

**PROCEEDING OF THE 265<sup>th</sup> D.P & B.P COMMITTEE MEETING OF BDA & BMC  
HELD ON 20.01.24 AT 11:00 AM IN THE CONFERENCE HALL OF  
BDA,BHUBANESWAR**

**Members Present is at Annexure-1**

**(A) BMC RELATED MATTERS :-**

Item No.	File No	Subject Matter
1.	XXXXXI (Planning cell) 03/2017	<p><b>Confirmation to the Proceedings of the 32<sup>nd</sup> BMC DP &amp; BP Committee.</b></p> <p>The committee confirmed the proceeding of 32<sup>nd</sup> meeting of DP &amp; BP committee.</p>
2.	XXXXXI (Planning cell)003/2017	<p><b>Compliance to the Proceeding of the 33<sup>rd</sup> BMC DP &amp; BP Committee Meeting.</b></p> <p>Noted.</p>
3.	MBP-BMC-02-294/ 2023	<p><b>Approval of regularization of the Existing B+G+12 multi storied with G+2 storied community block in favour of Engineer Member, Bhubaneswar Development Authority over Plot No-25(P) and Khata No.62 under Mouza- Subudhipur , Bhubaneswar.</b></p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee approved the proposal in principle subject to compliance of the following: -</p> <ol style="list-style-type: none"> <li>1. Fire Safety Certificate from Fire Prevention Wing.</li> <li>2. NOC from Central Ground Water Board for extraction of ground water.</li> <li>3. The structural plan &amp; the structural design shall be vetted and certified by any State Resource Centre identified by the Odisha State Disaster Management Authority or Indian Institute of Technology or National Institute of Technology or any other institute of Government of India having structural engineering specialization.</li> <li>4. Deposit 1% of External Infrastructure Development fee.</li> <li>5. The developer shall deposit Purchasable FAR in excess of Base FAR.</li> <li>6. Environmental Clearance from State Environment Impact Assessment Authority.</li> <li>7. 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.</li> <li>8. The internal roads within the project area to be constructed</li> </ol>

  
30/1/24



		<p>using paver blocks.</p> <p>9. Provision of Green Building Norms as per ODA (P&amp;BS) Rules-2020.</p> <p>10. Indemnity bond for construction of basement floor.</p>
4.	BP-BMC-2023-12-22-035008	<p><b>Approval of proposed Peripheral Development of Sikharchandi Temple over Plot No.-1 (P); Khata No.-474/1607 under Mouza- Patia in favour of Secretary, Bhubaneswar Development Authority.</b></p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee approved the proposal in principle subject to compliance of the following: -</p> <ol style="list-style-type: none"> <li>1. The proposed site is partly within 100m radius of Sikharchandi temple which is a State Protected Monument. No construction or reconstruction of any building is permitted within a distance of 100m in all direction from outer boundary of a protected monument. The proposed plan is to be revised accordingly.</li> <li>2. Revised layout plan leaving CDP road affected area and showing the HT lines passing through the site/ plot.</li> <li>3. NOC from PHED towards Water Supply &amp; Sewerage disposal</li> <li>4. Deposit 1% of External Infrastructure Development fee.</li> <li>5. Affidavit towards engagement of Project Management Organization.</li> <li>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.</li> <li>7. The internal roads within the project area to be constructed using paver blocks.</li> <li>8. Provision of Green Building Norms as per ODA (P&amp;BS) Rules-2020.</li> </ol>
5.	BP-BMC-2023-12-30-037283	<p><b>Approval of Proposed BLOCK-(A) of 2B+S+17 storey&amp; BLOCK-(B) of 2B+S+18 Storied Residential Apartment Building over Plot Nos. 1392, 1393, 1398/3314, 1398/3312, 3313, 1396/3382, 1394/4908, 4909, 1394/4966, 1394/4967, 1398,1341/2127, 2128, 2129, 897(P), 897/1822, 898, 899, 900, 901/1740, 901/1776 , 902/1777, 902/1754, 902(P), 902/1971, 903/1755, 903(P), 904/1736, 904/1976, 904/1972, 893/1906, 896, 895, 904/1909, 904/1837, 911(P), 911/1495/1970, 911/1495, 912/1727 Khata Nos. 1, 1895, 2176, 676, 46, 399 &amp; 2702, 167, 2129, 46, 766, 409/346, 409/137, 409/137, 409/119, 108, 409/80, 409/269, 409/269, 409/96, 306, 409/347, 409/96, 409/347, 409/77, 409/353, 409/348, 409/242,</b></p>



