

PROCEEDING OF THE 256th D.P. & B.P. COMMITTEE MEETING OF BDA & BMC HELD ON 22.03.2023 AT 4.00 PM IN THE 1ST FLOOR CONFERENCE HALL OF BDA, BHUBANESWAR

Members Present as at Annexure-1

BMC RELATED MATTERS:-

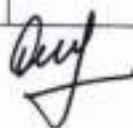
Item No.	File No.	Subject matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the Proceedings of the 24th DP&BP Committee. The committee confirmed the proceeding of 24th meeting of DP & BP committee
2.	XXXXXI (Planning cell) 003/2017	Compliance to the Proceeding of the 23rd DP&BP Committee Meeting. Noted.
3.	BP-BMC-202 3-02-26-013 880	Approval of Proposed 2B+G+8 storied Residential Building plan for OMC over Plot No-339/1248, Khata No-185/371 in Mouza- Paikanagar, 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: - <ol style="list-style-type: none"> 1. Submit building plan drawn based on the document area of 3602 Sqm. against possession area of 3646 Sqm. Along with the Fire Fighting Shaft as admissible under Fire Prevention and Fire Safety Rules - 2017. 2. Recommendation towards Fire Safety from Fire Prevention Wing. 3. NOC from PHD towards Water Supply & Sewerage disposal. In case of extraction of ground water submit NOC from Central Ground Water Authority. 4. 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. 5. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.

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		<p>6. Deposit 1% of External Infrastructure Development fee. Clearance towards External Infrastructure Development from BMC.</p> <p>7. The internal roads within the project area are to be constructed using paver blocks.</p> <p>8. Solid Waste Management plan and construction and demolition waste management plan.</p> <p>9. The waste generated within the project shall be managed on own arrangement.</p> <p>10. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.</p> <p>11. The applicant shall submit BMV from Sub Registrar and deposit Purchasable FAR in excess of Base FAR.</p> <p>12. Engagement of Project Management Organization.</p> <p>13. Shelter Fee is exempted as the residential project is for staff quarter for OMC.</p>
4.	<p>SUJOG-BP- BMC-2022- 12-30- 011976</p>	<p>Approval of Proposed B+S+10 Multi-Storeyed Residential (Staff Quarter) Building over Plot No.1877 & 2041/3108 and Khata No. 1330, Mouza- Nayapalli in favour of Ex. Jaya Krishna Das, EIC-cum-Managing Director, Odisha Bridge & Construction Corporation Ltd. represented through Power Of Attorney Holder M/S. Shreejikrupa Project (P) LTD its General Manager Mr. Kamal NathJha.</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"> 1. Submit building plan with provision of Fire Fighting Shaft as admissible under Fire Prevention and Fire Safety Rules – 2017. 2. The application need to be signed by the Managing Director, OBCC Ltd. as the GPA has been furnished only for the construction work in favour of Shreejikrupa Project Ltd. 3. Recommendation towards Fire Safety from Fire Prevention Wing. 4. NOC from PHD towards Water Supply & Sewerage disposal. In case of extraction of ground water, submit NOC from Central Ground Water Authority. 5. 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.

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		<ol style="list-style-type: none"> 6. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha. 7. Deposit 1% of External Infrastructure Development fee. Clearance towards External Infrastructure Development from BMC. 8. The internal roads within the project area are to be constructed using paver blocks. 9. Solid Waste Management plan and construction and demolition waste management plan. 10. The waste generated within the project shall be managed on own arrangement. 11. Provision of Green Building Norms as per ODA (P&BS) Rules-2020. 12. One Public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020. 13. The applicant shall submit BMV from Sub Registrar and deposit Purchasable FAR in excess of Base FAR. 14. Engagement of Project Management Organization. 15. Shelter Fee is exempted as the residential project is for staff quarter for OBCC.
5.	MBP-BMC-02-0080/2019	<p>Approval of Revised B+S+16, B+S+17, S+2 & S+12 Storied High- rise Residential Group Housing Apartment Complex over Plot No.-1503,1503/1830,1504,1517,1518,1519, Khata No.- 415,611/3139 & others under Mouza-Chandrasekharapur and Plot No-1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1500, 1501,1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511,Khata No.- 279, 474/3676 & others under Mouza-Patia, in favour of M/s Acrux Realcon Private Ltd.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee decided the followings:-</p> <ol style="list-style-type: none"> 1. Revised clearance from Water Resource Department for access through right canal embankment road with detail of top width of 12.00m wide road to the proposed apartment from the canal embankment is to be obtained. 2. Revised vetting from Drainage Division of BMC towards proper discharge of storm water in the catchment area shall be furnished. <p>The same shall be placed in the next Committee meeting for a decision.</p>



