



# Bhubaneswar Development Authority

AKASH SHOVA BUILDING, PANDIT JAWAHARLAL NEHRU MARG  
BHUBANESWAR- 751 001, ODISHA

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Ref. No. :

**PROCEEDING OF THE 255th D.P. & B.P. COMMITTEE MEETING OF BDA & BMC HELD ON  
27.01.2023 AT 4.00 PM IN THE 1ST FLOOR CONFERENCE HALL OF BDA, BHUBANESWAR**

**Members Present as at Annexure-1**

## BMC RELATED MATTERS:-

Item No.	File No.	Subject matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 23 <sup>rd</sup> DP&BP Committee.  The committee confirmed the proceeding of 23 <sup>rd</sup> meeting of DP & BP committee.
2.	XXXXXI (Planning cell) 003/2017	Compliance to the proceeding of the 22 <sup>nd</sup> DP&BP Committee Meeting. Noted
3.	MBP-BMC-02- 0657/2018	Approval of Proposed LB+UB+G+6 Unit- I Commercial Market Building in favour of BMC over 180, 181, 182, 183, 185, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200; Khata no.- 357, in Mouza. The matter is deferred for the time being.
4.	MBP-BMC-02-0399- 2022	Approval of Proposed Electric Bus Depot with G+1 storied office Building for Capital Region Urban Transport (CRUT) over Plot No.- 7265(P), Khata No.- 4689 Mouza- Gadakana , 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: - <ul style="list-style-type: none"> <li>• Recommendation towards Fire Safety from Fire Prevention Wing</li> <li>• NOC from PHD towards Water Supply &amp; Sewerage disposal.</li> <li>• Deposit 1% of External Infrastructure Development fee.</li> <li>• The waste generated within the project shall be managed on own arrangement.</li> <li>• Provision of Green Building Norms as per ODA (P&amp;BS) Rules-2020.</li> <li>• 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> </ul>
5.	MBP-BMC-02- 0017/2023	Approval of Proposed B1+B2+G+7 storied OMC Corporate Office building over Plot No-1816, 1817,



**2259/5088, Khata No-1426/600 in Mouza- JaydevVihar in favour of Odisha Mining Corporation (OMC).**

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: -

- Environmental Clearance from State Environment Impact Assessment Authority before start of construction.
- 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.
- NOC from PHD towards Water Supply & Sewerage disposal
- Recommendation towards Fire Safety from Fire Prevention Wing.
- Deposit 1% of External Infrastructure Development fee.
- Deposit Purchasable FAR in excess of Base FAR.
- Design, Drawing and Calculation of STP from PH Consultant.
- NOC from Central Ground Water Board, in case PHD water supply is not available.
- The waste generated within the project shall be managed on own arrangement. Mini Composting Plants to be setup for recycling of organic Solid Waste.
- The internal roads within the project area are to be constructed using paver blocks.
- OMC shall move to the GA & PG Dept. for change of ownership & land use (purpose) of the said lands after the proposed merge of IDCOL with OMC Ltd.

6.

**MBP-BMC-02-402/2022**

**Revised Proposal for Approval of 15 Blocks (S+4) storied Residential Apartment Building & one (S+4) storey Club House building over Plot No-1809/2483/3693, 1814/2476 & others Khata nos: 456/1637, 456/205 & others in Mouza Paikarapur, Bhubaneswar, in favour of Sri. Anand Bhutia, Smt. Annapurna Das and others represented by Mr. Veer Prakash, M.D M/s. Trident Properties Pvt, Ltd.**

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: -

- Deposit 1% of External Infrastructure Development fee.



