

**PROCEEDING OF THE 266th D.P & B.P COMMITTEE MEETING OF BDA
& BMC HELD ON 26.02.24 AT 3.00 PM IN THE CONFERENCE HALL OF
BDA,BHUBANESWAR**

Members Present is at Annexure-1

(A) BMC related matter :

Item No.	File No	Subject Matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 33rd DP&BP Committee. The committee confirmed the proceeding of 32nd meeting of DP & BP committee.
2.	XXXXXI (Planning cell) 003/2017	Compliance to the proceeding of the 34th DP&BP Committee Meeting. Noted.
3.	BP-BMC-2023-1 2-22-035059	Approval of Proposed Block-1 (Towers A, B, C & D): B+4S+24 Residential floors, Block-2 (Towers E, F & G): B+4S+24 Residential floors, Block-3 (Towers H& K): B+3S+24 Residential floors, (Tower - J): B+3S+23 Residential floors, Block-4 (Club House): G+5 floors, Block-5 (Tower-L): S+4 Retail floors, over Plot 1709/3672, 1791/6625, 1744/2943 & others, Khata No.456/1611, 456/4071, 456/4127 & others owned BY M/S. TRIDENT Properties represented by its MD. Shri. Veer Prakash& SBI Employees House Building Co-operative Society Ltd. & others, at Mouza - Paikarapur, Bhubaneswar, District - Khurdha represented by owner cum GPA holder M/S Trident Properties Pvt Ltd. 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. An outdoor play area of at least 1 Ha. shall be provided at a suitable location inside the premises. 2. A public thoroughfare of at least 9 mts wide shall be provided on at least one side of the land within the site layout for access to the land locked plot and the same shall be surrendered by way of free gift in favour of BMC before occupancy. 3. Ownership document under relevant Act in favour of developer is to be submitted towards plot no- 1675 & 1673 which belongs to persons of ST/SC Class. 4. Kisam of agricultural plots shall be converted to kisam

Gharabari.

5. Society room shall be provided at the rate of one square meter per flat.
6. Fire Safety Recommendation from Fire Prevention Wing.
7. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.
8. NOC from PHED towards Water Supply & Sewerage disposal.
9. NOC from Central Ground Water Board for extraction of ground water.
10. Environmental Clearance from State Environment Impact Assessment Authority.
11. 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.
12. Deposit 1% of External Infrastructure Development fee.
13. External Infrastructural and Development Plan along with the estimate cost of development of public thoroughfare checked and approved by City Engineer, BMC.
14. The developer shall deposit Purchasable FAR in excess of Base FAR.
15. The developer shall provide Affordable Housing Units of at least 25,085 sq.m builtup area as per Odisha Housing for All Policy for Urban Areas-2022
16. Affidavit towards engagement of Project Management Organization.
17. 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.
18. The internal roads within the project area to be constructed using paver blocks.
19. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.
20. Drainage plan shall be vetted by Drainage division of BMC.
21. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.
22. Landscape plan indicating circulation, pathways, greenery and plantation.

		<p>23. Affidavit mentioning that the proposed MIG category dwelling units shall be sold/ allotted to buyers/ allottees from MIG income category only.</p> <p>24. The building plan shall be re-scrutinized under SUJOG.</p>
4.	BP-BMC-2023-1 0-09-026908	<p>Approval of Proposed B+G+7 & G+1 Storied Professional Offices Building over Plot No. 4(Pt) and Khata No. 619 under Mouza-Chandrasekharapur in favour of GAIL India Limited.</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. Submit demarcation report of the allotted plot along with dimension from GA department as per ownership document. 2. An affidavit regarding the project to be used for own office purpose and not for any commercial purpose. 3. Fire Safety Recommendation from Fire Prevention Wing. 4. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha. 5. NOC from PHED towards Water Supply & Sewerage disposal. 6. NOC from Central Ground Water Board for extraction of ground water. 7. Deposit 1% of External Infrastructure Development fee. 8. Affidavit towards engagement of Project Management Organization. 9. Indemnity bond for construction of basement floor. 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. 13. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.
5.	BP-BMC-2024-0 1-15-042617	<p>Approval of proposed (B+S+4) Hospital Building (Institutional Building) of Dr.</p>

Narahari Agasti over G.A plot no. 440 corresponding to Rev. plot No: 309/4274, Khata No-611/4579, Mouza -Chandrasekharapur, Bhubaneswar, Dist. - Khordha.

