

**PROCEEDING OF THE 264th D.P & B.P COMMITTEE MEETING OF BDA & BMC
HELD ON 19.12.2023 AT 04:00 PM IN THE CONFERENCE HALL OF
BDA,BHUBANESWAR**

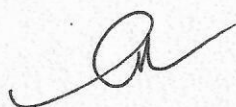
Members Present is at Annexure-1

(A) BMC RELATED MATTERS :-

Item No.	File NO.	Subject matter
1/264/ BPC	Misc-DP-9/88(p)	Confirmation to the Proceeding of the 32nd DP & BP Committee Confirmed
2/264 /BPC	Misc-DP-9/88(p)	Compliance to the Proceeding of the 32nd DP & BP Committee Noted
3/264 /BPC	MBP-BMC-02-0 274-2023	<p>Regularization Of Existing G+5 storied library building, G+5 storied academic Building-5, G+5 storied Academic Building- 6, G+5 storied food court, S+5 storied Hostel-9, S+6 storied Hostel-10, B+G+5 storied Hostel-11 building , B+G+6 storied Hostel -12 building, B+G+5 storied Indoor sports complex and Approval of proposed B+G+5 storied Multi Level Car Parking building with other Approved Buildings in Campus-1 for Siksha 'O' Anusandhan, represented by its President, Prof (Dr.) Mr. Manoj Ranjan Nayak over Plot No.- 1771, 1773, 1756, 1770, 1768, 1711, 1710, 1700 and others, Khata No: -1133/1271,1133/3077,1133/3070 and others under Mouza: - Jagamara, Bhubaneswar.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee approved the proposal in principle subject to compliance of the following: -</p> <ol style="list-style-type: none"> 1. The applicant shall request BDA for modification of the alignment of proposed CDP drain considering the existing alignment on ground while maintaining the same width as per CDP -2010. The proposed building is to be considered after modification of CDP. However, the existing buildings are to regularized as per the norms of ODA (P&BS) Rules -2020. 2. Environmental clearance from State Environment Impact Assessment Authority. 3. Revised recommendation of Fire Safety from Fire Prevention Wing towards additional floors. 4. Structural Plan and Design vetted and certified by the Civil Engineering Department of any Government engineering college located in Odisha. 5. Drainage Plan of the campus vetted by Drainage Division of BMC. 6. Deposit 1% of External Infrastructure Development fee. 7. The waste generated within the project shall be managed on own

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		<p>arrangement. Mini composting plants to be set up for recycling of organic solid waste.</p> <p>8. The internal roads within the project area to be constructed using paver blocks.</p> <p>9. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.</p>
4/264 /BPC	<p>BP-BMC-202 3-11-22-0300 94</p>	<p>Approval of Proposed addition to existing Hospital building (2B+G+5 to 2B+G+9) and proposed Single storied Oxygen Plant & Electrical Panel Room (G+9) for Institute of Medical Sciences & SUM Hospital-2 in favor of SHIKSHA O ANUSANDHAN Deemed to be University represented through its President Dr. Manojranjan Nayak over Plot Nos - 416, 297, 417, 419, 296, 298, 418, 299, 420, 287, 415/4195, 413(P), 295, 281, 282, 286, 280, 289, 279, 278, 308, 309, 310, 312, 291 & 281/3478, Khata No - 626/1(GAD) and 649 (GA & PG Dept.), 597, 606/7369, 606/2091, 606/900, 606/898, 606/899, 606/7348, 606/7428, 389, 606/1444, 606/1813, 606/1210 and 632/186 in Mouza- Nakhara , Bhubaneswar.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee approved the proposal subject to compliance of the following: -</p> <ol style="list-style-type: none"> 1. Drainage plan and design for the whole campus vetted by the Water Resource Department. 2. Environmental clearance from State Environment Impact Assessment Authority. 3. Revised recommendation of Fire Safety from Fire Prevention Wing towards additional floors. 4. Purchasable FAR excess of Base FAR of 2.00 5. Structural plan and structural design 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. NOC from State Pollution Control Board 7. Agreement with bio medical waste agency for disposal of bio medical waste. 8. Deposit 1% of External Infrastructure Development fee. 9. Affidavit towards engagement of Project Management Organization. 10. 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. 11. The internal roads within the project area to be constructed using paver blocks. 12. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.