**409/242, 409/242, 409/258, 409/156, 108, 409/345, 409/370, 409/141 Mouza- Nayapalli & Madhusudan Nagar in favour of M/S. L.A DEVELOPER represented through its Managing Partner Jasjeet Singh And Dilip Kumar Motwani Power Of Attorney Holder of Chandrasekhar Patra, Rajiv Bhagat, Suresh Patel, Harilal Patel, Chimanlal Patel & Others.**

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: -

1. Applicant shall surrender proposed CDP drain affected area as per CDP-2010 by way of free gift to BMC.
2. Children play lot of at least 5% of total area shall be earmarked on the site plan.
3. NOC from Airports Authority of India (AAI)
4. Fire Safety Recommendation from Fire Prevention Wing.
5. NOC from Central Ground Water Board for extraction of ground water.
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. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.
9. NOC from PHED towards Water Supply & Sewerage disposal.
10. Deposit 1% of External Infrastructure Development fee.
11. Shelter fees is to be deposited in lieu of EWS units as per Odisha Housing for All Policy for Urban Areas, 2022.
12. The developer shall deposit Purchasable FAR in excess of Base FAR.
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.
16. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.



		<p>17. Indemnity bond for construction of basement floor.</p> <p>18. Number of car parking space (ECS) 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. The area for 1ECS shall be not less than 15 sqm for parking area.</p> <p>19. Drainage plan shall be vetted by Drainage division of BMC.</p> <p>20. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 &amp; 48 of ODA (P&amp;BS) Rules-2020.</p> <p>21. Landscape plan indicating circulation, pathways, greenery and plantation.</p>
6.	BP-BMC-2023-10-12-027013	<p><b>Approval of proposed S+9 storied residential cum commercial office over GA plot No – 4(P), Revenue plot No.-1445 / 2047; Khata No.-1032 / 181, under Mouza-Saheed Nagar, in favour of Mrs KrushnaTripathy through their GPA holder M/s Metro Garden Estate Pvt Ltd, represented by its Managing Director – Mrs Sofia Firdaus.</b></p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee approved the proposal in principle subject to compliance of the following: -</p> <ol style="list-style-type: none"> <li>1. Fire Safety Recommendation from Fire Prevention Wing.</li> <li>2. NOC from Airports Authority of India (AAI).</li> <li>3. NOC from Central Ground Water Board for extraction of ground water.</li> <li>4. The developer shall deposit Purchasable FAR in excess of Base FAR.</li> <li>5. The structural plan &amp; the structural design shall be vetted and certified by any State Resource Centre identified by the Odisha State Disaster Management Authority or Indian Institute of Technology or National Institute of Technology or any other institute of Government of India having structural engineering specialization.</li> <li>6. Deposit 1% of External Infrastructure Development fee.</li> <li>7. Affidavit towards engagement of Project Management Organization.</li> <li>8. 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.</li> <li>9. The internal roads within the project area to be constructed using paver blocks.</li> <li>10. Provision of Green Building Norms as per ODA (P&amp;BS)</li> </ol>





		<p>Rules-2020.</p> <p>11. 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.</p> <p>12. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.</p> <p>13. Drainage plan shall be vetted by Drainage division of BMC.</p> <p>14. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 &amp; 48 of ODA (P&amp;BS) Rules-2020.</p>
7.	MBP-BMC-02-100/2023	<p><b>Regularization of existing G+2 School building over Plot No. 999 under Mouza- Bhoi Nagar in favour of Maha Boddhi Society of India represented by Secretary Sourendra Kumar Mohapatra</b></p> <p>Approved.</p>
8.	BP-BMC-2023-03-15-014474	<p><b>Approval of Proposed S+3 storied Hospital Building (17 Bedded) over Plot Nos.284/3489/3472 &amp; 284/3489/3871, Khata Nos. 703/3103 &amp; 703/3102, Mouza- Patrapada in favour of Sri Uma Prasad Padhi and Sri Laxmikant Mishra.</b></p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee. After going through the presentation, the Committee approved the proposal in principle subject to compliance of the following: -</p> <ol style="list-style-type: none"> <li>1. NOC from State Pollution Control Board</li> <li>2. Deposit 1% of External Infrastructure Development fee.</li> </ol>
9.	BP-BMC-2023-03-27-015027	<p><b>Approval of Proposed G+2 Storied Residential Building over Plot No- 222/761, Khata No-130/512, Mouza- Begunia in favour of Laxmi Behera.</b></p> <p>Approved.</p>
10.	BP-BMC-2023-07-28-019892	<p><b>Approval of Proposed G+1 Storied Residential Building over Plot Nos.750/4034 Khata Nos. 644/2417, Mouza- Meherpali in favour of Suresh Chandra Nayak.</b></p> <p>Approved subject to surrender of 1.5 mt strip of land by way of gift deed for future widening of road to 9m wide as per notification no. 22371, dated 30.12.2022.</p>
11.	BP-BMC-2022-11-01-009952	<p><b>Approval of Proposed G+1 Storied Residential Building over Plot Nos. 1905/4574 &amp; 1905/4573, Khata Nos. 540/3020 &amp; 540/1687, Mouza- Mancheswar in favour of Prasanta Kumar Behera.</b></p> <p>Approved.</p>

