

**PROCEEDING OF THE 268<sup>th</sup> D.P & B.P COMMITTEE MEETING OF BDA & BMC HELD ON 26.06.24  
AT 03.00 PM IN THE CONFERENCE HALL OF BDA, BHUBANESWAR**

**Members Present is at Annexure-1**

**(A) BMC related matter :**

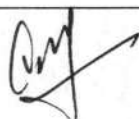
| Item No. | File No                              | Subject Matter  |
|----------|--------------------------------------|---|
| 1.       | XXXXXI<br>(Planning cell)<br>03/2017 | <p><b>Confirmation to the proceedings of the 34th DP&amp;BP Committee.</b></p> <p>The committee confirmed the proceeding of 33<sup>rd</sup> meeting of DP &amp; BP committee.</p>   |
| 2.       | XXXXXI<br>(Planning cell) 003/2017   | <p><b>Compliance to the proceeding of the 35th DP&amp;BP Committee Meeting.</b></p> <p>Noted.</p>   |
| 3.       | MBP-BMC-02-0251/2023                 | <p><b>Approval for Regularisation of Existing (S+9) Storied Residential Apartment Building Plan of Chandrama complex over Plot No. 1288(P), 1299(P), 1307(P), 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322(P), 1330(P), 1331(P), 1332, 1333, 1334, 1335, 1336, 1337, 1338(P), 1352(P), 1353, 1354, 1355, 1356, 1357, 1358, 1359(P), 1360(P), 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370(P), 1371(P), 1372(P), 1373(P), 1374(P), 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389(P), 1390(P), 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408(P), 1409(P), 1410, 1411, 1412, 1413, 1414, 1415, 1416(P), 1417(P), 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431(P), 1432, 1433, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446(P), Khata No- 441 &amp; 560; Mouza- Kharavela Nagar, Dist-Khordha, in favour of Secretary, Odisha State Housing Board.</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> <p>1. Mandatory parking provision required towards deviation area is to be considered as per ODA</p> |



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|    |                          | <p>(P&amp;BS) Rules,2020 in addition to the previously approved parking area.</p> <p>2. Structural Safety Certificate from a DTP registered Structural Engineer.</p> <p>3. NOC from PHED towards Water Supply &amp; Sewerage disposal.</p> <p>4. NOC from Central Ground Water Board for extraction of ground water.</p> <p>5. The developer shall deposit Purchasable FAR in excess of Base FAR.</p> <p>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.</p>  |
| 4. | BP-BMC-2024-02-08-052927 | <p><b>Approval of proposed (G+4) Hostel Building Plan of DAV Public School, Chandrasekharpur over Plot No: 4/9534, 4/11709 &amp; 4/11710, Khata No-619/2856, Mouza- Chandrasekharpur, Bhubaneswar, Dist. Khordha.</b></p> <p>Deferred.</p>   |
| 5. | LA-BMC-2024-05-18-094033 | <p><b>Approval of Proposed Sub-Divisional Layout Plan over Plot No- 33, 75 76/3369, 77, 78, 100/2683; Khata no.- 90, 106/92, 104, 587, 592/1007; in Mouza- Jayapur, in favour of M/S Assotech Sun Growth Abode LLP, represented by authorized signatory Shashi Bhusan Mishra.</b></p> <p>Deferred.</p>   |
| 6. | BP-BMC-2024-05-01-089897 | <p><b>Approval of Proposed B+S+10 Storied Residential (MIG) Apartment Building over plot no:- 278/2782 &amp; 278/2921, Khata no.- 722/146 &amp; 703/1601 at Mouza: Patrapada in favour of Smt Sarojini Satpathy represented through GPA holder Shri Nihar Ranjan Pattnaik, Director, M/s-Trilochan Projects and Developers Pvt. Ltd.</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> <p>1. The building plan is to be revised showing the provision of outer wings as per the general decision of the Committee and ventilating shafts for water</p> |