		<ul style="list-style-type: none"> <li>• Environmental Clearance from State Environment Impact Assessment Authority.</li> <li>• Design, Drawing and Calculation of STP from PH Consultant.</li> <li>• NOC from Central Ground Water Board.</li> <li>• 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>• The internal roads within the project area are to be constructed using paver blocks.</li> <li>• The Developer shall submit Building Plan for EWS apartment over BDA allotted plot no. 1274,1270,1275 in mouza- Nakhara and get approval simultaneously with the approval of revised Apartment building plan.</li> </ul>
7.	MBP-BMC-02-0027/2023	<p><b>Approval of Proposed LG+G+14 storied Proposed Boys Hostel for Xavier Institute of Management (XIM) Society represented by its Vice Chancellor, Fr. Antony R. Uvari, SJ over G.A Plot No: 18(P), 19(P), 20(P), 50(p), 53(P), 54(P) Drawing Plot No. GD-1/A, Khata No. – 1427 (GA Dept) Mouza- Jaydev Vihar, 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> <ul style="list-style-type: none"> <li>• 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>• NOC from PHD towards Water Supply &amp; Sewerage disposal</li> <li>• Recommendation towards Fire Safety from Fire Prevention Wing</li> <li>• Deposit 1% of External Infrastructure Development fee.</li> <li>• Engagement of Project Management Organization.</li> <li>• 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>• Provision of Green Building Norms as per ODA (P&amp;BS) Rules-2020.</li> </ul>
8.	MBP-BMC-02-0409/2022	<p><b>Approval of proposed Petrol filling station over Plot Nos-546(P), 547(P), 548, 549 &amp; 550(P); Khata No.-2333, under Mouza- Ghatikia, in favour of Bharat Petroleum Corporation Limited represented by its territory manager (Retail) Ankur Kumar Mishra.</b></p> <p>Approved.</p>
9.	MBP-BMC-Layout-318/2022	<p><b>Approval of Proposed Sub-Divisional Layout Plan over Plot Nos- 4399,4384,4385,4386,4387,4390, 4392, 4400 &amp;</b></p>



		<p>4391; Respective, Khata nos. 1988/435,1811,1455,1988/217,2365/156,1988/849,1988/853 &amp; 1988/852 in Mouza- Ghatikia , in favour of Kiran Bala Majhi, Ajay Kumar Mishra, Rajalaxmi Mishra, Puspallata Mishra &amp; M/S Satyam Construction Co-Partner Mohan Lal Patel.</p> <p>Considering the sparse development in the locality, the Developer shall explore to have alternate approach road of 9 mtr width for consideration of the case.</p>
10.	MBP-BMC-02-0394/2022	<p>Approval of proposed 6S+24 storied Residential Apartment Building over Plot No-306/1813; Khata No.-474/101, under Mouza- Patia, in favour of M/s Sahej Towers Pvt Ltd represented by its Director Mr. Ujjwal Singh Dang.</p> <p>Deferred.</p>
11.	BPRUC-212/2020	<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;UmakantaBeuria</p> <p>Approved.</p>
12.	BPRUC-879/2020	<p>Regularisation of Unauthorised Construction of Existing (G+2) Storied Residential Building over Plot No-94/8064;Sp-27; Khata No.-353/1470, in Mouza- Nuagaon in favour of Smt. Sarojini Dash.</p> <p>Approved.</p>
13	BPRUC-890/2020	<p>Regularisation of Unauthorised Construction of Existing G+3 Residential Building over Plot No-1068/14468 ; Khata No.-1330/8694 , under Mouza- Pandara , in favour of BipinBihariNishank.</p> <p>Approved.</p>
14.	BPRUC-883/2020	<p>Regularisation of Unauthorised Construction of Existing G+2 Residential Building over Plot No-1936/7613 ; Khata No.-1336/253 , under Mouza- Pandara , in favour of DebrajBarik.</p> <p>Approved.</p>
15.	BPRUC- 878/2020	<p>Regularisation of Unauthorised Construction of Existing (G+2) Storied Residential Building over Plot No-94/1159;Sp-28; Khata No.-353/1482, in Mouza- Nuagaon, in favour of BhaktaBandhuMohanty.</p> <p>Approved.</p>
16.	BPRUC-107/2020	<p>Regularisation of Unauthorised Construction of Existing G+1 Storied Commercial Building over Plot No-769/4967 &amp; 769/5028; Khata No.-432/3005 &amp; 432/3055, in Mouza- Dumuduma, in favour of Smt. Rashmi Kanta Panda &amp; Sri Rama Chandra Pradhan.</p> <p>Approved.</p>
17.	BPRUC-520/2020	<p>Regularisation of Unauthorised Construction of Existing G+2 Residential Building over Plot No-100/999, Khata No.-353/208 , under Mouza- Nuagaon , in favour of Renubala Biswal.</p> <p>Approved.</p>
18.	BPRUC-1221/2020	<p>Regularisation of Unauthorised Construction of Existing G+1 Storied Residential Building over Plot No-960/2246 &amp; 962/2247 sp-03; Khata No.-606/391, in Mouza- Nakhara, in favour of Sri. LaxmidharBarik</p> <p>Approved.</p>
19.	ANB211046	<p>Approval of B+G+3 Storied residential building over plot No: 140/9957 ,Khata No-2077/2 ,Mouza-Shankarpur in</p>



