



# Bhubaneswar Development Authority

AKASH SHOVA BUILDING, PANDIT JAWAHARLAL NEHRU MARG

BHUBANESWAR- 751 001, ODISHA

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Ref. No. :

## PROCEEDING OF THE 257<sup>th</sup> D.P. & B.P. COMMITTEE MEETING OF BMC & BDA HELD ON 26.04.2023 AT 11:30 AM IN THE CONFERENCE HALL OF BDA, BHUBANESWAR

### 1. BMC MATTERS:

ItemNo.	FileNo	Subject Matter
1.	XXXXXI (Planning cell) 03/2017	<b>Confirmation to the proceedings of the 25th DP&amp;BP Committee.</b>  The committee confirmed the proceeding of 25th meeting of DP & BP committee.
2.	XXXXXI (Planning cell) 003/2017	<b>Compliance to the proceeding of the 25th DP&amp;BP Committee Meeting.</b>  Noted.
3.	MBP-BMC- Layout-0013/2023	<b>Approval of Proposed Layout and Affordable Housing Plan of S+5 Storied building in 17A (3 Towers) , 17B (6 Towers) , 17C (6 Towers) &amp; Neighborhood Shop for mandatory development of Affordable Housing units/under Model No.1 of Odisha Housing for all Policy for Urban Areas- 2022 towards compensatory FAR in 17th Avenue, Assotech World over Plot No- 493, 502, 518, 590, 591 &amp; Others , Khata No-245, 592/1735, and others in Mouza - Jayapur in favour of Assotech Sun Growth Abode LLP &amp; others through its authorised Signatory Sri Shashi Bhusan Mishra.</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. Considering the height of building of 17.40m including stilt, the developer need to provide lift in the apartment.</li><li>2. Presently, the apartment shall have access from the existing village road. But looking into the 770 Dwelling Units to accommodate in this affordable housing sector, the developer shall ensure to connect the 18m wide internal road to 24m wide road before occupancy.</li><li>3. Free-gift proposed internal road and open space in favour of BMC.</li><li>4. Recommendation towards Fire Safety from Fire Prevention Wing.</li><li>5. NOC from PHD towards Water Supply &amp; Sewerage disposal.</li><li>6. NOC from Central Ground Water Board for extraction of Ground Water.</li><li>7. NOC from State Environmental Impact Assessment Authority.</li></ol>
4.	SUJOG-BP- BMC-2022-12-	<b>Approval of Proposed (B+S+4) Storied Commercial Cum Residential Building of Nandita Debi singh and Sabita Singh</b>



13-011244

represented through GPA Holder Bibekanand Pattnaik over Plot No: 307 & 308 Khata No: 4150 & 1602 under 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: -

1. Building plan shall be rescrutinized under SUJOG for confirmation of Regulation 26; Sub-Regulation (6) of BDA (P& BS) Amendment Regulation, 2022.
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 for extraction of ground water.
5. Deposit 1% of External Infrastructure Development fee.
6. The developer shall deposit Purchasable FAR
7. Affidavit regarding engagement of PMO.

5.

ANB210587

**Approval of Proposed (B+S+9) Storied Commercial Cum Residential Apartment Building of M/S Pawani Ventures Pvt. Ltd represented by Director Mr. Ajit Kumar Mahapatra (GPA holder) over plot No: 2253 & 2254 Khata No: 2077/1 under Mouza - Sankarpur, Bhubaneswar, Dist- Khurdha.**

The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee approved the proposal subject to compliance of the following: -

1. Recommendation towards Fire Safety from Fire Prevention Wing.
2. NOC from PHD towards Water Supply & Sewerage disposal
3. NOC from Central Ground Water Board.
4. Deposit 1% of External Infrastructure Development fee.
5. The structural plan & the structural design shall be vetted and certified by the civil engineering department of any Government engineering college located in Odisha.
6. Design, Drawing and Calculation of STP from PH Consultant.
7. The developer shall deposit shelter fee in lieu of EWS units.
8. Solid Waste Management plan and construction and demolition waste management plan.
9. The internal roads within the project area are to be constructed using paver blocks.
10. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.
11. The waste generated within the project shall be managed on own arrangement. Mini Composting Plants to be setup for recycling of organic Solid Waste.
12. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.
13. The developer shall deposit Purchasable FAR in excess of Base FAR.
14. Engagement of Project Management Organization.