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|    |                          | <p>17. Provision of Green Building Norms as per ODA (P&amp;BS) Rules-2020.</p> <p>18. 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>19. Landscape plan indicating circulation, pathways, greenery and plantation.</p>  |
| 7. | BP-BMC-2024-01-20-044481 | <p><b>Approval of Proposed (3S+13) storied MIG category Residential Apartment Building over Plot No- 560/1979/4886, 560/1979, 560/1979/6012, 560/1979/6011, 560/1979/6013; Khata No.- 474/3215, 474/6572, 474/6570, 474/6569, 474/6571 at Mouza: Patia in favour of Kalvik Builders Pvt. Ltd., Kuni Dei, Shantilata Senapati, Jayashree Senapati, Rajashree Senapati, Sanjukta Senapati &amp; Sakti Ranjan Senapati, represented through G.P.A holder M/s Kalvik Builders Pvt. Ltd., Managing Director, Sri Binayak Prasad Lenka.</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 approach road shall be made minimum 12.0 meter.</li> <li>2. The building plan is to be revised showing no of lifts as per Rule 42 (2) of ODA (P&amp;BS) Rules-2020.</li> <li>3. Fire Safety Recommendation from Fire Prevention Wing.</li> <li>4. NOC from Airports Authority of India (AAI).</li> <li>5. NOC from PHED towards Water Supply &amp; Sewerage disposal.</li> <li>6. NOC from Central Ground Water Board for extraction of ground water.</li> <li>7. Drainage plan shall be vetted by Drainage division of BMC.</li> <li>8. The structural plan &amp; the structural design shall be vetted and certified by any State Resource Centre identified by the Odisha State Disaster</li> </ol> |