**favour of Mangaraj Minerals Private Limited represented by its Managing Director Sri. Manas Ranjan Mangaraj.**  
BDA shall initiate dropping of proposed CDP road as it is not feasible and passing through forest land. The proposal shall be considered after the CDP road is dropped.

## BDA RELATED MATTERS:-

Item No.	File No.	Subject matter
1/255/BPC	Misc-DP-9/88(p)	<b>Confirmation to the Proceeding of the 254th DP &amp; BP Committee.</b> The committee confirmed the proceeding of 254th meeting of DP & BP committee.
2/255/BPC	Misc-DP-9/88(p)	<b>Compliance to the Proceeding of the 254th DP &amp; BP Committee.</b> Noted.
3/255/BPC	OBPS (SUJOG): BP-BDA-2023-01-02-012090	<b>Approval of two nos. of Residential Apartment Buildings</b> (where Block-1 (Tower no.1,2) is - (2B+S+Podium 1, 2, 3, 4,+5'th Floor to 41'th Floor) and Block-2 (Tower no. 3, 4 ) is - (2B+S+Podium 1, 2, 3, 4, +5'th Floor to 41'th Floor) over Plot No.- 2159/2582,2159/3516,2160,2161,2164,2165,2165/3513, 2166,2167,2170,2173,2173/2558,2174,2201,2201/2555, 2202,2203,2204,2204/3518, 2205, 2205/3667, 2206, 2206/5386, 2206/4080, 2206/4080/540, 2206/4080/5403 & Others Khata No. 913,729/1024,729/3916, 729/1908, 729/1023, 729/142, 729/3926 & Others Mouza - Raghunathpur, Tahsil: Bhubaneswar, Odisha in favour of (1)OMKAR MERCENTILE PVT. LTD., Director Nabin Kumar Kandoe (2)KIIT, Secretary Sri Rabindra Nath Dash (3) M/S EVOS Buildcon Pvt. Ltd, M.D. Kalinga Keshari Rath (4) OCEAN CAPITAL MARKETS Ltd. M.D. Sri Dipti Ranjan Pattnaik, and Others GPA Holder M/S EVOS Buildcon Pvt. Ltd, M.D. Kalinga Keshari Rath & Other land Owner  After detailed discussion, the committee approved the proposal in principle subject to the following conditions:  i. Applicant is required to submit NOC from Fire Prevention Wing, RWSS/CGWA (For Water Supply), submit 1% money receipt from concerned PD DRDA, Environmental Clearance from SEIAA, NOC from AAI, required affidavits with undertakings. ii. Applicant to submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA. iii. Applicant to surrender land affected by CDP Road through free gift. iv. Applicant to make provision of EWS houses at a separate location as per HFA policy and get it approved before final permission of the main project.