<p>6.</p>	<p>MBP-BMC-02-0171/2022</p>	<p>Approval of Proposed Block A - 2B+S+18 Storied Residential MIG Apartment, Block B - 2B+G+14 Storied Residential MIG Apartment-cum-Commercial Building & Block C - G+3 Storied Society Building over Rev. Plot No.- 3066, 3069, 3082/10023, 3074/10024, 3084/4047, 3092/3688, 3080/3192, 3088/4426, 3089, 3081, 3081/9573, 3080, 3084, 3085, 3078, 3079/3772,3090, 3091 Khata No - 961, 2074/2009, 2074/134, 921,2074/1938, 2070/1933, 2074/194, 537, 1741, 2074/417, 923,2074/134, 2074/144 Mouza - Shankarpur in favour of Sri. Pramod Ku Swain, Sri. AllamSethiAppaRaoPatra, Archid Builder (P) Ltd Smt. Sandhyarani Das, Smt. Jyostnarani Das, Mahadeb Infra & Plot No- 292, Khata No-230/816, Mouza-Aiginia , Bhubaneswar, Dist - Khurda represented through its GPA Holder Sri BandanMohanty Managing Director Of ArchidBuilder (P) Ltd.</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"> 1. Recommendation towards Fire Safety from Fire Prevention Wing. 2. NOC from PHD towards Water Supply & Sewerage disposal. In case of extraction of ground water, submit NOC from Central Ground Water Authority. 3. NOC from Airport Authority of India 4. Environmental Clearance from State Environment Impact Assessment Authority. 5. 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. 6. Deposit 1% of External Infrastructure Development fee. Clearance towards External Infrastructure Development from BMC. 7. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha. 8. Design, Drawing and Calculation of STP from PH Consultant.
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7.	MBP-BMC-02-0192/2022	<p>Approval of Proposed 2B+G+14 Storied Retail Commercial-cum- Hotel building Plan over Rev. Plot No.-284, Khata No - 209 and Rev. Plot No.-286, Khata No - 352/1438, Mouza - Pahal, Bhubaneswar, Dist - Khurda in favour of Sri Basanta Kumar Sarangi represented through its GPA Holder Sri Bandan Mohanty Managing Director Of Archid Builder (P) Ltd.</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"> 1. Recommendation towards Fire Safety from Fire Prevention Wing. 2. NOC from National Highway Authority of India 3. NOC from PHD towards Water Supply & Sewerage disposal. In case of extraction of ground water, submit NOC from Central Ground Water Authority.

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		<p>4. NOC from Airport Authority of India</p> <p>5. Environmental Clearance from State Environment Impact Assessment Authority.</p> <p>6. 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.</p> <p>7. Deposit 1% of External Infrastructure Development fee. Clearance towards External Infrastructure Development from BMC.</p> <p>8. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.</p> <p>9. Design, Drawing and Calculation of STP from PH Consultant.</p> <p>10. One Public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020.</p> <p>11. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&BS) Rules - 2020.</p> <p>12. Solid Waste Management plan and construction and demolition waste management plan.</p> <p>13. The internal roads within the project area are to be constructed using paver blocks.</p> <p>14. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.</p> <p>15. Micro Composting Plants to be setup for recycling of organic Solid Waste.</p> <p>16. The developer shall deposit Purchasable FAR in excess of Base FAR.</p> <p>17. Engagement of Project Management Organization.</p>
8.	<p>BP-BMC- 2023-03-09- 014305</p>	<p>Approval of Proposed Block A, Block-B, Block-C & Block-D of G+4 Storeyed Residential EWS Apartment building over Plot Nos: 1274, 1270 & 1275 Khata No - 606/1589 Mouza - Nakhara over land allotted By BDA vide letter No. 2114/BDA, BBSR GEN-HFA-03/2022, Dated 10.06.2022 for Proposed 15 Blocks (S+4) storied over Plot No- 1809/2483/3693, 1814/2476 and others Khata No's 456/1637, 456/205 & others in Mouza Paikarapur, Bhubaneswar in favor of M/s. Trident Properties Pvt. Ltd, Shri Anand Bhutia and</p>

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		<p>others represented by Mr. Veer Prakash, M. D. M/s. Trident Properties Pvt Ltd.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee decided that BDA shall ensure demarcation of plot and hand over the physical portion to the developer. Since the plot falls under 'Open Space Use Zone' as per CDP-2010, it is to be re considered by BDA for allotment of plot for affordable housing double the area basing upon the zoning regulation on open space use zone.</p> <p>An affidavit shall be given by the developer for development of Affordable Housing over the plot to be allotted by BDA in favour of the developer considering which approval to the revised proposal for 15 Blocks (S+4) storied over Plot No-1809/2483/3693, 1814/2476 and others Khata No's 456/1637, 456/205 & others in Mouza Paikarapur, Bhubaneswar in favor of M/s. Trident Properties Pvt. Ltd. recommended by 24th BMC DP&BP Committee shall be given. However, occupancy shall be given only on completion of Affordable Housing project.</p>
9.	<p>MBP-BMC-02-0394/2022</p>	<p>Approval of revised 7S+22 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>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"> 1. Recommendation towards Fire Safety from Fire Prevention Wing. 2. NOC from PHD towards Water Supply & Sewerage disposal. In case of extraction of ground water, submit NOC from Central Ground Water Authority. 3. NOC from Airport Authority of India 4. Environmental Clearance from State Environment Impact Assessment Authority. 5. 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.

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		<ol style="list-style-type: none"> 6. Deposit 1% of External Infrastructure Development fee. Clearance towards External Infrastructure Development from BMC. 7. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha. 8. Design, Drawing and Calculation of STP from PH Consultant. 9. The developer shall deposit shelter fee in lieu of EWS units. 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. 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. 14. The developer shall deposit Purchasable FAR in excess of Base FAR. 15. Engagement of Project Management Organization.
10.	MBP-BMC-02-0069/2023	<p>Approval of Proposed Integrated Basement with 2 Blocks (Tower-I-1 & I-2) of LB+UB+22 storied, 3 Blocks (Tower- I-3, I-4, & I-5) of LB+UB+25 storied & LB+UB+4 Block Club House Residential MIG Apartment Building (Seventh Avenue) over Plot No- 317, 318, 319, 321, 325, 326/9171, 327/11161, 327/11159 & Others Khata No-148, 412/2084, 412/1638, 412/122, 412/1795, 412/2070 and others in Mz- Rudrapur in favour of Assotech Sun Growth Abode LLP & others through its authorised Signatory Sri ShashiBhusan Mishra.</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"> 1. The developer shall free gift the land affected by the proposed CDP road and road portion to be used as public road in favour of BMC in lieu of which twice the area of such free gifting of land may be adjusted towards purchasable FAR.