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. Fire Safety Recommendation from Fire Prevention Wing.
2. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha
3. NOC from PHED towards Water Supply & Sewerage disposal.
4. NOC from State Pollution Control Board.
5. Agreement with Bio medical waste disposal agency
6. Deposit 1% of External Infrastructure Development fee.
7. Affidavit towards engagement of Project Management Organization.
8. Indemnity bond for construction of basement floor.
9. Provision of Green Building Norms as per ODA (P&BS) Rules-2020.
10. One Public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020.
11. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&BS) Rules - 2020.

6. BP-BMC-2023-03-27-015032

Proposed S+5 Storied Residential Apartment (MIG) Building of Sujata Dash, Lalit Mohan Dash, Sarojini Mishra, Srikanta Mohapatra, & Others over Plot No.- 725/5473, 725/5472, 725/5469, 725, 2560/593, 718/5930, 722/5931, 723/5841, 723/5839, 719/6366, 722/6363, 7187/6362, 719/5902, 723/5837, 719, 722/5928, 2560/5929, 718/5927, 723, 718, 722, 2560,723/6489; Khata No.- 1331/451,1331/450, 1331/449, 1331/819,1331/913 ,1331/822,1331/821,1331/1464, 1331/1465, 1331/887, 325, 1331/910 &1331/1630 in Mouza- Goutamnagar, Bhubaneswar.

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. The public open space of minimum 40% of the net plot area, reserved shall be revised in the site layout plan align the same with plot no- 724 for a consolidated open space. The same shall be surrendered by way of free gift in favour of BMC.
2. Surrender 334.59 Sqmt of land area by way of free gift as shown in the layout plan in favour of BMC for widening of the existing East side road to 12.19 mts.
3. Free Gift 2792.82 sqm of land area as per revised layout plan in favour of BMC for development of community space, public park and playground etc.
4. Authenticate/Certified ROR of all plots.
5. Fire Safety Recommendation from Fire Prevention Wing.
6. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha
7. NOC from PHED towards Water Supply & Sewerage disposal.
8. NOC from Central Ground Water Board for extraction of ground water.
9. The structural plan & the structural design shall be vetted and certified by the Civil Engineering Department of any Government Engineering College located in Odisha.
10. Deposit 1% of External Infrastructure Development fee.
11. The developer shall deposit Purchasable FAR in excess of Base FAR.
12. The developer shall provide affordable Housing units as per Odisha Housing for All Policy for Urban Areas-2022.
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.
17. 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

		<p>area for 1 ECS shall be not less than 15 sqm for parking area.</p> <p>18. Drainage plan shall be vetted by Drainage division of BMC.</p> <p>19. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.</p> <p>20. Landscape plan indicating circulation, pathways, greenery and plantation.</p> <p>21. One Public washroom complex within the plot is to be built as per Rule-50 of ODA (P&BS) Rules-2020.</p> <p>22. Provision of I.C.T. Landing as required under Rule-57 of ODA (P&BS) Rules - 2020.</p>
7.	BP-BMC-2023-01-20-012648	<p>Approval of Proposed B+G+3 Storied Residential Building over Plot No. 341/3931, Khata No. 1331/1639, under Mouza- Goutamnagar in favour of Sri Dikshit Kumar Rath and Sri Dinesh Kumar Rath</p> <p>Approved</p>