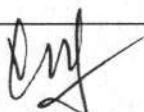




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|  |  | <p>closets &amp; bathrooms as per Rule 38 (2) of ODA (P&amp;BS) Rules-2020.</p> <ol style="list-style-type: none"> <li>2. NOC from Airports Authority of India (AAI).</li> <li>3. Fire Safety Recommendation from Fire Prevention Wing.</li> <li>4. NOC from PHED towards Water Supply &amp; Sewerage disposal.</li> <li>5. NOC from Central Ground Water Board for extraction of ground water.</li> <li>6. Drainage plan shall be vetted by Drainage division of BMC.</li> <li>7. 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>8. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.</li> <li>9. Deposit 1% of External Infrastructure Development fee.</li> <li>10. The developer shall deposit Purchasable FAR in excess of Base FAR.</li> <li>11. Affidavit towards engagement of Project Management Organization.</li> <li>12. Indemnity bond for construction of Basement floor.</li> <li>13. 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 1 ECS shall be not less than 15 sqm for parking area.</li> <li>14. Affidavit towards proper stacking of construction materials and C&amp;D (Construction &amp; Demolition) waste generated during execution of work.</li> <li>15. The waste generated within the project shall be managed on own arrangement.</li> <li>16. The internal roads within the project area to be constructed using paver blocks.</li> </ol> |
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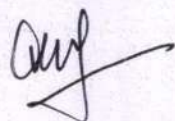
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| 8. | BP-BMC-2024-01-18-043729 | <p><b>Approval of Proposed (B1+B2+G+10) storied Residential Apartment Building Over Plot Nos-468(P), 182, 183, 183/1165, D-23(2), Khata No.-66/308, 169, 66/322, 66/321, Mouza: BJB Nagar in favour of Anjana Mishra, Bijoy Ku. Mishra, Ashok Mishra, Snehalata Das, Satyanarayan Das, Trisuldhari Mishra, RCB Infra Pvt. Ltd. represented through GPA holder Tushar Ranjan Nanda, Managing Partner, M/s TM Constructions.</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 PHED towards water supply &amp; sewerage disposal.</li> <li>4. NOC from Central Ground Water Board for extraction of ground water.</li> <li>5. Drainage plan shall be vetted by Drainage division of BMC.</li> <li>6. 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>7. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha</li> <li>8. Deposit 1% of External Infrastructure Development fee.</li> <li>9. The developer shall deposit Purchasable FAR in excess of Base FAR.</li> <li>10. The Developer shall provide affordable Housing units as per Odisha Housing for All Policy for Urban Areas, 2022.</li> </ol> |
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|  |  | <p>Management Authority or Indian Institute of Technology or National Institute of Technology or any other Institute of Government of India having structural engineering specialization.</p> <p>9. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha</p> <p>10. Deposit 1% of External Infrastructure Development fee.</p> <p>11. The developer shall deposit Purchasable FAR in excess of Base FAR.</p> <p>12. The Developer shall provide affordable Housing units as per Odisha Housing for All Policy for Urban Areas, 2022.</p> <p>13. Affidavit towards engagement of Project Management Organization.</p> <p>14. Indemnity bond for construction of Basement floor.</p> <p>15. Affidavit towards proper stacking of construction materials and C&amp;D (Construction &amp; Demolition) waste generated during execution of work.</p> <p>16. 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.</p> <p>17. The internal roads within the project area to be constructed using paver blocks.</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 1 ECS shall be not less than 15 sqm for parking area.</p> <p>19. Provision of Green Building norms as per ODA (P&amp;BS) Rules-2020.</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> <p>22. One Public washroom complex within the plot is to be built as per Rule 50 of ODA (P&amp;BS) Rules-2020.</p> |
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|  |  | <p>4. NOC from Central Ground Water Board for extraction of ground water.</p> <p>5. Drainage plan shall be vetted by Drainage division of BMC.</p> <p>6. 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.</p> <p>7. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha</p> <p>8. Deposit 1% of External Infrastructure Development fee.</p> <p>9. Deposit Security fee as per Rule 9 (1) of ODA (P&amp;BS) Rules-2020.</p> <p>10. The developer shall deposit Purchasable FAR in excess of Base FAR.</p> <p>11. Affidavit towards engagement of Project Management Organization.</p> <p>12. Indemnity bond for construction of basement floor.</p> <p>13. Affidavit towards proper stacking of construction materials and C&amp;D (Construction &amp; Demolition) waste generated during execution of work.</p> <p>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.</p> <p>15. The internal roads within the project area to be constructed using paver blocks.</p> <p>16. Provision of Green Building norms as per ODA (P&amp;BS) Rules-2020.</p> <p>17. 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>18. Landscape plan indicating circulation, pathways, greenery and plantation.</p> |
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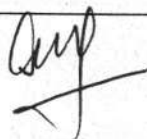


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|    |                          | <p>11. Affidavit towards engagement of Project Management Organization.</p> <p>12. Indemnity bond for construction of Basement floor.</p> <p>13. Affidavit towards proper stacking of construction materials and C&amp;D (Construction &amp; Demolition) waste generated during execution of work.</p> <p>14. 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 1 ECS shall be not less than 15 sqm for parking area.</p> <p>15. The waste generated within the project shall be managed on own arrangement.</p> <p>16. The internal roads within the project area to be constructed using paver blocks.</p> <p>17. Provision of Green Building norms as per ODA (P&amp;BS) Rules-2020.</p> <p>18. 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>19. Landscape plan indicating circulation, pathways, greenery and plantation.</p> |
| 9. | BP-BMC-2024-03-04-066622 | <p><b>Revised Approval of Proposed 2B+G+10 Storied Commercial Building for M/S Hotel Aryaprabha Pvt Ltd. Represented through its Managing Director Smt. Basanti Mohanty, over plot no-: 457(PT), Khata no.-619(GAD), Mouza. Chandrasekharapur, Bhubaneswar, Dist- Khurda.</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. Provision for beds for vehicle driver to be provided as per Rule-65-A of ODA (P&amp; BS) Amendment Rules,2023.</li> <li>2. Fire Safety Recommendation from Fire Prevention Wing.</li> <li>3. NOC from PHED towards Water Supply &amp; Sewerage disposal.</li> </ol>  |