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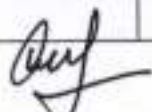
		<ol style="list-style-type: none"> 2. Irrevocable registered General Power of Attorney is to be submitted for Plot No. 392, 316, 278, 339 & 327/10826. 3. Recommendation towards Fire Safety from Fire Prevention Wing. 4. NOC from PHD towards Water Supply & Sewerage disposal. In case of extraction of ground water, submit NOC from Central Ground Water Authority. 5. NOC from Airport Authority of India. 6. Environmental Clearance from State Environment Impact Assessment Authority. 7. 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. 8. Deposit 1% of External Infrastructure Development fee. Clearance towards External Infrastructure Development from BMC. 9. Electrical layout plan vetted by Electrical Engineer register under Directorate of Town Planning, Odisha. 10. Design, Drawing and Calculation of STP from PH Consultant. 11. One Public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020. 12. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&BS) Rules - 2020. 13. Solid Waste Management plan and construction and demolition waste management plan. 14. The internal roads within the project area are to be constructed using paver blocks. 15. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020. 16. Micro Composting Plants to be setup for recycling of organic Solid Waste. 17. 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.
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		<p>18. The developer shall deposit Purchasable FAR in excess of Base FAR.</p> <p>19. Engagement of Project Management Organization.</p> <p>20. The developer shall provide Affordable Housing units as required under Odisha Housing for All Policy for Urban Areas, 2022 after which only the approval shall be released.</p> <p>21. Committee is of the view that amalgamation of unauthorized sub divided plots into original revenue plot for planned development does not fall under Notification No. T.P. Dev-67/2016/12226/HUD dated 30.05.2017. However, an affidavit from the developer shall be submitted to abide by the decision of Govt. in case of amalgamation of sub-divided plots in to original plot in respect of compounding of unauthorized sub-division.</p>
11.	MBP-BMC-02-326/2022	<p>Approval of Revised (2B+G+7) storied Hotel cum Commercial Building for A.K Das Associates Ltd represented by its Managing Director Amiyakanta Das over G.A Department allotted plot No.H-1 Corresponding Rev. Plot No: Plot No:15/1298, 17/1299, 20/1300, 22/1301, 23/1301, 23/1302, 24, 25, 26, 27, 28, 29,30, 31, 32, 33/1303, 34/1304, 36/1305, 37/1306, 38,39/1307,40/1308, 42/1309, 43/1310, 34/1149/1311, 33(P),36(P), 34(P), 35(P), 37(P), 43(P) Khata No: 419/33, 421 Mouza-Satya Nagar, Bhubaneswar.</p> <p>After detailed deliberation on the presentation made by the Architect/developer, the Committee approved the proposal subject to limitation of commercial activity up to 20% of floor area as specified under Rule - 65(3) and the permissible usage of basement are allowed only as per Rule-41(3) of ODA (P&BS) Rules-2020.</p>
12.	SUJOG-BP-BMC-2023-01-13-012442	<p>Approval of Proposed B+G+2 storied Hospital Building over Plot Nos. 3247/15198, 3246/14634, 3246/15011, 3343/8705, 3343/9449, 3341, 3340/14000, 3345, 3344, 3345/15693, 3342 & 3343 Khata Nos. 1330/10049, 1330/7960 & 1330/7965 under Mouza-Pandara in favour of Sri Paresh Chandra Dey and Smt. Rajalaxmi Panigrahi.</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>

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		<ol style="list-style-type: none"> 1. Agreement of Bio-medical Waste Collection with the collection agency is to be submitted towards proper disposal of bio-medical waste. 2. Design, Drawing and Calculation of STP from PH Consultant. 3. Fire Safety Recommendation from Fire Prevention Wing for Hospital Building. 4. Deposit 1% of External Infrastructure Development fee. 5. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020. 6. Electrical layout plan vetted by Electrical Engineer register under Directorate of Town Planning, Odisha. 7. Engagement of Project Management Organization.
13	MBP-BMC-02-0088/2023	<p>Revised Proposal for Approval of S+4 storied Academic Building over Hal Plot No-3874, 3880, 3878, 3877, 3888,3938,3869/11334, 3861, 3866, 3862/10310, 3936 & othersKhatanos: 1305, 444, 4541, 3863, 2828, 4174, 2, 4540, 4539,445, 3862, 4169, 4711/806, 4711/555 in Mouza-Garakana, Bhubaneswar, in favor of Samridhi Educational Trust represented through its secretary, Sri. Sarad Chandra Panda.</p> <p>After detailed deliberation on the presentation made by the Architect/ owner of the Institution, it is decided that the owner shall realign the proposed CDP Road so that existing S+4 Storied Academic building is not affected and BDA shall initiate process for realignment of CDP Road accordingly. However, the proposal is approved for the portion which is not affected by proposed road and falling under BMC jurisdiction.</p>
14.	BP-BMC-2022-07-04-005716	<p>Approval of Proposed S+4 Storied Residential Apartment (MIG category) Building over Plot No. 1128, 1137/2545, Khata No. 884/483, under Mouza-Kapilaprasad in favour of Sri BhagabanMohapatra (Managing Partner Sri Sampurna Pvt. Ltd)</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"> 1. Free gift deed strip of land of area 79.68Sqm. infavour of BMC towards future widening of road. 2. NOC from PHD towards Water Supply & Sewerage disposal. In case of extraction of ground water, submit NOC from Central Ground Water Authority. 3. NOC from Airport Authority of India 4. Deposit 1% of External Infrastructure Development fee. Clearance towards External Infrastructure Development from BMC. 5. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020. 6. The developer shall deposit Purchasable FAR in excess of Base FAR. 7. Engagement of Project Management Organization.
15.	MBP-BMC Layout- 0318/2022	<p>Approval of Proposed Sub-Divisional Layout Plan over Plot No- 4399, 4384, 4385, 4386, 4387, 4390, 4392, 4400 & 4391 Khata No.- 1988/435, 1811, 1455, 1988/217, 2365/156, 1988/849,</p> <p>1988/853 & 1988/852 in Mouza- Ghatikia in favour of KiranBalaMajhi, Ajay Kumar Mishra, Rajalaxmi Mishra, Puspallata Mishra & M/S Satyam Construction Co-Partner Mohan Lal Patel.</p> <p>Since the developer/applicant could not present the alignment of 9.0 m wide road connecting to the existing 9.0m road with consent of all land owners falling within the proposed alignment, the matter is deferred.</p>
16.	MBP-BMC Layout- 0319/2022	<p>Approval of Proposed Sub-Divisional Layout Plan over Plot No-207 Khata No-130/953 in Mouza-Begunia in favour of RashmiMohapatra.</p> <p>Since the developer/applicant could not present the alignment of 9.0m wide road connecting to the existing 9.0m road with consent of all land owners falling within the proposed alignment, the matter is deferred.</p>
17.	MBP-BMC- Layout- 0006/2023	<p>Approval of Proposed Sub-Divisional Layout Plan over Plot No- 306/1697, Khata No.-474/7 under Mouza-Patia, in favour of Smt Hemalata Patra.</p> <p>The developer/applicant shall submit building plan if considered by BDA/BMC along the existing 6.0m wide road and place in the next Committee meeting to substantiate no scope of any connectivity to 9.0m wide road.</p>

