

PROCEEDING OF THE 262nd D.P. & B.P. COMMITTEE MEETING OF BDA & AND 31ST D.P. & B.P. COMMITTEE MEETING OF BMC HELD ON 19.10.2023 AT 03:00 PM IN THE CONFERENCE HALL OF BDA, BHUBANESWAR

Members Present is at Annexure-1

BMC Related Matters		
Item No.	File No.	Subject Matter
1.	XXXXXXI (Planning Cell) 03/2017	Confirmation to the proceedings of the 30th DP&BP Committee. Confirmed.
2.	XXXXXXI (Planning Cell) 003/2017	Compliance to the proceeding of the 29th DP&BP Committee Meeting. Noted.
3.	BP-BMC-20 23-04-18-0 15831	<p>Approval of Proposed LB+UB+G+12 Storied Residential Apartment Building Plan over Plot No.- 1265, 1266, 1274, 1287, 1275(P), 1286, 1299(P), 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307(P), 1329, 1328, 1327, 1326, 1325, 1324, 1323, 1322(P), 1345, 1344, 1343, 1342, 1341, 1340, 1339, 1264(P), 1267(P), 1273(P), 1288(P), 1338(P), 1346, 1347, 1348, 1349, 1350, 1351, 1352(P), 1374(P), 1373(P), 1372(P), 1371(P), 1370(P), 1330(P), 1360(P), Khata No - 560, Mouza - Kharavela Nagar, Bhubaneswar, in favour of Sri LaxmiKanta Kar (Director Of GLS Realty Pvt. Ltd.).</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the Committee after detailed deliberation recommended the case for approval subject to compliance of the following: -</p> <ol style="list-style-type: none"> 1. Revise building plan leaving proposed CDP road affected area and commercial proposed area shall be revise for residential purpose. 2. The developer shall furnish an affidavit sworn in before an executive magistrate in respect the fact that OSHB has obtained consent from 2/3 rd of the allottee, other than the promoter of Chandrama Apartment and submit the consent memo containing signatures of the said allottees duly



		<p>attested/ identified/notarized before obtaining approval.</p> <ol style="list-style-type: none"> 3. Applicant/Developer shall ensure clearance of approach road obstruction before start of construction for clear 12m wide mean of access. 4. NOC From Airports Authority of India (AAI) 5. Recommendation towards Fire Safety from Fire Prevention Wing. 6. NOC from PHED towards Water Supply & Sewerage disposal or NOC from Central Ground Water Board. 7. The structural plan & the structural design shall be vetted and certified by any state resource center 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. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha. 9. External Infrastructure Development Plan (EIDP). 10. The owner shall take all precautionary measures to avoid noise and dust pollution and shall not create any inconvenience to the neighboring plot owners. 11. The applicant/developer shall ensure connection to the existing sewerage facility for discharge of sewerage. 12. The developer shall deposit Purchasable FAR in excess of base FAR. 13. Deposit 1% of External Infrastructure Development fee. 14. Shelter fee is to be deposited in lieu of EWS units as per Odisha Housing for All Policy for Urban Areas, 2022. 15. The waste generated within the project shall be managed on own arrangement. Mini composting plants to be set up for recycling of organic solid waste. 16. The internal roads within the project area to be constructed using paver blocks.
--	--	--



		<p>17. Rainwater harvesting system and Roof top solar energy installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.</p> <p>18. Landscape plan indicating circulation, pathways, greenery and plantation.</p> <p>19. One Public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020.</p> <p>20. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&BS) Rules - 2020.</p>
4.	BP-BMC-20 23-08-31-0 23560	<p>Approval of Proposed (B+S+5) Residential Apartment (MIG) Cum Commercial Building over Plot No-41, Khata No-408 & Plot No-41/1732, Khata No-352/1082, Mouza-Phala, Bhubaneswar, Dist-Khurda in favour of Mr. Debi Prasad Mohapatra GPA Holder Krishna Properties & Developers Pvt. Ltd. represented by Mr. Sujit Kumar Behera.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the Committee after detailed deliberation recommended the case for approval subject to compliance of the following: -</p> <ol style="list-style-type: none"> 1. NOC from National Highways Authority of India (NHAI). 2. NOC from PHED towards Water Supply & Sewerage disposal or NOC from Central Ground Water Board. 3. Recommendation towards Fire Safety from Fire Prevention Wing. 4. External Infrastructure Development Plan (EIDP). 5. Indemnity Bond for basement for any damage caused by him to the adjacent property. 6. Deposit 1% of External Infrastructure Development fee. 7. The developer shall deposit Purchasable FAR in excess of base FAR. 8. Structural plan and the structural design vetted and certified by the Civil Engineering Department