		<p>v. 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.</p>
4/255/BPC	<p><b>OBPS (SUJOG) File: BP-BDA-2022-09-26-008790</b></p>	<p><b>Approval of B+S+13 storied residential MIG apartment building for Shri Bishnu Charan Patra, Bipin Bihari Patra &amp; Binod Kumar Patra through GPA holder Shri Devkant Patnaik, Managing Director Of M/S- Fortune Infra Properties Pvt. Ltd. Revenue Plot no-1310/2605, 1310/2605/4850, 1329, 1330, 1330/2580, 1330/2580/4849, 1326/3575 &amp; 1329/3230, Khata no- 729/3483, 729/3371, 729/1390, 729/986, 729/3482, 729/3370, 729/1103 &amp; 729/808, Mouza - Raghunathpur, Tahasil- Bhubaneswar, District- Khurda</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <p>i. Applicant is required to submit NOC from Fire Prevention Wing, RWSS/CGWA (For Water Supply), submit 1% money receipt from concerned PD DRDA, required affidavits with undertakings</p> <p>ii. Applicant is required to Submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</p> <p>iii. Applicant to surrender land affected by CDP Road through free gift.</p> <p>iv. Applicant to deposit Shelter fee as per the amended HFA policy, 2015.</p> <p>v. 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.</p>
5/255/BPC	<p><b>OBPS (SUJOG): BP-BDA-2022-06-23-005032</b></p>	<p><b>Approval Residential Apartment MIG category Buildings (B+S+10) over Plot No. -404/973, Khata no - 238/3003 Land Owner JB Assets Pvt Ltd, M.D. Jyotiranjana Behuria &amp; Plot No - 404/972, Khata No - 238/89, land Owner Smt Jyostna Rani Sahoo &amp; GPA Holder JB Assets Pvt Ltd M.D. Jyotiranjana Behuria, Mouza - Bijipur, Tahsil: Bhubaneswar, Odisha</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <p>i. Applicant is required to submit NOC from Fire Prevention Wing, RWSS/CGWA (For Water Supply), submit 1% money receipt from concerned PD DRDA, required affidavits with undertakings</p> <p>ii. Applicant is required to Submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</p> <p>iii. Applicant to deposit Shelter fee as per the amended HFA policy, 2015.</p> <p>iv. 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</p>



		NIT or any other institute of Govt., of India having structural engineering specialization.
6/255/BPC	BP2B 601/13 (PT) COMMERCIAL	<p><b>Approval of 4B+G+25 Multi - storied Commercial building plan over Plot No.- 1532 (P) of Khata no.- 571 (BDA lease land) at Mz- Paikarapur in favor of Vipul Lavanya Developers Ltd. represented by its Director Mr. Jagadish Prasad Naik.</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <p>i. Applicant is required to submit NOC from Fire Prevention Wing, RWSS/CGWA/WATCO (For Water Supply), NOC from WATCO (for sewerage disposal), submit 1% money receipt from BMC towards EIDP fees, Environmental Clearance from SEIAA, NOC from AAI, required affidavits with undertakings, NOC from BMC, EIDP plan duly vetted by concerned drainage division of BMC.</p> <p>ii. 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.</p>
7/255/BPC	BP3B – 601 /13 (Residential)	<p><b>Approval of 3B+G+30Multi - storied Residential Apartment building plan over Plot No.- 1532 (P) of Khata no.- 571 (BDA Lease Land) at Mz- Paikarapur in favor of Vipul Lavanya Developers Ltd. represented by its Director Mr. Jagadish Prasad Naik.</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <p>i. Applicant is required to submit NOC from Fire Prevention Wing, RWSS/CGWA/WATCO (For Water Supply), NOC from WATCO (for sewerage disposal), submit 1% money receipt from BMC towards EIDP fees, Environmental Clearance from SEIAA, NOC from AAI, required affidavits with undertakings, NOC from BMC, EIDP plan duly vetted by concerned drainage division of BMC.</p> <p>ii. Applicant to make provision of EWS houses at a separate location and get it approved before final permission of the main project.</p> <p>iii. 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.</p>
8/255/BPC	OBPS (Sujog): BP-BDA-2022- 09-07-008179	<p><b>Approval of S+4 storey Residential Apartment building plan over Plot No.877/1128 Khata No.382/34 Mz-Gohal, Bhubaneswar (extended area of Bhubaneswar) in favour of Sri DhaneswarPalei, GPA Holder M/S Prateek Seasworth Pvt. Ltd. through its M.D. Mrs. Madhuri Mahata</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p>