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18.	MBP-BMC-02-089/2023	<p>Approval of Proposed G+3 storied Institutional Building for over Plot Nos. 38, 38/4463, 46, 49, 51, 47, 48, & 45/5322 Khata Nos. 474/6323, 474/4636 & 474/4851 under Mouza- Patia in favour of Kalinga Institute of Industrial Technology (KIIT) & Kalinga Institute of Social Science (KISS) represented though its Secretary Rabindra Das.</p> <p>Considering the plot in question falling in low lying area, the Institute shall prepare the drainage plan of the catchment area and get it vetted through the Drainage Division of BMC which shall be placed in the next Committee meeting for a discussion and decision.</p>
19.	MBP-BMC-02-090/2023	<p>Approval of Proposed G+3 storied Institutional Building for over Plot Nos. 21, 22, 27, 35/2490, 36 & 37 Khata Nos. 474/4865, 474/4511, 474/4636, 474/4758, 474/4523 & 474/4636 under</p> <p>Mouza- Patia in favour of Kalinga Institute of Industrial Technology (KIIT) represented though its Secretary Rabindra Das.</p> <p>Considering the plot in question falling in low lying area, the Institute shall prepare the drainage plan of the catchment area and get it vetted through the Drainage Division of BMC which shall be placed in the next Committee meeting for a discussion and decision.</p>
20.	BP-BMC-2022-09-01-008008	<p>Approval for Proposed G+1 storied Commercial Building over Plot no.431 & 431/4642, Khata no. 1331/1169 in Mouza - Gotam Nagar in favour of Mrs. Jagruti Multi Project Pvt. Ltd Represented by its Managing Director Sri. Suvendu Sekhar Mahapatra.</p> <p>Approved.</p>
21.	ANB211084	<p>Approval of Proposed S+3 storied Residential Building over house No. HIG-1/55, Kapila Prasad Housing Scheme, in mouza- Kapilaprasad in fovour of Jayashree Singh.</p> <p>Approved.</p>
22.	ANB200482	<p>Approval for Proposed G+1 Residential Building over Rev. Plotno.149/7097, Khata no. 1494/1680 in Mouza - Baragada in favour of Mrs. Renubala Mishra.</p> <p>Approved.</p>
23.	ANB211037	<p>Approval of Proposed Residential Building over Rev. Plot No. 212/7962, Sub Plot No- 14, Khata no. 130/626 in Mouza - Begunia in favour of Mrs. Rupa Ranjita Sathapathy.</p> <p>Approved.</p>



24.	BPRUC-884/2020	Regularisation of Unauthorised Construction of Existing G+3 Residential Building over Plot No-1465/9252/14317 Khata No.-1330/3632 under Mouza-Pandara , in favour of Pramila Malla. Approved. However, the City Planner shall furnish a list of such cases under SRUC-2019 which needs recommendation of DP&BP Committee.
25.	BPRUC-876/2020	Regularisation of Unauthorised Construction of Existing G+3 Residential Building over Plot No-1084/4490,1083/11489 & 1077/11491 Khata No.-1330/5172,1330/5173, under Mouza- Pandara , in favour of Madhabananda Muduli. Same as decided vide Item No.25.
26.	BPRUC-1246/2020	Regularisation of Unauthorised Construction of Existing G+3 Residential Building over Plot No-1444/7991, under Mouza- Pandara , in favour of Smt. HemlataGiri. Same as decided vide Item No.25.
27.	BPRUC-833/2020	Regularisation of Unauthorised Construction of Existing G+2 Residential Building over Plot No-1175/8959, Khata No- 1330/3303, under Mouza-Pandara , in favour of Smt. SumitaNayak. Same as decided vide Item No.25.
28.	BPRUC-510/2020	Regularisation of Unauthorised Construction of Existing G+2 Residential Building over Plot No-1550/8215, 1547/8307 Khata No- 13330/2646, 13330/2742, under Mouza- Pandara , in favour of Smt. UrbashiBehera. Same as decided vide Item No.25.
29.	BPRUC-537/2020	Regularisation of Unauthorised Construction of Existing G+1 Residential Building over Plot No-1939/7611, Khata No- 1330/6644, under Mouza-Pandara, in favourGayanaranjanNayak, ManoranjanNayak, BiswaranjanNayak, RashmiRanjanNayak, GayatriNayak, Ganesh Prasad Nayak. Same as decided vide Item No.25.

BDA RELATED MATTERS:-

Item No.	File No.	Subject matter
1/256/BPC	Misc-DP-9/88(p)	Confirmation to the Proceeding of the 255thDP & BP Committee. The committee confirmed the proceeding of 255th meeting of DP & BP committee.