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| 10 | BP-BMC-2024-01-19-044088 | <p><b>Approval of proposed (B+5S+27) Residential MIG Apartment Building Plan over Plot No.-, 2168 &amp; 2170; Khata No- 257, Mouza- Kalarahanga, in favour of Tilottama Swain GPA holder Vumee Infra L.L.P represented through its designated partner Sri Niradananda Nanda.</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 building plan is to be revised limiting the FAR as per existing approach road width of 12.19 mtr and the parking is to be segregated for commercial &amp; residential purpose.</li> <li>2. NOC from Airports Authority of India (AAI).</li> <li>3. NOC from Water Resource dept. for access to the proposed site through canal embankment.</li> <li>4. Environmental Clearance from State Environment Impact Assessment Authority.</li> <li>5. Fire Safety Recommendation from Fire Prevention Wing.</li> <li>6. NOC from PHED towards Water Supply &amp; Sewerage disposal.</li> <li>7. NOC from Central Ground Water Board for extraction of ground water.</li> <li>8. Drainage plan shall be vetted by Drainage division of BMC.</li> <li>9. 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>10. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.</li> <li>11. Deposit 1% of External Infrastructure Development fee.</li> </ol> |
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|    |                               | <p>12. The developer shall deposit Purchasable FAR in excess of Base FAR.</p> <p>13. The Developer shall provide affordable Housing units as per Odisha Housing for All Policy for Urban Areas, 2022.</p> <p>14. Affidavit towards engagement of Project Management Organization.</p> <p>15. Indemnity bond for construction of Basement floor.</p> <p>16. Affidavit towards proper stacking of construction materials and C&amp;D (Construction &amp; Demolition) waste generated during execution of work.</p> <p>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.</p> <p>18. The internal roads within the project area to be constructed using paver blocks.</p> <p>19. 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 1 ECS shall be not less than 15 sqm for parking area.</p> <p>20. Provision of Green Building norms as per ODA (P&amp;BS) Rules-2020.</p> <p>21. 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>22. Children play area of at least 5% of the total area shall be earmarked on the site.</p> <p>23. One Public washroom complex within the plot is to be built as per Rule 50 of ODA (P&amp;BS) Rules-2020.</p> |
| 11 | BLR-BMC 2024-04-24<br>-000405 | <p><b>Approval of Regularisation of Exiting Single storied Vehicle Workshop Building over Plot No-99, Khata No- 265, Mouza-Patrapada in favour of Badri Narayan Samantaray.</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>   |





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|    |                           | <ol style="list-style-type: none"> <li>1. Fire Safety Certificate from Fire Prevention Wing before occupancy of building.</li> <li>2. NOC from PHED towards Water Supply &amp; Sewerage disposal.</li> <li>3. Deposit 1% of External Infrastructure Development fee.</li> <li>4. Provision of Green Building norms as per ODA (P&amp;BS) Rules-2020.</li> <li>5. Waste generated within the project shall be managed on own arrangement.</li> </ol>   |
| 12 | BP-BMC-2023-12-05-031464  | <p><b>Approval of Proposed S+4 Storied Residential Building (08 DU'S) over Plot No.108, GA Plot no-89, Khata No.2151/53 under Mouza- Goutamnagar in favour of Manorama Nayak, Debadutta Dhananjay Nayak, Satyajit Nayak, Subrat Nayak, Surjit Nayak represented by MD. Mr. Pratap Mallick, M/s Ujala Homes.</b></p> <p>Approved.</p>  |
| 13 | BLR-BMC-2024-04-30-000454 | <p><b>Proposal for regularization of Sub-divisional Layout in favour of Sri. Prabal Ranjan Nayak over Rev Plot no- 129/4913, Khata No- 725/2529, Mouza- Kalarahanga, Bhubaneswar.</b></p> <p>Reject.</p>  |
| 14 | MBP-BMC-02-0030-2023      | <p><b>Approval of regularization of G+1 storied Residential Cum Commercial (Eye Clinic) Building for Shanti Patnaik over Plot No. 3065 (p), 3066(p), 3067 &amp; Khata No- 1174 at Mouza- Goutam Nagar, Bhubaneswar.</b></p> <p>The Committee approved the proposal in principle subject to compliance of the following:</p> <ol style="list-style-type: none"> <li>1. NOC from National Monuments Authority.</li> <li>2. Provision of Green Building norms as per ODA (P&amp;BS) Rules-2020.</li> </ol> |
| 15 | BP-BMC-2023-04-08-015483  | <p><b>Approval of Proposed S+3 Storied Residential Building (05 DU'S) over Plot No- 1731/298 &amp; 1731/299, Mouza- Goutam Nagar in favour of Sri. Ladu Kishore Rath &amp; Sri. Chandrasekhar Rath.</b></p> <p>Approved.</p>  |