	<p>15. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&amp;BS) Rules - 2020.</p> <p>16. 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 and the parking space for Commercial space shall be separated with separate entry and exit.</p>
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## 2. BDA MATTERS:

Item No.	File NO.	Subject matter
1/257/BPC	Misc-DP-9/88(p)	<p><b>Confirmation to the Proceeding of the 256<sup>nd</sup> DP &amp; BP Committee.</b></p> <p>The committee confirmed the proceedings of 256th meeting of DP and BP Committee.</p>
2/257/BPC	Misc-DP-9/88(p)	<p><b>Compliance to the Proceeding of the 256<sup>nd</sup> DP &amp; BP Committee</b></p> <p>Noted</p>
3/257/BPC	BP-BDA-2022-10-23-009644	<p><b>Approval Residential Apartment Buildings MIG units of (B+S+16) over Plot No. - 580, Khata no. 229/320, Plot No. 581, 582, 583, Khata No. 229/893, Plot No. - 599, 581/1308, Khata no. 229/322 and Plot No. 599/1134, Khata no. 229/1477 Mouza - Jagasara, Tahsil: Jatani, Odisha in favour of EMPIRE TWINS for M/S Evos Buildcon Pvt Ltd. Represented through Managing Director Kalinga Keshari Rath and Ashish Kumar Patra</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <ul style="list-style-type: none"> <li>i. Applicant to request Tahasildar to adjust the road area coming under BDA ownership with the Government land keeping the total land under BDA exactly same as per ROR. Applicant to request concerned Tahasildar to correct the sketch map accordingly following due procedure. On receipt of the updated sketch map, the proposal shall be considered for approval.</li> <li>ii. Applicant is required to submit fire recommendations from Fire Prevention Wing, NOC from RWSS/CGWA (For Water Supply), submit 1% money receipt from concerned PD DRDA, Environmental Clearance from SEIAA, NOC from AAI, required affidavits with undertakings</li> <li>iii. Applicant to submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</li> </ul>



		<ul style="list-style-type: none"> <li>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 NIT or any other institute of Govt., of India having structural engineering specialization.</li> </ul>
4/257/BPC	BPBA-Rv-048/23	<p><b>Addition and alternation 2B+G+11 storied hotel building over plot No.164 of khata no.24 of Mouza-Gopabandhu Nagar, Unit-8 Bhubaneswar, Dist-Khurdha in favour of M/s- Luxurio Assets Pvt 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> <ul style="list-style-type: none"> <li>i. Applicant to submit all NOCs and affidavits as per the revised drawing submitted</li> </ul>
5/257/BPC	BNB210094	<p><b>Approval of G+1 Storey Residential building plan over Plot No-902/3344 &amp; 904/3339, Khata No- 472/1446 &amp; 472/1441, Mouza- Gurujanga, in favour of Smt Sanjukta Paikaray.</b></p> <p>Approved</p>
6/257/BPC	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 favor of Mr.Baikuntha Nath Sahoo.</b></p> <p>Approved</p>
7/257/BPC	BP-BDA-2022-04-18-002603	<p><b>Approval of S+3 Residential Building over Plot No. 56/945, Sub plot no. 1, Khata No. 231/549, Mz-Botanda in favour of Mrs. Subrata Patra.</b></p> <p>Approved</p>
8/257/BPC	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>Approved</p>
9/257/BPC	BP-BDA-2022-06-12-004649	<p><b>Approval of G+2 Residential Building over Plot No. 596, Sub plot no-25, Khata No.353, Mz-Gothapatna, in favour of Mrs. Sipramayee Dalai &amp; Others.</b></p> <p>Approved</p>
10/257/BPC	BP-BDA-2022-07-02-005657	<p><b>Approval of Proposed (G+2) Residential Building of Mr. KRUSHNA CHANDRA DHAR, PLOT NO: 1354/1884/2146, KHATA NO:328/517</b></p>