		<p>of any Government engineering college.</p> <p>9. Rainwater harvesting system and Roof top solar energy installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.</p> <p>10. Affidavit for Engagement of Project Management Organization.</p>
5.	MBP-BMC-0 2-0024/202 3	<p>Approval of proposed Regularization and proposed addition to alternation to existing G+1 & proposed 2nd floor of Hospital, Administration and Laboratory building over Plot NoJ-1 (P), Drg No-B/360 under Mouza- Jokalandi in favour of Central Ayurveda Research Institute Bhubaneswar represented by Director Dr. M.M. Rao.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the Committee after detailed deliberation recommended the case for approval subject to compliance of the following: -</p> <ol style="list-style-type: none"> 1. NOC from PHED towards Water Supply & Sewerage disposal or NOC from Central Ground Water Board. 2. Recommendation towards Fire Safety from Fire Prevention Wing. 3. NOC From Airports Authority of India (AAI) 4. External Infrastructure Development Plan (EIDP). 5. Deposit 1% of External Infrastructure Development fee. 6. The waste generated within the project shall be managed on own arrangement. Mini composting plants to be set up for recycling of organic solid waste. 7. Affidavit for Engagement of Project Management Organization. 8. Provision of Green Building Norms as per ODA (P&BS) Rules-2020. 9. The internal roads within the project area to be constructed using paver blocks.
6.	ANB190600	<p>Regularization of existing of G+4 Studio Apartment, G+5 Transit Flats, G+1 Community center , G+1 Bungalow, B+G+6</p>

D-type quarter, B+G+3 C-type quarter, B+G+3 B-type quarter over Plot No-2993/4014, 2988, 2989, 2956, 2955, 2990, 2925/4458, 2996/4456, 2932, 2993/4015, 2992, 2993/4448, 2991/4312, 2960/10501 & 2957, Khata No- 2074/200, 2074/199, 2074/197, 2074/234, 2074/232, 2074/198, 2074/201, 2074/225, 2074/224, 2074/241, & 2074/2643 under Mouza- Sankarpur in favour of Indian Oil Corporation Ltd. represented by its Chief Construction Manager (PHPL) Amaraendra Patra.

The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the Committee after detailed deliberation recommended the case for approval subject to compliance of the following: -

1. Final NOC from Engineering Wing of BMC.
2. The internal roads within the project area to be constructed using paver blocks.
3. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.
4. Rainwater harvesting system and Roof top solar energy installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.
5. Design, drawing and calculation of STP from PH Consultant.
6. Shelter fee is to be deposited in lieu of EWS units as per Odisha Housing for All Policy for Urban Areas, 2022.

7.	MBP-BMC -02-258/ 2023	Approval of proposed Single Storied Post Office Building over Plot No- N4-348/A, Drawing No-1145, Mouza- Jaydev Vihar in favour of Basant Kumar Panda, Senior Superintendent of Office. Refused
8.	BP-BMC-20 23-05-11-0	Approval of proposed G+1 Storied Residential over Plot No-222/739, Khata

	16676	No-130/484, Mouza- Begunia in favour of Bikram Samantray. Approved
9.	BP-BMC-20 23-07-24-0 19674	Approval of proposed G+1 Storied Residential over Plot No-172/7973/10932, 172/7974/9506, Khata No- 1494/8575, 1494/8576, Mouza- Baragada in favour of Gyana Ranjan Sahoo. Approved

(A) BDA RELATED MATTERS :-

1/262/BPC	Misc-DP-9/88(p)	Confirmation to the Proceeding of the 262nd DP & BP Committee. Confirmed.
2/262/BPC	Misc-DP-9/88(p)	Compliance to the Proceeding of the 262 nd DP & BP Committee. Noted.
3/262/BPC	:SUJOG- BP-BDA-2023-10-0 4-026652	<p>Proposed Block -A (2B+G+8) shopping mall cum corporate office & restaurant & Block-B (G+3) shopping mall building in favour of Sri Alekha Mahabhoi, Sri Ramesh Mahabhoi, Sri Subash Chandra Mahabhoi, Sri Prakash Chandra Mahabhoi, Smt Sulochana Mahabhoi represented through its GPA holder Mr.Manoranjan Sahoo Director of M/s Wimax Engineers Pvt.Ltd. over Plot no.- 1596 & 1598,of Khata no- 550, Mouza - Raghunathpurjali.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <p>A. The drawing shall be rectified as per following observation.-</p> <ul style="list-style-type: none"> ● The ICT landing point, security room public washroom complex, provided in the site shall be reflected in the the built-up area, in the overall area statement of SUJOG Scrutiny report.

