than 6.0 mtr. and/or constructed of paver blocks. The same shall be constructed of hard surface capable of taking road of fire engine weighing upto 45 tones.</li> <li>3. Wherever, the width of the driveway is less than 6 meter, the same shall be widened.</li> </ol>




		<p>4. The open parking as per the regularized plan which have been covered subsequently shall be removed.</p> <p>5. The provisions of BDA (P&amp;BS) Regulations, 2018 regarding barrier-free access, visitors parking, solar roof top PV system, shall be complied.</p> <p>6. The visitors parking has not been developed. The same shall be constructed with parking area and driveways of permanent nature along with installation of signage for the same.</p> <p>7. Ownership documents in respect of the adjoining land over which STP has been constructed shall be submitted to BDA. The land area shall be handed over to the Society.</p>
26/252/BPC	BPRUC-3166/20	<p>Regularization of unauthorized deviated construction of G+1 Residential Building over plot No. -1383/2644, khata no.-884/226 in Mouza Kapilaprasad, Bhubaneswar, Dist-Khordha in favour of Smt. Archana Das under "Scheme for Regularization of unauthorized construction - 2019".</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>
27/252/BPC	PLANING-61/22	<p>Regarding an application for modification of CDP Land Use in Shankarpur Mouza from Forest use zone.</p> <p>Deferred for further examination.</p>

*Singh*  
VICE-CHAIRMAN, BDA



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