		<p>i. Applicant is required to submit NOC from RWSS/CGWA (For Water Supply), submit 1% money receipt from concerned PD DRDA towards EIDP, required affidavits with undertakings</p> <p>ii. Applicant is required to Submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</p>
9/255/BPC	BPBA-Rv-451/22	<p><b>Approval of logistic Park(Addition /alternation over plot No.922/2815(p) khata no.281 under mouza-Girangaput(Extended area of BDA) in favour of Chalah Infratech pvt ltd,represented through Managing Director Mr.-HardhikRoutray</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <p>i. Existing Buildings to be regularized through compounding</p> <p>ii. All applicable provisions of ODA (P&amp; BS) Rules 2020 shall be incorporated in the building plan such as Recharging Pits, Plantation, etc</p>
10/255/BPC	OBPS (SUJOG): BP-BDA-2022-04-11-002423	<p><b>Approval of G+1 storied Residential building plan over Plot No.-258/1636,Khatano-616/301, Mouza-Andilo in favour of Mr. Baikunthanath Sahoo.</b></p> <p>Refused. Application shall be considered after transfer of land under approach road to Government Ownership.</p>
11/255/BPC	OBPS (SUJOG): BP-BDA-2022-04-21-002723	<p><b>Approval of (G+1) Residential Building Of Sri.Subash Chandra Maharana,Over Plot No:-258/1645, KhataNo-616/309, Mouza-Andilo, Dist-Khurda (extended area of Bhubaneswar) in favour of Sri Subash Chandra Maharana.</b></p> <p>Refused. Application shall be considered after transfer of land under approach road to Government Ownership.</p>
12/255/BPC	OBPS (SUJOG): BP-BDA-2022-09-15-008486	<p><b>Approval of (G+2) Residential Building Of Sri. Sarada Prasad Mohapatra, Over Plot No:-608/1977, Khata No-616/724, Mouza-Andilo, Dist-Khurda(extended area of Bhubaneswar) in favour of Sri.Sarada Prasad Mohapatra.</b></p> <p>Refused. Application shall be considered after transfer of land under approach road to Government Ownership.</p>
13/255/BPC	OBPS (SUJOG) – BP-BDA-2022-11-02-09971	<p><b>Approval of G+2 Residential Building over Plot No. 1836/2529, Khata No. 683/617, Mz-Gothapatna in favour of Shri. Lalitendu Samantray.</b></p> <p>Refused. Application shall be considered after transfer of land under approach road to Government Ownership.</p>
14/255/BPC	BPBA-RV-255/22	<p><b>Revised proposal for approval of Residential Apartment Building (MIG Category) over Plot No.519, Khata No.268/3, Mouza: Chandola, Dist-Khordha in favour of GPA Holder Shidhivinayak</b></p>



		<p><b>Infrastructure Developer Pvt. Ltd. represented through M.D. Sri Aditya Kumar Nayak.</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <p>i. Applicant is required to submit recommendations from Fire Prevention Wing, NOC from RWSS/CGWA (For Water Supply), submit 1% money receipt from concerned PD DRDA towards EIDP, required affidavits with undertakings, EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member.</p> <p>ii. Existing building shall be regularized though compounding.</p>
15/255/BPC	LPBA-432/22	<p><b>Approval of Sub-division lay-out over Plot No.67/3731,68/3732,7/1642 Khata No. 616/3023, 616/3022, 359/1297 under Mouza-Andilo and Atala in favour of Sri Sanjaya Lohia and Suman Lohia.</b></p> <p>Approved.</p>
16/255/BPC	Planning (Gen) – 84/21	<p><b>Proposal for modification of CDP Road in Mouza Ghatikia and Sankarpur</b></p> <p>Approved. The CDP modification proposal to be placed before the Authority as per due process.</p>

  
VICE-CHAIRMAN, BDA



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