Amf

2/256/BPC	Misc-DP-9/88(p)	<p>Compliance to the Proceeding of the 255th DP & BP Committee.</p> <p>Noted.</p>
3/256/BPC	BPBA-92/22	<p>Sub:Approval of Proposed 2B+S+27 multi storied ResidentialApartment building and B+G+1 Community block over plot No:-755(P) & 755/4117 and Khata No:-604 & 729/1704 in Mz-Raghunathpur in favour of SJD Presidency Home LLP.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ul style="list-style-type: none"> ● As the land is divided into two parcels and parking is provided in both the land parcels, the applicant shall ensure for making provision for minimum required parking for Residential units within the residential block site only. Any additional parking for the residential units, if provided above the mandatory requirement may be provided in the community block parcel. Atleast one car parking for each dwelling unit shall be provided within the residential parcel. ● The applicant shall free gift the CDP road affected area in-between the two land parcels and part affected by Nandankanan road. TDR in lieu of above shall be adjusted above the base FAR subject to overall limitation of maximum permissible FAR. ● As movement will be required from one side to the other land parcel which may interfere with the traffic movement, the applicant should provide a foot over bridge across the road in future when the road is developed. This shall be accessible from the CDP road and for common use of the general public. ● The applicant shall provide the mandatory EWS requirement over Government land as per Odisha Housing for All Policy for Urban Areas, 2022. ● One organized open space for children's play area shall be reserved from the open space around the building leaving the driveway area. ● As this is a high-rise building, the applicant shall apply through SUJOG portal. ● 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. A parking layout plan shall be submitted.

Self

		<ul style="list-style-type: none"> • 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. • NOC to be submitted: Fire Safety Recommendation, EIDP to be vetted by water-resources department for drainage disposal, RWSS/ CGWA (if required for extraction of ground water)for water supply, AAI, Environmental Clearance, Structural Vetting as per Rules.
4/256/BPC	<p>SUJOG File No-BP-BDA-2 023-03-18-0 14682</p>	<p>APPROVAL OF PROPOSED 3 Blocks of (LB+UB+S+P+23), (LB+UB+S+P+23) and (LB+UB+S+P+24) RESIDENTIAL APARTMENT BUILDING and single STORIED Society Block above podium in favour OF PURNACHANDRA NAREDNRA, BINODINI NARENDRA, BIJAY LAXMI NARENDRA, MINAKHI NARENDRA, SASMITA NARENDRA, NARMADA NARENDRA, SNEHALATA NARENDRA, KAMOLINI NARENDRA, MAMATA NARENDRA, DHARMANANDA SAHOO, BULA SAHOO, NISHAMANI DEI @ SAMANTARAY, BISWAJIT DASH, PRADIPTA DASH, SATYAJEET DASH, NABAKISHORE BADAJENA THOUGH THEIR GPA HOLDER M/S EVOS BUILDCON PVT. LTD. REPRESENTED BY ITS MANAGING DIRECTOR MR. KALINGA KESHARI RATH OVER PLOT NO - 2157, 2161/7460, 2161/7461, 2161/7462, 2161/7463, 2161/7464, 2161/7465, 2161/7466, 2161/7467, 2162, 2164, 2210, 2212, 2209/8684, 2209/4303, 2209/4304, KHATA NO - 697, 603/5485, 603/5486, 603/5487, 603/5488, 603/5489, 603/5490, 603/5491, 603/5492, 603/1253, 312, 603/825, 603/6905, 603/564, 603/564</p> <p>MOUZA-CHANDAKA, TAHASIL-BHUBANESWAR P.S.-CHANDAKA, DIST.-KHURDA.</p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> i. Applicant is required to submit fire recommendations from Fire Prevention Wing, NOC from RWSS/CGWA (For Water Supply), 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 the land affected by CDP Road through free gift.

Am

		<p>iv. Applicant to make provision of EWS houses as per HFA policy and get it approved before final permission of the main project. The land shall be allotted by BDA for this purpose.</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>
5/256/BPC	<p>SUJOG File No-BP-BDA-2 023-01-09-0 12309</p>	<p>Addition & Alteration of the previously approved Block - A (B+S+16), Proposed Block -B (2B+3S+31) storied both Residential M.I.G. category Apartment Building, with proposed G+3 Storied Community Centre for M/S OU Infra Projects Pvt Ltd self, Pratap Chandra Rout, Bholi Rout, Sukanta Kumar Rout, Babaji Rout, Jagannath Rout, Dilip Kumar Biswal, Bijoy Kumar Rout, Akshya Kumar Rout, Basanti Rout, Ramesh Kumar Sri Chandan, Kamala kantaSasmal, Aruna Kumar Patra, Sunita Penta, Abhaya Kumar Routray, Rina Rani Patra, Pradyumna Kishore Tripathy represented through GPA holder , Mr. Sidhartha Sekhar Mohapatra, Director M/S OU Infra Projects Pvt.Ltd. and , Niranjana Mishra, Arnapura Patra, Abanikanta Patra, Antaryami Rout, SasmitaDas@Rout, Milli Rout, Prafulla Rout, Over Plot No. :1480, 2051, 1478, 1479, 2044, 1508(P),1511,1514,1514/2788,1511/4133,1513,1512/4132,1480/3127,1478/3128,1508/3530,2054/2537, 1508/5097,2044/3964/4564,2042/5469, 2041/5467, 2042/4907,1512/4906,2041/4905,2041/3979,1512/5264,2037/3602,2044/2685,2044/2713,2044/2684,2044/3573,2044/3964/4388,2044/3964/4315,2037/2824, 2037/2823, 1512, 2042, 2041, KHATA NO:-513, 517,729/3767,729/3668,729/1771,729/1728,729/1727,729/623, 729/1054, 729/47, 729/3669, 729/3014, 729/4112, 729/4110, 729/3440,729/3439, 729/3225, 729/3883, 729/1138, 729/3442,729/3431, 729/3984, 729/1100,729/2034,729/1940,953,729/1241,233, MOUZA-RAGHUNATHPUR TAHASIL- BHUBANESWAR</p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <p>i. Applicant to submit NOC/ consent from more than 2/3 rd of the total allottees of the project in the prescribed format.</p>