**(A) BDA RELATED MATTERS :-**

1/265/BPC	Misc-DP-9/88(p)	<p>Confirmation to the Proceeding of the 264<sup>th</sup> DP &amp; BP Committee.</p> <p>Confirmed.</p>
2/265/BPC	Misc-DP-9/88(p)	<p>Compliance to the Proceeding of the 264<sup>th</sup> DP &amp; BP Committee</p> <p>Noted.</p>
3/265/BPC	BP-BDA-2023-05-05 -016490	<p>Approval of PHASE-I of the project, i.e. proposed 4 Blocks of 2B (Envelope) + S+19 storied Residential Apartment Buildings, 1 Block of 2B (Envelope) +G+12 storied Residential Apartment Building, 1 Block of 2B (Envelope) +G+3 storied Assembly Building (Society &amp; Amenities) and 1 Block of G+3 storied Retail Shopping in favour of (1) M/s. Sonly Engineers &amp; Constructions Pvt. Ltd. represented by its MD. Soumyajeet Mohanty, (2) Sanjita Panda, Madhav Chandra Tripathy, Ranjan Kumar Jena, Suprava Mohanty, Soumya Ranjan Das, Shakti Prasad Mohanty, Babita Ojha, Nityananda Mohanty, Binapani Das, Baijayanti Mohanty, Baijayanti Mohanty, Prativa Mohanty, Pradipta Kumar Patnaik, Shreemantini Adhikari, Sarat Kumar Das, Subhakanta Mishra all are represented by GPA holder M/S. Sonly Engineers &amp; Constructions Pvt. Ltd. through its MD. Soumyajeet Mohanty; over plot no. 2537, 2536, 2535/2763, 2530, 2525, 2531, 2533, 2534, 2556, 2547, 2546, 2524, 2515/3642, 2520, 2519, 2521, 2514/3419, 2557/2769, 2535/2773, 2536/2762, 2537/2779, 2537/2778, 2545/2777, 2545, 2547/2771, 2546/2776, 2546/2775, 2546/2774, 2535, 2535/2772, 2556/2770, 2557/2768, 2556/2767, 2556/2766, 2556/2765, 2556/2764 Khatano.857, 890/1729, 2515/3642, 890/2291, 890/1501, 858, 2557/2769, 890/2187, 735, 570, 590, 818, 856, 677, 440, 514, 376, 367, 715, 680, 700 at Mz- Sundarpur, Bhubaneswar, Dist-Khurda.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p>





		<ol style="list-style-type: none"> <li>1. The Kisam of plots which have not been converted to Gharabari kisam shall be converted to Gharabari kisam, prior to approval.</li> <li>2. The ventilation shaft of overall 9 Sq.m area shall be considered.</li> <li>3. Micro-composting site shall be shown in the site layout plan.</li> <li>4. The applicant shall provide mandatory affordable housing over Government Land as per the provisions of Odisha Housing for All policy for Urban Areas- 2022.</li> <li>5. The plots around the project site, are connected by alternative existing access road and hence the provision of access to land locked plot is waived-off. However, it is observed that the existing access road to the site is through a Government land as per the letter of the Tahasildar, Bhubaneswar. As the Applicant is getting access from Government land and as the public thoroughfare is waived off, the applicant shall surrender land area from his project site, equivalent to 50% of the Government land (existing road) in front of the project site to BDA for public purpose. The area to be surrendered shall be contiguous to adjacent Government land.</li> <li>6. TDR shall be allowed on the remaining part of the project area in accordance with Rule 89 (2) to (4) in lieu of the surrendered land for public purpose.</li> <li>7. The applicant shall submit all required NOCs from, SEIAA, AAI, RWSS/PHEO, CGWA (if required), Fire Safety Recommendation and Structural Vetting.</li> <li>8. The drawings, namely, Revised Building Plan, Building Services Plan, Landscape Plan, Solid Waste Disposal &amp; Management Plan, External Infrastructure Development Plan, Electrical layout plan (from registered electrical engineer), Parking Layout Plan shall be submitted.</li> </ol>
4/265/BPC	OBPS (SUJOG)-BP-BDA- 2023-07-06-018915	<b>Proposed B+G+12 high-rise residential (MIG &amp; LIG) apartment building for Sri Biranchi Narayan Das, Santi Swarup Das, Smrutirekha Das &amp; Suchismeeta Das, Subrat Das, Sumanta Das &amp; Sanghamitra Das through GPA Holder Mr. Ashok Kumar Pattnaik, Managing Director of Sai Harmony Pvt. Ltd. over sub</b>