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| 16 | BP-BMC-2023-09-13-024356 | Approval of Proposed S+2 Storied Residential Building over Plot No- 1785/2725 & 1757/2724, Khata No.809/802 at Mouza- Naharakanta in favour of Smt. Sasmita Behera.<br><br>Approved.                    |
| 17 | BP-BMC-2023-09-15-025498 | Approval of Proposed S+2 Storied Building over Rev Plot No- 1757/2726, Khata No- 609/803, Mouza- Nharakanta in favour of Sri. Lalit Kumar Behera.<br><br>Approved.                                      |
| 18 | BP-BMC-2022-03-21-001849 | Approval of Proposed G+1 Storied Residential Building Over Plot No- 749/6127, Khata No- 1331/1133, Mouza- Goutam Nagar in favour of Sri. Kanaka Lata Pradhan.<br><br>Approved.                          |
| 19 | BP-BMC-2024-05-24-096352 | Approval of proposed G+2 Storied Residential Building over Rev Plot No. 1762/2709, 1766/2708 & 1771/2707, Khata No- 609/786 & 609/785, Mouza- Naharakanta in favour of Smt. Arati Das.<br><br>Approved. |
| 20 | BP-BMC-2024-05-24-096345 | Approval of proposed G+2 Storied Residential Building over Rev Plot No. 1763/2791, 1761/2792, 1762/2790, Khata No- 609/876, Mouza- Naharakanta in favour of Smt. Santilata Das.<br><br>Approved.        |
| 21 | BP-BMC-2024-06-25-114477 | Approval of proposed G+2 Storied Residential Building over Rev Plot No. 1610/3045, Khata No- 609/2670, Mouza- Naharakanta in favour of Santosh Kumar Pattanaik.<br><br>Approved.                        |
| 22 | BP-BMC-2024-03-15-072353 | Approval of proposed G+1 Storied Residential Building over Plot No. 716/2993/5408, Khata No- 3283/281, Mouza- Nayapalli in favour of Asish Kumar Mohanty.<br><br>Approved.                              |

*Ans*



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| 23 | BP-BMC-2024-01-23-045521 | Approval of proposed G+1 Storied Residential Building over Plot No. 212/8044, Khata No. 130/711, Mouza- Begunia in favour of Bijayeeni Sahoo.<br><br>Approved.                                   |
| 24 | BP-BMC-2024-06-01-100134 | Approval of Proposed G+1 Storied Residential Building over Plot No. 210/581, Khata No. 130/1110, Mouza- Begunia in favor of Puspanjali Rout & Umakanta Pradhan.<br><br>Approved.                 |
| 25 | BP-BMC-2024-03-16-073116 | Approval of Proposed G+2 Storied Residential Building over Sub Plot No-155, Plot No.1572/2562,1573/2563, Khata No.609/613, Mouza- Naharkanta in favour of Sri Dharendra Bihari.<br><br>Approved. |
| 26 | BP-BMC-2024-03-19-075471 | Approval of Proposed G+2 Storied Residential Building over Sub Plot No-136/A, Rev. Plot No.1603/2453/2531, Khata No.609/586, Mouza- Naharkanta in favour of Rita Manjari Nanda.<br><br>Approved. |