		<b>MOUZA :JAGANNATHA PRASAD, DIST-KHORDHA, TAHASIL-BHUBANESWAR</b>
		Approved
<b>11/257/BPC</b>	<b>BP-BDA-2022-07-11-005996</b>	<b>Approval of Proposed (G+1) Residential Building of Smt Aruna Mishra over Revenue Plot No: 148/3257, Khata No. 311/2623, Mouza : Kantilo, Bhubaneswar.</b>
		Approved
<b>12/257/BPC</b>	<b>BP-BDA-2022-07-15-006149</b>	<b>Approval of G+2 Residential Building over Plot No. 458/1809, Khata No.616/500, Mz-Andilo, in favour of Mr. Prakash Kumar Mallick</b>
		Approved
<b>13/257/BPC</b>	<b>BP-BDA-2022-08-04-007094</b>	<b>Approval of (S+2) Commercial Building Of Smt. Monimala Mohanty, Over Plot No:- 138/1580, Khata No-616/228, Mouza- Andilo, Dist-Khurda (extended are of Bhubaneswar) in favour of Sanjukta Raul.</b>
		Approved
<b>14/257/BPC</b>	<b>BP-BDA-2022-08-10-007369</b>	<b>Approval of G+1 Residential Building over Plot No. 607/2747, Sub plot no-4, Khata No.616/1653, Mz-Andilo, in favour of Mr. Raj Sekhar Das.</b>
		Approved
<b>15/257/BPC</b>	<b>BP-BDA-2022-08-15-007465</b>	<b>Approval of (G+2) Residential Building of Sri. Prabhat Aich, Over Plot No:- 1456/2684, 1457/2685 &amp; 1462/2686, KhataNo- 683/285, Mouza- Gothapatana, Dist- Khurda (extended area of Bhubaneswar)</b>
		Approved
<b>16/257/BPC</b>	<b>BP-BDA-2022-08-23-007745</b>	<b>Approval of G+2 Residential Building over Plot No. 2037/3211/3462, Khata No.532/1744, Mz-Jagannathpur, in favour of Mrs. Sneha Prava Sahoo &amp; Others.</b>
		Approved
<b>17/257/BPC</b>	<b>BP-BDA-2022-08-24-007780</b>	<b>Approval of G+2 Residential Building over Plot No. 2037/321/3469, Khata No.532/1750, Mz-Jagannathpur, in favour of Mr. Nagendra Kumar Rout.</b>
		Approved
<b>18/257/BPC</b>	<b>BP-BDA-2022-08-27-007876</b>	<b>Approval of G+2 Residential Building over Plot No. 52/2334, Khata No.616/1127, Mz-Andilo, in favour of</b>



		<b>Mr. Chaudhary Tapan Kumar Das</b> Approved
<b>19/257/BPC</b>	<b>BP-BDA-2022-09-07-008199</b>	<b>Proposal for approval for G+1 storied residential building of DUSHASAN BEHERA over Plot No-492/1903 &amp; 493/1904, Khata No.-616/626 in Mouza-ANDILO, in favour of Mr. Dusman Behera</b> Approved
<b>20/257/BPC</b>	<b>BP-BDA-2022-09-15-008452</b>	<b>Approval of G+2 Residential Building over Plot No. 396/2132, Khata No. - 311/1893, Mz - Kantilo, in favour of Mr. Santanu Kumar Satapathy.</b> Approved
<b>21/257/BPC</b>	<b>BP-BDA-2022-09-15-008486</b>	<b>Approval of (G+2) Residential Building of Sri.Sarada Prasad Mohapatra, Over Plot No:-608/1977, KhataNo-616/724, Mouza-Andilo, Dist-Khurda (extended area of Bhubaneswar) in favour of Sri.Sarada Prasad Mohapatra.</b> Approved
<b>22/257/BPC</b>	<b>BP-BDA-2022-10-09-009139</b>	<b>Approval of G+1 storey Residential building plan over Rev. Plot No.- 198/979/1381, Khata No.- 359/898, Mouza – Atala, in favour of Sri Manoj Kumar Mohapatra &amp; Sri Saroj Kumar Mohapatra.</b> Approved
<b>23/257/BPC</b>	<b>BP-BDA-2022-10-13-009305</b>	<b>Approval of G+1 storey Residential building plan over Rev. Plot No.- 191/1830, Sub plot no. - 17/2, Khata No.- 623/1816, Mouza – Andilo, in favour of Sri Chandra Sekhar Panda.</b> Approved
<b>24/257/BPC</b>	<b>BP-BDA-2022-11-02-09971</b>	<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> Approved
<b>25/257/BPC</b>	<b>BP-BDA-2022-11-22-010490</b>	<b>Approval of G+1 Residential Building Plan over Plot No. 189/1341, Khata No. 359/842, Mz-Atala in favour of Shri. Shalabh Gupta &amp; Prustuti Sharma.</b> Approved
<b>26/257/BPC</b>	<b>BP-BDA-2022-11-25-010646</b>	<b>Approval of G+2 storey Residential Building over Plot No. 709/1052, 709(p) Sub-Plot No-12A &amp; 12B, Khata</b>