5/264
/BPC

BP-BMC-202
3-11-15-0290
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Approval of revised integrated double basements (LB+UB) with (G+22) storied residential Apartment and G+2 storied society building in favor of M/S Falcon Real Estate Pvt. Ltd represented by its Asst. Manager admin Sri Sounik Kajal Kumar Dash (GPA holder) over Plot No.- 500, 501, 493/5958, 496/2534, 496/4145, 496/6335, 499/6207, 499/6206, 499/6204, 499/6202, 499/6203, 499/4493, 498,497, 496/6452, 496/6453 & 499/4454; Khata No.- 432/2128, 432/5190, 432/4870, 2618, 432/2254, 432/5368, 432/5086, 432/5085, 432/4995, 432/5369, 432/5370, 432/5408 & 432/2465 under Mouza- Dumduma.

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. The applicant shall surrender the area affected under proposed drain and road as per CDP-2010 to BMC by way of free gift under applicable rules in this regard.
2. Revised NOC from Airport Authority of India (AAI).
3. Revised Recommendation of Fire Safety from Fire Prevention Wing.
4. NOC from National Authority of India
5. Revised Environmental clearance from State Environment Impact Assessment Authority.
6. Revised Structural plan and the structural design 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.
7. NOC from PHED towards Water Supply & Sewerage disposal. In case of abstraction of ground water, NOC from Central Ground Water Board is to be obtained.
8. Design, Drawing and Calculation of STP from PH Consultant.
9. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.
10. Deposit 1% of External Infrastructure Development fee.
11. The developer shall deposit Shelter fees in lieu of EWS units.
12. The developer shall deposit Purchasable FAR in excess of Base FAR of 2.00
13. Affidavit towards engagement of Project Management Organization.
14. 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.
15. The internal roads within the project area to be constructed using paver blocks.

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6/264 /BPC	BP-BMC-202 3-06-24-0184 61	<p>Approval of Proposed 2B+S+14 Storied Residential Apartment Building over Plot Nos. 677/5245, 678/5246, 684/5247, 678/5248, 684/5249, 677/5227, 684/5226 & 684/5369 and Khata Nos. 1593/2225, 1593/2226, 1593/2196, 1593/2196 & 1593/2425 under Mouza- Laxmisagar-1 in favour of Sukanti Sahoo, Sumant Kumar Prusti, Arati Bala Prusti, Minati Sahoo, Subrat Prusti represented through GPA holder Sandeep Singh Director Bhawani Multiacres Pvt. Ltd.</p> <p>Deferred</p>
7/264 /BPC	BP-BMC-202 2-12-23-0117 30	<p>Approval of Proposed S+4 Storied Residential Apartment Building over Plot No. 2842, Khata No. 1593, under Mouza- Gautamnagar in favour of Sri Santosh Kumar Panda, Sri Shubhash Chandra Panda, Sri Sanjay Kumar Panda, Sri Sanjib Kumar Panda, Smt Pravat Nalini Dash, Smt Jyotsna Panda, Sri Abhijit Panda & Sri Ansujit Panda represented through their GPA holder Sri Gobind Chandra Singh, Director, M/s CSS Construction 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. Deposit 1% of External Infrastructure Development fee. 2. Purchasable FAR excess of Base FAR of 2.00 3. Affidavit for Engagement of Project Management Organization. 4. 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. 5. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.