**Plot No.01, Plot No.100/3401 & 100/1591, Khata No.253/1761 & 253/1793 at Mouza – Kantabada, Thana – Chandaka, Tahasil- Bhubaneswar, Dist-Khordha.**

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

1. The applicant shall submit the Indemnity Bond for Basement and Structural Vetting.
2. The applicant shall submit the NOCs from AAI (if required as per height), Fire Safety Recommendation, RWSS, CGWA (If required as per RWSS NOC),
3. The drawings, namely, Building Services Plan and Electrical layout plan (from registered electrical engineer) shall be submitted.
9. Micro-composting site shall be shown in the site layout plan.
4. Applicant shall deposit the shelter fee in lieu of 10% mandatory affordable housing.
5. As, there are MIG / LIG category units in the project and incentives for the same are taken in the project, the applicant shall submit an affidavit to the effect that the dwelling units within the project shall be sold to the MIG or LIG category buyers.

**Approval of Sub-division of lay-out over Revenue Plot No.2460, 2457, 621, Khata No.890/3093 under Mouza – Sundarpur in favour of M/s Splendid Developers Pvt. Ltd., represented through its MD – Sri Mihir Kumar Rath.**

After detailed discussion, committee observed the followings:-

The applicant is required to apply afresh in the CAF form as per the application procedure (online/offline) existing at the time of such application.

The committee observed that in cases where access to the project/plot is through a Government land which is not recorded as road in the revenue records, letter issued by concerned Tahasildar, Addl. Tahasildar, BDO, Gram Panchayat or other documents like work-order for

**5/265/BPC LPBA-123/2022**





		<p>development of road are being submitted as evidence of public road by the applicants. In many cases, such letter so issued are cryptic in nature or does not specifically mention whether the Government land can be allowed for road purpose or not.</p> <p>In view of above, the committee observed that, as the revenue related matter fall under the jurisdiction of Tahasildar, the letter issued by Tahasildar for allowing of road over Government land may be considered but the content of the letter shall be explanatory in nature clearly specifying that the Government plot is allowed for road purpose or not. Letter issued by G.P. or BDO shall not be considered in such cases.</p>
6/265/BPC	LPBA-399/2022 & (ii) LPBA-400/2022	<p><b>Approval of Sub-division of lay-out plan in Deuliapatana mouza vides File No.LPBA-399/2022 &amp; LPBA-400/2022.</b></p> <p>The committee observed that in cases where access to the project/plot is through a Government land which is not recorded as road in the revenue records, letter issued by concerned Tahasildar, Addl. Tahasildar, BDO, Gram Panchayat or other documents like work-order for development of road are being submitted as evidence of public road by the applicants. In many cases, such letter so issued are cryptic in nature or does not specifically mention whether the Government land can be allowed for road purpose or not.</p> <p>In view of above, the committee observed that, as the revenue related matter fall under the jurisdiction of Tahasildar, the letter issued by Tahasildar for allowing of road over Government land may be considered but the content of the letter shall be explanatory in nature, clearly specifying that the Government plot is allowed for road purpose or not. Letter issued by G.P. or BDO shall not be considered in such cases.</p>
7/265/BPC	LPBA-116/2023	<p><b>Proposal for sub-divisional layout over Revenue Plot No.345, Khata No.225/459 in Mouza : Paniora in favour of Smt Itishree Mishra.</b></p> <p>After a detailed discussion, the Committee refused the proposal and it was suggested that the applicant may submit her objection/ suggestion during the draft notification of the CDP- 2040 for the extended area being prepared by BDA for its consideration at the time of the</p>

		hearing of the objection/ suggestions by the Board of Enquiry.
<b>8/265/BPC</b>	<b>General Decision</b>	<p>The committee observed that in cases where access to the project/plot is through a Government land which is not recorded as road in the revenue records, letter issued by concerned Tahasildar, Addl. Tahasildar, BDO, Gram Panchayat or other documents like work-order for development of road are being submitted as evidence of public road by the applicants. In many cases, such letter so issued are cryptic in nature or does not specifically mention whether the Government land can be allowed for road purpose or not.</p> <p>In view of above, the committee observed that, as the revenue related matter fall under the jurisdiction of Tahasildar, the letter issued by Tahasildar for allowing of road over Government land may be considered but the content of the letter shall be explanatory in nature clearly specifying that the Government plot is allowed for road purpose or not. Letter issued by G.P. or BDO shall not be considered in such cases.</p>

  
**VICE-CHAIRMAN, BDA**