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		no. 303/312, 303/231, Mouza- Krushnasaranpur in favour of Sri Braja Kishore Samal.
		Approved
27/257/BPC	BP-BDA-2022-11-28-010759	Approval of G+2 storey Residential building plan over Plot No-, 709/909, 709/779/902, Sub Plot No- 9 & 9A, Khata No. 303/153 & 303/146, Mz- Krushnasaranapur in favour of Sri Ramesh Chandra Sahoo
		Approved
28/257/BPC	2023-01-08-012284	Approval of G+2 Storey Residential building plan over Plot No-709/779/949 & 709/931, Khata No- 303/189 & 303/172, Mouza- Krushnasaranpur, in favour of Mr. Pitambar Barik.
		Approved
29/257/BPC	BP-BDA-2023-01-19-012594	Approval of Single storey Residential building plan over Plot No. 4531,4534,4535/6729, Khata No. 1616/2055,1606/2054 and 1616/2052. Mz- Pratapsasan (extended area of Bhubaneswar) in favour of Mr. Ramakanta Sahu.
		Deferred for further examination of approach road.
30/257/BPC	BP-BDA-2023-01-21-012670	Approval of S+2Commercial Building over Plot No. 205, Khata No.512/4714, Mz-Andilo, in favour of Sri. Sukanta Kumar Barik & Prasant kumar Barik.
		Approved
31/257/BPC	BP-BDA-2023-01-24-012723	Approval of S+4 storey Residential building plan over Plot No. 2052, Khata No. 683/1363 Mz- Gothapatana (extended area of Bhubaneswar) in favour of Sri Manoj Agrawal
		Approved. Applicant to submit EIDP plan and other affidavits / undertakings.
32/257/BPC	BP-BDA-2023-04-25-016085	Approval of (G+1) Residential Building Of Smt. Kalyani Swain, Over PlotNo:-913/3734, KhataNo- 512/3159, Mouza- Ghangapatana, Dist- Khurda (extended area of Bhubaneswar) in favour of Smt. Kalyani Swain.
		Approved
33/257/BPC	BPRUC-5891/20	Regularisation of unauthorised construction of existing G+2 storied Residential building over plot no.3/1938 Khata no.594/13 mouza- Jaypur ,Khurda in



		<p><b>favour of Sti sarat Chandra nayak :scheme for regulasation of Unauthorised constructon-2019.</b></p> <p>Approved</p>
<b>34/257/BPC</b>	<b>BPRUC-4571/20</b>	<p><b>Regularisation of unauthorised construction of existing G+3 storied Residential-cum-Commercial building over plot no.703/2128 khata no.866/359 mouza- Palla ,bhubaneswar in favour of mr. Jitendra Kumar Pradhan.</b></p> <p>Refused as most of the plot area is affected by CDP Road</p>
<b>35/257/BPC</b>	<b>BPRUC-4294/20</b>	<p><b>Regularisation of unauthorised construction of existing G+1 storied Institutional building over plot no.1243,1244,1245, 1246,1247, 1248/2551 Khata no.533/59,533/84,533/58,533/1214 mouza- Bankual, Bhubaneswar in favour of Sri Brajeswar Behera.</b></p> <p>Approved</p>
<b>36/257/BPC</b>	<b>BPRUC-1968/20</b>	<p><b>Regularisation of unauthorised construction of existing B+S+4 storied Commercial office building over plot no.A/103,khata no.2/189 Mouza-Sahidnagar,unit-11,Bhubaneswar in favour of MS HITECH Estate &amp; Prometers Pvt Ltd.</b></p> <p>Approved</p>
<b>37/257/BPC</b>	<b>BPRUC-5013/20</b>	<p><b>Regularisation of unauthorised construction of existing G+1 storied residential building over Revenue plot no.9/882/1202,khata no.280/476 Mouza-Govindpur ,Bhubaneswar Dist- Khordha in favour of Mr. Ajaya Kumar Swain :Scheme for Regularisation of unauthorised construction-2019.</b></p> <p>Approved</p>
<b>38/257/BPC</b>	<b>BPRUC-5242/20</b>	<p><b>Regularisation of unauthorised construction of existing single storied residential building over Revenue plot no.48/1066 khata no.251/596Mouza-Saradeipur ,Bhubaneswar in favour of Sri Brajeswar Behera.</b></p> <p>Approved</p>
<b>39/257/BPC</b>	<b>BPRUC-3692/20</b>	<p><b>Regularisation of unauthorised construction of existing G+2 storied residential building over Revenue plot no.42/209,khata no.96/46 Mouza- Gopinathpur ,Bhubaneswar in favour of Sri Umesh Chandra sahuo.</b></p> <p>Approved</p>
<b>40/257/BPC</b>	<b>BPRUC-4093/20</b>	<p><b>Regularisation of Unauthorised construction of existing single storied residential building over plot No.1606/8641,1607/8642 &amp; 1608/8474 Khata</b></p>