		<p>ii. Applicant is required to submit fire safety recommendations from Fire Prevention Wing, NOC from RWSS/CGWA (For Water Supply), Environmental Clearance from SEIAA, NOC from AAI, required affidavits with undertakings.</p> <p>iii. Applicant to submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</p> <p>iv. Applicant to surrender the land affected by CDP Road through free gift.</p> <p>v. Applicant to make provision of EWS houses as per HFA policy and get it approved before final permission of the main project. The land shall be allotted by BDA for this purpose.</p> <p>vi. 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>
6/256/BPC	E-bpas online BNB200266	<p>Approval of two blocks of S+5 Residential apartment building plan over Plot No. 612, 557 & 556, Khata No.277/94 & 277/191, Mz-Satyabhamapur(extended area of Bhubaneswar) in favour of M/S. Astroz Creators Pvt. Ltd. represented through its Director Sri. Sanjay Kumar Moharana.</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 fire recommendations from Fire Prevention Wing.</p> <p>ii. 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>iii. Applicant is required to Submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</p>
7/256/BPC	SUJOG(ONLINE):BP-BDA-2023-01-06-012210	<p>Approval of (S+3) Residential Building Of Smt. Monimala Mohanty, Over PlotNo:- 30/966, 30/967, Khata No-248/261, 248/1095, Mouza-Gotalagram, Dist-Khurda(extended area of Bhubaneswar) in favour of Smt. Monimala Mohanty.</p> <p>Approved.</p>

Ans

8/256/BPC	ONLINE (SUJOG): BP-BDA-202 3-01-13-012 436	Approval of S+3 Residential Building over Plot No. 678, Khata No.441/544, Mz-Puranapradhan, in favour of Mrs.Triphala Mohanty Approved.
9/256/BPC	ONLINE (SUJOG): BP-BDA-202 3-02-14-013 455	Approval of (G+2) Residential Building of Over Plot No:-2169,KhataNo-683/1303,, Mouza-Gothapatna, in favour of Mr. Ashis Kumar Padhy, Debasish Padhy & SubhasishPadhy. Approved.
10/256/BPC	ONLINE (SUJOG): BP-BDA-202 3-02-17-013 592	Approval of (G+2) Residential Building of Sri Biswa Bhusana Rao,Over Plot No:- 16/522,Khata No-127/320, Mouza-Orakol, Dist-Khurda (extended area of Bhubaneswar) in favour of Sri. BiswaBhusan Rao. Approved.
11/256/BPC	ONLINE (SUJOG): BP-BDA-202 2-11-01-009 923	Approval of (G+2) Residential Building of Sri Satyabrata Dash,Over Plot No:- 454/1634,KhataNo-616/300, Mouza-Andilo, Dist-Khurda (extended area of Bhubaneswar) in favour of Satyabrat Dash. Approved.
12/256/BPC	ONLINE(SUJOG)-BP-BDA-2022-08-08-007269	Approval of two blocks of Single storied Residential Building plan over Plot No. 5978, 5977/9875, KhataNo.2870/1556,Mz-AndharuainfavourofMr.Rajula garwal. Approved.
13/256/BPC	LBPA-0378/2022	Approval of Sub-division of land over Rev. Plot No.- 83, Khata No.- 118/687, Mouza - Madhipur in favour of Devlaxmi Infraways Pvt. Ltd. Deferred. Applicant to ensure development of 30 feet width for the entire stretch of approach road connecting the plot with the main Sundarpada - Jatani road.
14/256/BPC	LPBA-135/2022	Sub: Approval of sub-division of land over Plot No.390, 396, 399, 398, 400, 397, 413 & others Khata No. 298/788, 175, 298/1966 & others under Mouza-Deuliapatna (Extended area of BDA) in favour of Satyapada Dash & others. After detailed discussion, committee approved the revised layout plan in principle subject to the following conditions: ● The road in the northernmost part of the plot shall provide access to the adjacent property, instead of the proposed cul-de-sac.

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		<ul style="list-style-type: none"> • The open space provided is accessed by a narrow stretch of land. The Central open space shall be duly formed with width of atleast 6.00 mtrs. • Applicant shall free-gift the internal road, open space and common plot for public utility to BDA prior to approval, in case any additional area (which is not free-gifted earlier) is required to be reserved as part of road/open space/common plot. • All plan/drawings shall be submitted as required under Rule 78. • Space for solid waste management and plantation shall be reserved in the layout. • All utilities and services within the project shall be provided within common plots only. • The applicant shall deposit shelter fee in lieu of EWS/LIG plot and other fees, as applicable.
15/256/BPC	LPBA-70/20 19	<p>Sub: Approval of sub-division of land(Lay-out) over Plot No.593/2429, 592/2458, 593 & 592 Khata No. 704/835, 704/869, 704/542, 704/836 under Mouza-Balianta(Extended area of BDA) in favour of Sri Pratap Kumar Sahoo & Sri Gangadhar Sahoo, M/s Utkal Shelters (P) Ltd represented through Sri Subash Chandra Mishra.</p> <p>After detailed discussion, the committee deferred the proposal with following observation.-</p> <p>The applicant shall work out and submit a detailed proposal for widening of the existing road to a width of 9 meter from the main road till the 20 ft. wide free-gifted layout road.</p>
16/256/BPC	BPBA-RV-22 5/22	<p>Sub -Revised proposal for approval of warehouse building over plot No:-121/1277 and Khata No:-253/100 in Mouza- Kantabada in favour of TVS Infrastructure Pvt. Ltd Represented through DGM Sri Arvind Sikri.</p> <p>After detailed discussion, the committee approved the proposal with following observation -</p> <ul style="list-style-type: none"> • NOC to be submitted: Fire Safety Recommendation, PD, DRDA for external infrastructure, RWSS, CGWA (if required for extraction of ground water),
17/256/BPC	BPRUC-5667 /20	<p>Regularization of Unauthorized deviated construction of G+2 storied Residential building over plot No.1085/12653 ,khata no.1330/6503 in mouza-Pandara, Bhubaneswar Dist-Khordha in favour of Mrs. Kadambini Nath Sarma "Scheme for Regularization of unauthorized construction-2019.</p> <p>Approved.</p>