(B) BDA RELATED MATTERS:-

1/264/ BPC	Misc-DP-9/88(p)	Confirmation to the Proceeding of the 263rd DP & BP Committee Confirmed
2/264 /BPC	Misc-DP-9/88(p)	Compliance to the Proceeding of the 263rd DP & BP Committee Noted
3/264/ BPC	BP-BDA-2023-0 5-05-016490	<p>Approval of PHASE-1 of the project, i.e. Proposed 2 Blocks of 2B (Envelope) + S +19 storied Residential (MIG) Apartment Buildings, 1 Block of 2B (Envelope) +G+12 storied Residential (MIG) Apartment Building, 1 Block of 2B (Envelope)+G+3 storied Assembly Building (Society & Amenities) and 1 Block of G+3 storied Retail Shopping;</p> <p>After detailed discussion, committee decided the followings:</p> <p>(i) The 3 wings of Block-2 & 6 shall be connected through accessible corridors or shall be planned as independent blocks with adequate open space as per norms. As the building height is more than 40 meter, the outer courtyard shall be 9 meters instead of 6 meters.</p> <p>(ii) In case private balconies are provided in-between two units, the same shall be clearly indicated in the plan as private balcony, defining the area/limit and the flat no to which it is attached.</p> <p>(iii) The ventilation shaft shall adhere to the provisions of NBCI.</p> <p>(iv) Isolation room @ 15 Sq.m with attached toilet shall be provided.</p> <p>(v) The applicant shall submit Parking plan showing the location of parking for Retail Commercial building, Society Block, 3 residential blocks, separately. The parking for the 5 blocks shall be clearly and distinctly demarcated in the Parking Plan and shall be shown in different colours with due indexation. Parking for physically challenged shall be shown in the plan with indexation.</p> <p>(vi) The parking of society building shall be provided as per the proposed activity within the building, instead of parking @ 25%.</p> <p>(vii) The Applicant shall show the substation, micro-composting site, children's play area, cycle track along fire-driveway in the site-layout plan within the premises.</p> <p>(viii) The applicant shall revise the site-layout plan showing open-space equivalent to 5% of the total land area (Phase-1 & 2) for Children's Play Area.</p> <p>(ix) The Kisam of plots which have not been converted to Gharabari kisam shall be converted to Gharabari kisam, prior to approval.</p> <p>(x) The applicant shall provide the mandatory EWS requirement over Government land as per Odisha Housing for All Policy for Urban Areas, 2022. The applicant shall apply to BDA for allotment of Government land for development of affordable housing at the earliest.</p>



		<p>(xi) All drawings shall be submitted as per ODA (P&BS) Rules, 2020</p> <p>(xii) A field inspection shall be done by BDA to assess the site condition, and availability of 9m. wide road to adjacent plots.</p> <p>(xiii) Applicant shall submit revised plan as per the observations above and after compliance, the matter shall be placed before the committee for decision.</p>
4/264/ BPC	BP-BDA-2023-0 9-05-023872	<p>Proposed B+S+13 Storied (Block-A & B) MIG category Residential Apartment Building plan; in favor of Mr. Brahmananda Mangaraj through its GPA holder MS. AADIV Developers Pvt Ltd represented BY Mr. Dullav Charan Patra; over Plot No. 1145/2787, 1111/1999, 1150/2779, 11110/5774, 1144/4473/5176/5374, 1144/4473/4878, KHATA NO. 512/6265, 512/6431, 512/6274, in Mouza -Ghangapatna, Bhubaneswar.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <p>(i) The applicant has not provided the mandatory affordable housing within the project premises. The applicant shall provide the mandatory EWS requirement over Government land as per Odisha Housing for All Policy for Urban Areas, 2022. The applicant shall apply to BDA for allotment of Government land for development of affordable housing at the earliest.</p> <p>(ii) The applicant shall surrender the proposed road affected area by means of deed of gift to BDA, and against the surrendered land TDR shall be available to be utilised above base FAR within the project.</p> <p>(iii) The Applicant shall show the micro-composting site, Public washroom complex and ICT landing point in the site-layout plan within the premises.</p> <p>(iv) 5% area of total land area shall be reserved for Children's Play area. The area shall be mentioned on the site plan.</p> <p>(v) Isolation room @ 15 Sq.m with attached toilet shall be provided.</p> <p>(vi) The ventilation shaft shall adhere to the provisions of NBCI.</p> <p>(vii) The applicant shall submit Parking plan showing the location of parking for 2 residential blocks, separately. The parking for the 2 blocks shall be clearly and distinctly demarcated in the Parking Plan and shall be shown in different colours with due indexation. Parking for physically challenged shall be shown in the plan with indexation.</p> <p>(viii) The EIDP shall be submitted considering the slope of the site. The slope shall be indicated in the EIDP plan.</p> <p>(ix) All drawings shall be submitted as per ODA (P&BS) Rules, 2020</p> <p>(x) The applicant shall submit (c) Indemnity Bond for Basement, Structural Vetting, NOC from AAI, WATCO/PHEO, CGWA (if required as per WATCO NOC), Environmental Clearance and Fire Safety Recommendation.</p>