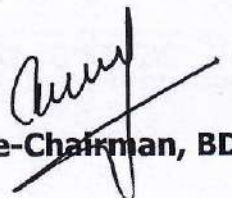


		no.1330/3062 & 1330/2913 Mouza- Pandara, Bhubaneswar in favour of Smt. Khetramani Bihari
		Approved
41/257/BPC	BPRUC-253/19	Regularisation of Unauthorised Construction of existing Single storied residential building over plot No.38/218,sub-plot No.71/B,Khata no.80/82 Mouza-nakhaurpatna ,Bhubaneswar in favour of Smt. Labati Parida
		Approved
42/257/BPC	BPRUC-1572/2019	Regularisation of unauthorised construction of G+1 storied Residential building over plot no.37 khata no.255/29 in mouza- Botanda palla ,bhubaneswar in favour of Smt.Smita Mishra under Scheme for Regulation of unauthorised construction -2019
		Approved
43/257/BPC	BPRUC-241/2020	Regularization of unauthorized deviated construction of G+3 storied Admin & Hostel, G+3 storied Administrative & G+3 storied Hostel Institutional Building over Plot No.- 350/4925,247/2924,350/4904, 347/4903 & 346/2725 Khata No.- 493/286, 493/263 & 474/2794 in Mouza- Patia, Khurdha in favour of Dr. Satyabrata Minaketan, Chairman & Managing Trustee, Childcare & Education Development Foundation "Scheme for Regularization of unauthorized construction - 2019".
		Approved
44/257/BPC	BPRUC-2078/2020	Regularization of unauthorized deviated construction of existing B+G+4 School Building over Plot No.- GBR-8/A, Khata No.- 619 G.A Deptt. in Mouza-Chandrasekharapur, DAV(Primary) Public School through the Principal Dr. Keshab Chandra Satpathy "Scheme for Regularization of unauthorized construction - 2019".
		Approved
45/257/BPC	BP2B-312/2009	Application for issue of Occupancy Certificate in respect of two Blocks of B+G+22, One Block of B+G+17 and Two Blocks S+9 storied multistoried residential apartment building regularized vide no. 26347 dated 05.11.2019.
		After detailed discussion and going through specific grievances and status of compliances by the applicant, the committee observed that part of the earlier observation has not been fully complied by the applicant. The applicant shall comply with the followings-

*Ref*



		<ol style="list-style-type: none"> <li>1. The 12 m. wide means of access shall be handed over to the society/RWA. The applicant shall widen the road to atleast 7.00 meters as shown in the approved plan over the canal portion.</li> <li>2. The applicant has only removed the tin roof from the approved open parking area without removing the supporting frame structures. The frame structure shall be completely removed.</li> <li>3. Considering that the original plan was approved in the year 2009 under the provisions of BDA (P&amp;BS) Regulations, 2008 where provision of solar PV system was not applicable; and there is no specific condition mentioned in the permission letter no. 26347/BDA dated 05.11.2019 regarding installation of Rooftop Solar PV system, it was decided not to insist on providing the same.</li> <li>4. The additional area accommodating the pump room, which is outside of the project area shall be handed-over to the society/RWA.</li> <li>5. BMC has issued the final NOC for the project vide letter no. 85522 dated 29.11.2021. As there is one complaint received regarding water-logging issue, the drainage division BMC shall inspect the site and take necessary steps for resolving the water-logging issue through proper drainage. The applicant shall ensure proper discharging of storm water through BMC.</li> </ol>
46/257/BPC	BPRUC-695/2020	<p><b>Regularization of G+2 storey Residential building plan over Plot No- 171/1493, Khata No. 623/79, Mz-Andilo ( Extended area of BDA) in favour of Sri Pratap Chandra Nayak.</b></p> <p>The committee observed that the plot would be affected by the extension of CDP road. Hence the committee refused the proposal.</p>

  
**Vice-Chairman, BDA**