Ans

18/256/BPC	BPRUC-791/ 20	<p>Regularization of Unauthorized Construction of existing G+2 storied residential building over plot no.46/209 ,sub-plot No.32 khata No.96/105,Mouza-Gelapur in favour of Dr. Niranjan Tripathy.</p> <p>Approved.</p>
19/256/BPC	BPBA-RV-37 3/22	<p>Revised proposal for approval of 2B+G/S+12 Commercial (Shopping centre) + -cum-Residential Apartment building over plot No:-512/2963, 512, 512/3814, 512/3539, 512/3677, 512/3678, 513/3439, 513/3438/3669 & others and Khata No:-170, 249, 511/2887, 511/2962 & others in Mouza-Raghunathpurjalli in favour of Intellex Strategic Management Pvt. Ltd Represented through MD Sri Subrat Ranjan Panda.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ul style="list-style-type: none"> ● The applicant shall submit the kisam conversion certificate for plot no. 512/4822. ● The parking area for the shopping centre shall be considered @50% as per Rule 37. ● Atleast 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. A parking layout plan shall be submitted. ● 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. ● The unauthorised sub-plot shall be compounded as per Rule 90A of ODA (P&BS) Amendment Rules, 2022 ● The applicant shall provide the mandatory EWS requirement over Government land as per Odisha Housing for All Policy for Urban Areas, 2022. ● Consent of atleast 2/3rd of the allottees shall be submitted by the applicant. ● One organised open space for children's play area shall be reserved from the open space around the building leaving the driveway area. ● NOC to be submitted: PD, DRDA for external infrastructure, CGWA (if required for extraction of ground water), AAI (if required), Structural Vetting as per Rules.

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20/256/BPC	BPBA-277/2022	<p>Approval of B+2S+18 storied Residential Apartment building over Plot No.2387(P), 2388(P) and 2432(P) Khata No. 153,553 and Sub plot no-38 of approved Layout under Mouza- Sundarpur in favour of RNG Infrastructure Pvt Ltd represented through Managing Director- Mr. Manoranjan Biswal.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ul style="list-style-type: none"> • Atleast 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. A parking layout plan shall be submitted. • 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. • The applicant shall provide the mandatory EWS requirement over Government land as per Odisha Housing for All Policy for Urban Areas, 2022. • NOC to be submitted: Fire Safety Recommendation, NOC from RWSS/CGWA (if required for extraction of ground water), AAI, Environmental Clearance, Structural Vetting as per Rules. • The EIDP is required to be vetted as per SOP prior to commencement of construction. • One organised open space for children play area shall be reserved from the openspace around the building leaving the driveway area. • Revised plan as per Fire Safety Recommendation shall be submitted.
21/256/BPC	LPBA-0275/2022	<p>Approval for Sub Division Of Land (Sub-divisional Layout Plan with Building Plan)Over Plot No.-1193/3630, 1194/3181,1195/5247, 1195,1195, 1191/4152,1191,1190, 1189,1188,1188 Khata No.-555/3146, 555/405, 555/3189,166, 166, 555/2135, 555/3219, 555/2139, 555/1225,118 in Mouza - Padasahi in Favour Of M/s Puspita Realcon Pvt. Ltd. Represented through its Directors Smt. Puspita Jena & Binayak Pratap Jena.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ul style="list-style-type: none"> • The applicant shall deposit shelter fee in lieu of EWS/LIG plot and other fees, as applicable. • The applicant shall surrender a stretch of land for widening of the approach road to atleast 9.00 meter infront of his plot. The same shall be free-gifted prior to approval.



22/256/BPC

LPBA-0263/
2022

Approval of Sub-divisional Layout Plan of Lingaraj Infrastructure Pvt. Ltd., represented through its authorised signatory Syed Atae Habib, Over Plot No.-111/2333, 159, 160, 166, 167, 168, 169, 170, 172, 173, 174, 226, 227, 228, 229, 230, Khata No.-791/177, 791/247, 791/375, 109, 111, 791/434, 21, 791/362, 791/399, 791/354, 791/12, 791/380, 791/243, 791/348, 791/373, 653 in Mouza - Patasahanipur and Plot No.-260, 261, Khata No.-413/405, 413/311, Mouza-Aruha and Shivam Sharaf over Plot No.-163, 165, Khata No.-791/655, 791/654, Mz-Patasahanipur, Bhubaneswar, Dist-Puri.

After detailed discussion, committee approved the proposal in principle subject to the following conditions:

1. Applicant shall free-gift the internal road, open space and common plot for public utility to BDA prior to approval.
2. The plan shall adhere to the provision of ODA (P&BS) Rules, 2020 and all building plan/drawings shall be submitted as required under aforesaid Rules.
3. Space for solid waste management showing community bins & composting pits shall be reserved in the layout.
4. All utilities and services within the project shall be provided within common plots only.
5. All the internal roads shall be developed with permeable paver block for absorption of rain water and seepage in to the ground.
6. Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain and provision of SWM to be given through micro-compost unit.
7. Drainage shall be discharged up to the public disposal point through own arrangement.
8. Required number of plantation to be done on site as per provision of ODA (P&BS) Rules, 2020.
9. Any other required plan / documents / affidavits/ fees /NOCs in respect of the Layout and building plan to be submitted as per provisions of ODA (P&BS) Rules, 2020.
10. External Infrastructure Development Plan duly vetted from CE-cum-EM, BDA as per Rule.78(viii) of ODA (P&BS) Rules, 2020 to be submitted.
11. The applicant is required to surrender strip of land affected by proposed 200 ft CDP Road after realignment of the same as per the alignment of existing NH.