(B)BDA RELATED MATTERS :-

Item No.	File No.	Subject matter
1/266/BPC	Misc-DP-9/88(p)	<p>Confirmation to the Proceeding of the 265th DP & BP Committee.</p> <p>The committee confirmed the proceeding of 265th meeting of DP & BP committee.</p>
2/266/ BPC	Misc-DP-9/88(p)	<p>Compliance to the Proceeding of the 265th DP & BP Committee.</p> <p>Noted.</p>
3/266/BPC	BP-BDA-2023-10-16-027196	<p>Approval of Proposed 2B(Envelope)+G+17 Storied Residential Apartment Building (MIG Category) and (G+3) Amenity (House Owner's Society and Assembly) Building in favour of Mr. Madhusudan Nayak, MD- Amish Realcon Pvt Ltd over plot no.7682, Khata no.2870/2433, plot Nos. 7704,7681, Khata no.2870/210 Mouza- Andharua.</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The Kisam of plots which have not been converted to Gharabari kisam shall be converted to Gharabari kisam, prior to approval. 2. The applicant shall provide mandatory affordable

		<ol style="list-style-type: none"> 2. The applicant shall provide mandatory affordable housing over Government Land as per the provisions of Odisha Housing for All policy for Urban Areas-2022. 3. Parking for physically challenged person shall be in the nature of surface parking, i.e. at ground floor level. Visitors parking shall be provided in accordance with ODA (P&BS) Rules, 2020. 4. Micro composting site shall be shown in the site plan. 5. The applicant shall submit the structural stability certificate, indemnity bond for basement, revised building plan, building services plan, electrical layout plan (from registered electrical engineer), landscape plan and solid waste disposal and management plan. 6. Required NOCs which have not been submitted shall be submitted, namely, RWSS NOC, Structural Vetting. 7. Vetting of the EIDP shall be done before commencement of the project.
4/266/BPC	SUJOG(OBPS)-BP-BDA-2023-10-27-027551	<p>Approval of (G+1) storied Residential building plan over Revenue plot no.6048,Khata no.2870/1905 Mouza- Andharua in favour of Mr. Naba Kishor Mallick.</p> <p>Approved. The sub-plot shall be regularised on deposit of compounding fee @15% of the Bench Mark Value in accordance with ODA (P&BS) Amendment Rules, 2022.</p>
5/266/BPC	SUJOG(OBPS)-BP-BDA-2023-05-18-016965	<p>Approval of (G+1) storied residential building plan over plot no.482/2060 khata no. 178/1437 Mz- Janla in favour of Mr. Ravindra Kumar Nayak</p> <p>Approved.</p>
6/266/BPC	BP-BDA-2024-02-05-051228	<p>Approval of the project, i.e. Proposed LG1+LG2+G+3 Storied School Building , G+2 Storied Auditorium Building and G+1 Storied staff Quarter of Loyola School</p> <p>After detailed discussion, committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The clear setback of 6 meters all around the school building shall be provided. Open Parking, ICT landing point, Public Washroom complex, steps/ramp etc shall be provided leaving the minimum 6 meters setback. 2. Visitors parking and staff parking in accordance with Rule 37 (12) shall be shown in the site layout

		<p>plan/building plan.</p> <ol style="list-style-type: none">3. Dimension of staircases in the building plan, surrounding ground level at different locations in the site plan, slope and width of ramp complying to Rule 46 (Barrier free access) shall be shown in the plan.4. The drawings, namely, Revised Building Plan, Building Services Plan, Electrical Layout Plan (from registered electrical engineer), Landscape Plan, Solid Waste Disposal & Management Plan, External Infrastructure Development Plan shall be submitted.5. The applicant shall submit all required NOCs from, RWS/CGWA, Fire Safety Recommendation and Structural Vetting.6. Vetting of the EIDP shall be done before commencement of the project.
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VICE-CHAIRMAN, BDA