		<p>vii. Fire Safety Recommendations</p> <p>viii. NOC from AAI</p> <p>ix. NOC from TPCODL</p> <p>Electrical layout plan and Landscape plan as per Rule 5 (2) of ODA (P&BS) Rules, 2020 shall be submitted.</p>
4/262/BPC	LPBA-108/23	<p>Approval of sub-division of land over plot no. 1230/2519 khata no.466 under mouza-Jagannath Prasad in favour of Odisha State Housing Board.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> The applicant shall obtain consent of two-thirds of the allottees other than the promoter, who have agreed to the revision of the layout plan and submit an affidavit sworn in before an Executive Magistrate along with consent memo containing signatures of the said allottees as per ORERA order no. 5209/ORERA dtd 02.12.2022. The applicant shall obtain EIDP vetted by EM,BDA. The applicant shall free gift the CDP road affected area, internal road, open space and common plot for public utilities to BDA/local authority. The applicant shall submit the Landscape plan, Public utility and service network plan, Solid waste disposal and management Plan
5/262/BPC	LPBA-105/23	<p>Approval of Sub-division of land (Lay-out) over plot no.235 & 253/1705 khata no.2341/1499 & 231/1503 under Mouza- Botanda, Bhubaneswar (Extended area of BDA) in favour of Sarada Prasad Pattnaik & Sri Durga Prasad Pattnaik.</p> <p>After discussion the committee recommended that views may be obtained from Government that whether amalgamation of two sub-plots which form a full plot is to be allowed for regularization if the sub-division has been carried out after the cutoff date i.e. Dt.30.12.22.</p>
6/262/BPC	SUJOG-BP-BDA-20 23-10-11-026986	<p>Proposal for approval for single storied residential building in favour of Smt. Jaya Jena over Plot No-339/976/1122, Khata No-584/1, Mouza-Bhagabatipur, Bhubaneswar.</p> <p>Approved</p>

- The area statement showing the floor-wise FAR area, FAR exempted area and total built-up area shall be included in the drawing.
- Parking and non-parking area shall be clearly specified in the building plan. A parking plan shall be submitted showing the parking areas and specifically indicating parking provision for different commercial activities in different shades/colour and differentiating visitor's parking and staff parking for each proposed activity clearly. Parking calculation (required parking and provided parking) for each proposed activity shall be included in the parking plan.
- The driveway of required width of 6.00 meter around the high-rise building (Block-A) and internal access to the non high-rise building (Block-B) shall be clearly defined in the site plan. No obstruction shall be proposed within the internal driveway.
- Provision for solid waste management shall be indicated in the plan.
- Location of transformer required for the project shall be shown within the project area only.
- A statement showing the green building provisions applicable to the building shall be included in the building plan.

B. The applicant shall submit the followings.-

- i. Copy of Gift deed towards surrender of land for CDP road affected area
- ii. Indemnity Bond for Basement,
- iii. Structural Vetting in accordance with Rule-5 of ODA (P&BS) Rules, 2020
- iv. NOC from PHED regarding sewerage and water supply and CGWA NOC if Ground water extraction is required for the project.
- v. EIDP from C.E/EM,BDA / EIDP (showing adequacy & deficit of infrastructure as per SOP);
- vi. EIDP fee as applicable for the project.

7/262/BPC	SUJOG- BP-BDA-2023-09-1 2-024278	<p>Approval of proposed G+1 storied Residential building over Revenue Plot No.- 313/1082/2503, Khata No.- 384/3595 in Mouza- Uttaramundamuhana in favour of Smt. Sangeeta Parida.</p> <p>Approval of proposed G+1 storied Residential building over Revenue Plot No.- 313/1082/2503, Khata No.- 384/3595 in Mouza- Uttaramundamuhana in favour of Smt. Sangeeta Parida.</p> <p>The committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> The sub-plot is to be regularized as per Government Notification No.12226/HUD dt.30.5.17 on deposit of 1% of Benchmark Value of the plots. The applicant is required to 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.
-----------	--	---



VICE-CHAIRMAN, BDA