		<p>12. As per Rule 84 (2) of ODA (P & BS) Rules 2020, at least 20% (twenty percent) of saleable residential land shall be earmarked for EWS and LIG category. It was decided that for calculation of saleable residential land for such purpose, 20% of the non-EWS/LIG Area is to be taken into consideration.</p>
23/256/BPC	LPBA- 09/23	<p>Approval of Sub-division of land Lay-out over Revenue Plot No. 371, 372, 386, Khata No. 469/352 and 469/438 under Mouza- Panchagoan in favour of Mandari Harichandan, Debraj Harichandan and Dasarathi Harichandan, GPA holder M/s Skyies Infrahome (OPC) Pvt. Ltd., Sri Animesh Swain (Managing Director)</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Applicant shall revise the layout for providing sizable patches for open space and community facilities. 2. Applicant shall free-gift the internal road, open space and common plot for public utility to BDA prior to approval. 3. Space for solid waste management showing community bins & composting pits shall be reserved in the layout. 4. All utilities and services within the project shall be provided within common plots only. 5. All the internal roads shall be developed with permeable paver block for absorption of rain water and seepage in to the ground. 6. Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain and provision of SWM to be given through micro-compost unit. 7. Any other required plan / documents / affidavits / fees / NOCs in respect of the Layout and building plan to be submitted as per provisions of ODA (P&BS) Rules, 2020. 8. External Infrastructure Development Plan duly vetted from CE-cum-EM, BDA as per Rule 78(viii) of ODA (P&BS) Rules, 2020 to be submitted.
24/256/BPC	LPBA- 428/2022	<p>Approval of Sub-division of land Lay-out over Revenue Plot No. 1016, Khata No. 462/937 under Mouza- Hirapur in favour of Sri Digbijay Jena (Managing Partner, Disha Infratech)</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p>



		<ol style="list-style-type: none"> 1. Applicant shall revise the layout for providing sizable patches for open space and community facilities. 2. Applicant shall free-gift the internal road, open space and common plot for public utility to BDA prior to approval. 3. Space for solid waste management showing community bins & composting pits shall be reserved in the layout. 4. All utilities and services within the project shall be provided within common plots only. 5. All the internal roads shall be developed with permeable paver block for absorption of rain water and seepage in to the ground. 6. Rain water harvesting structure and recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain and provision of SWM to be given through micro-compost unit. 7. Any other required plan / documents / affidavits/ fees /NOCs in respect of the Layout and building plan to be submitted as per provisions of ODA (P&BS) Rules, 2020. 8. External Infrastructure Development Plan duly vetted from CE-cum-EM, BDA as per Rule 78(viii) of ODA (P&BS) Rules, 2020 to be submitted.
Additional Item No. 1/256/BPC	BPR2B 1070/13	<p>Sub: Approval of two blocks of B+G+12, one block of B+S+12 storied Residential Apartment building and one block of G+2 storied community facility building over Plot No.25 (p) under Mouza- Subudhipur in favour of Chief Engineer-cum-Engineer Member, BDA, Bhubaneswar</p> <p>After thorough discussion, it was found that there is a scope to provide access to the land-locked plots. The representation of the neighbouring residents merits consideration. The committee approved the revised proposal with the 9mtr. wide public thoroughfare.</p>

General Decisions:

Sl no. 1:	<p>The committee observed that many applications are proposed over private roads where the proposal relates to both individual house owners and buildings with commercial interest. The Scheme for Regularization of Unauthorized Subplots notified Dtd. 30.05.2017 and Rule 90A of ODA (P&BS) Amendment Rules 2022 allows regularization of individual sub-plots considering the interest of such land owners. It was decided that BDA shall allow regularization of individual sub-plots and individual residential buildings (non-apartment category)with private means of access in accordance with the aforesaid scheme/Rule subject to condition that :</p>
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	<ul style="list-style-type: none"> Applicant will submit an affidavit to the effect that in the event of any dispute over ownership of road land, BDA shall not be held responsible and party to such dispute. Any development undertaken with private access road on the basis of approval of BDA shall be at the cost and risk of the applicant. <p>Simultaneously BDA should move the Govt. to declare such private roads as public road basing on the fact like</p> <ol style="list-style-type: none"> In the sale deed, it is mentioned that the concerned land is left by vendor for road purpose/ <i>baya chhadithiba rasta</i> Where the road has been formed, used by public as road
Sl no. 2:	<p>In the course of discussion with regards to approval of housing projects and sub-division layout approval, the committee observed that in many cases, the part plots are amalgamated to form a big patch of land over which planned development like housing projects and sub-division layout proposals are being submitted.</p> <p>Technically, though originally the plots are sub-divided un-authorisedly but the developer/applicant are coming up with proposals where the sub-division of plots are reversed through amalgamation.</p> <p>The committee is of the view that in the above circumstances, where the part plots are amalgamated to form a full revenue plot, the compounding fee on sub-divided plots (<i>bata</i> plots) should not be charged. Since, Government in H & UD Department has notified a Scheme for Regularisation of Unauthorized Layout/ Sub-divided plots, views of Government in this regard may be obtained.</p>
Sl no. 3:	Any high-rise project more than 1 Acre, children play lot of at least 5% of the total land area shall be earmarked on the site.
Sl no. 4:	The EIDP shall be vetted as per the provisions of SOP prior to commencement of construction. A condition to this effect shall be included in the permission letter while issuance of approval.
Sl no. 5:	<p>The committee observed that quite a good number of very high multistoried buildings are coming up in Bhubaneswar. The quality control during construction of these high rise structures is required for the safety of the structure and the inhabitants.</p> <p>The committee decided that an SOP for quality testing of the structure and material used in the buildings by the competent persons/ agencies shall be prepared and placed before the next committee.</p>


VICE-CHAIRMAN, BDA