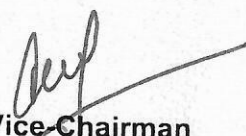
5/264/ BPC	BPBA-RV- 148/2023	<p>Regularization of Existing 1 Block of G+1 storied Academic Block, 2 Blocks of G+2 storied Boys Hostel, 2 Blocks of G+2 storied Girls Hostel, 1 Block of G+2 storied Guest House, 3 Blocks of S+2 storied Staff Quarters, 1 Block of G+1 storied Dormitory, 1 Block of B+G+1 storied Service Building, 2 nos of single storied Guard Rooms; and Proposed construction of Single storied Public Amenity Building, 2 nos of single storied Guard Rooms -along with Football, Volleyball Basketball, Tennis court and hockey play fields with amenities of Iconic Odisha Adarsha Vidhyalaya (OAV) over plot no. 3522,3523,3529,3530,4001 Khata no. 2874 at Mouza Andharua, Dist-Khordha</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <p>(i) Submission of Form of Supervision, Indemnity Bond towards Basement (Service Building).</p> <p>(ii) NOC from PHED/CGWA</p> <p>(iii) Fire Safety Recommendation</p> <p>(iv) All statutory fees shall be deposited which have not been exempted in Order no. 19918 dated 09.10.2023 of H&UD Deptt.</p> <p>(v) The built-up area towards the play-fields mentioned in the drawing shall not be considered in fee calculation, as the same has been done only for assessment of parking requirements.</p>
6/264/ BPC	BP-BDA-2023-0 8-04-020253	<p>Approval of (S+4) storied residential building plan (MIG Category) over plot No.731/1946 & 725/1945 Khata No.514/1285, Sub-plot no. 34, Mouza- Kesora in favour of M/S Agrawal Advisory Services pvt.ltd represented through POA holder Mr.Vikash Kumar Jain & partners M/S VBL ESTATES.</p> <p>After detailed discussion, the committee decided that the applicant shall develop concrete roads with drains up till their plot as per the approved sub-division layout plan.</p> <p>After that the matter will be taken for consideration.</p>
7/264/ BPC	BP-BDA-2023-0 8-04-020241	<p>Approval of (S+4) storied residential building plan (MIG Category) over plot No.734/1947 & 733/1948,732/1950 & 731/1949 Khata No.514/1286, Sub-plot no. 31, Mouza- Kesora in favour of Mr. Krushna Chandra Bisoyee, Kali Prasad Nayak & M/s Usha rani Padhy through POA holder Mr.Vikash Kumar Jain & partners M/S VBL ESTATES.</p> <p>After detailed discussion, the committee decided that the applicant shall develop concrete roads with drains up till their plot as per the approved sub-division layout plan.</p> <p>After that the matter will be taken for consideration.</p>



8/264/ BPC	BP-BDA-2023-0 8-04-020245	<p>Approval of (S+4) storied residential building plan (MIG Category) over plot No.731/1942 & 734/1941 Khata No.514/1283, Sub-plot no. 32, Mouza- Kesora in favour of M/s Juhi Agrawal & M/s Meetu Dua through POA holder Mr.Vikash Jain & partners M/S VBL ESTATES.</p> <p>After detailed discussion, the committee decided that the applicant shall develop concrete roads with drains up till their plot as per the approved sub-division layout plan.</p> <p>After that the matter will be taken for consideration.</p>
9/264/ BPC	BP-BDA-2023-0 8-04-020252	<p>Approval of (S+4) storied residential building plan (MIG Category) over plot No.734/1943 & 731/1944 Khata No.514/1284, Sub-plot no. 33, Mouza- Kesora in favour of Mr.Sisira kumar Mishra, Lalit Mohan Agarwal, Govinda Agarwal through POA holder Mr.Vikash Kumar Jain & partners M/S VBL ESTATES.</p> <p>After detailed discussion, the committee decided that the applicant shall develop concrete roads with drains up till their plot as per the approved sub-division layout plan.</p> <p>After that the matter will be taken for consideration.</p>
10/264/ BPC	BP-BDA-2023-0 9-20-025738	<p>Approval of (S+3) storied residential building plan over plot No. 479/2824, 479/2824/4147, 461/2651/4146, 461/2651, 460/2652, Khata No. 345/3753, Mz- Ebaranga in favour of Mr.Pabitra Kumar Indrajit Singh.</p> <p>After detailed discussion, the committee decided that the compounding fee towards un-authorised subdivision of plots to be calculated as per Notification no 1034 Dtd. 30.05.2017 since the sub-divided plots have now amalgated to the original size of the parent plot pertaining to year 2007.</p>
11/264/ BPC	BP-BDA-2022-0 3-11-001601	<p>Approval of proposed G+1 storied Residential building over Revenue plot No.311/2254 Khata No.384/112 in Mouza- UTTARAMUNDAMUHAN in favour of Sri Bibhudutta Das</p> <p>The committee approved the proposal subject to the following conditions:</p> <p>i. 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.</p> <p>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.</p>
12/264/ BPC	BP-BDA-2023-0 7-12-019172	<p>Approval of proposed G+1 storied Residential building over Revenue plot No.467 ,sub plot No.119, Khata No.575 in Mouza- Ogalspada in Favour of Smt Haripriya Panigrahi</p> <p>Approved</p>



13/264/ BPC	BP-BDA-2022-1 2-30-011996	<p>Approval of proposed G+1 storied Residential building over Revenue plot No.313/1082/3427 & 311/3426, Sub plot -43 Khata-384/2449 in Mouza- UTTARAMUNDAMUHAN in favour of Sri Debasis Nanda</p> <p>The committee approved the proposal subject to the following conditions:</p> <p>The sub-plot is to be regularized as per Rule No.- 90 A of the ODA (P & BS) Amendment Rules, 2022 on deposit of 15% of Benchmark Value of the plot.</p>
14/264/ BPC	BP-BDA-2023-0 7-01-018744	<p>Approval of Proposed Envelope Basement (Lower + Upper Basement) and 3 nos. of Residential Towers (Tower-1 : Wing A & D : G+23 Multi Storied, Wing B & C : G+25 Multi-storied, Tower-2 : Wing E & G : G+23 Multi-storied, Wing F & H : G+25 Multi-Storied, Tower-3 : Wing I & J: G+32 Multi-storied buildings) over Plot No.s.419, 437/1078, 425, 440, 422, 423/2294, 421, 420, 414, 441, 426/4153, 430/4152, 426/3487, 426/4139, 426 & 426/1203, corresponding to Khata Nos.384/2491, 384/2490, 384/2497, 384/2489, 384/2488, 384/2485, 384/2486, 384/2487, 384/2484, 384/2574 in Mouza : Uttarmundamuhan, Tahasil : Jatani in favour of Valley Builders Pvt. Ltd., KP Prime Assets Pvt. Ltd., Acreplex Realty Pvt. Ltd., Aura Commercial Pvt. Ltd. and Ms Sofia Firdous represented through their GPA Holder Shri Sashikant Barik, Director, M/s Acreplex Realty Pvt. Ltd.</p> <p>After due diligence on the matter of public thoroughfare to the adjacent land parcels of the proposed project, the committee decided that the registered sale deed of the land owners of the adjacent plots shall be verified w.r.t the road shown in the deeds viz-a-viz the actual road on ground for ensuring connectivity to the adjacent plots and if it is found that the sale deeds reflect roads in the sketch map, this shall be considered as access provided to the site. Accordingly, the application shall be disposed.</p>


Vice-Chairman
BDA, Bhubaneswar