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

| Item No.   | File No.                               | Subject matter  |
|------------|--|---|
| 1/268/BPC  | Misc-DP-9/88(p)                        | Confirmation to the Proceeding of the 267 <sup>nd</sup> DP & BP Committee.<br><br>Confirmed.  |
| 2/268/BPC  | Misc-DP-9/88(p)                        | Compliance to the Proceeding of the 267 <sup>nd</sup> DP & BP Committee.<br><br>Noted.  |
| 03/268/BPC | OBPS(SUJOG):BP-BDA - 2024-02-09-053433 | Addition/Alternation of Approved Building Block-1(Tower-1 & 2) 2B+4S+39 and Block-2 (Tower-3 & 4) 2B+4S+40 Residential Apartment Buildings and Proposed Multipurpose Hall With House Owner Office and Assembly Area over Plot No.-2159/2582, 2159/3516, 2160, 2161, 2164, |



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|            |  | <p>2165, 2165/3513, 2166, 2167, 2170, 2173, 2173/2558, 2174, 2201, 2201/2555, 2202, 2203, 2204, 2204/3518, 2205, 2205/3667, 2206, 2206/5386, 2206/4080, 2206/4080/540, 2206/4080/5403 &amp; Others Khata No-913, 729,/1024, 729/3916, 729/1908, 729/1023, 729/142, 729/3926 &amp; Others Mouza-Raghunathpur, Tahasil: Bhubaneswar, Odisha In Favour of (1)Omkar Mercentile Pvt. Ltd., Director Nabin Kumar Kandoe (2)KIIT, Secretary Sri Rabindra Nath Dash (3) M/S EVOS Buildcon Pvt. Ltd, M.D. Kalinga Keshari Rath (4) OCEAN CAPITAL MARKETS Ltd. M.D. Sri Dipti Ranjan Pattnaik, and Others GPA Holder M/S EVOS Buildcon Pvt. Ltd, M.D. Kalinga Keshari Rath &amp; Other land Owners.</p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>Applicant shall abide by all conditions as per previously obtained approval vide BDA letter number <b>BP/BDA/004992 dated 29.09.2023</b> pertaining to SUJOG Application number <b>BP-BDA-2023-01-02-012090</b>.</li> <li>Applicant is required to submit fire recommendations from Fire Prevention Wing, NOC from RWSS/CGWA (For Water Supply), Environmental Clearance from SEIAA and all required affidavits with undertakings for the revised proposal.</li> <li>Applicant to submit revised EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</li> <li>Applicant to make provision of EWS houses as per HFA policy and get it approved before final permission of the main project.</li> </ol> |
| 04/268/BPC | OBPS(SUJOG): BP-BDA-2022- 11-25-010656 | <p><b>Proposed B+G+12 Residential (MIG) Apartment Building for Sri Biranchi Narayan Das, Santi Swarup Das, Smrutirekha Das and Suchismeeeta Das, Subrat Das, Sumanta Das &amp; Sanghamitra Das through GPA Holder Mr Ashok Kumar Pattnaik Managing Director of Sai Harmony PVT</b></p>  |

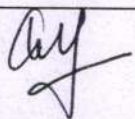
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|  |  | <p><b>1145/2787, 1111/1999, 1150/2779, 11110/5774, 1144/4473/5176/5374 and 1144/4473/4878, Khata no. 512/6265, 512/6431 and 512/6274 in Mouza – Ghangapatna, Bhubaneswar.</b></p> <p>The Developer/Architect made a detailed presentation of the project before the committee after detailed discussion, committee approved the proposal in principle subject to compliance of the following conditions:</p> <p>(1) 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 utilize above base FAR within the project.</p> <p>(2) The applicant shall submit the Indemnity Bond for Basement in Form-III of ODA (P&amp;BS) Rules, 2020</p> <p>(3) The structural plan prepared by the DTP registered Structural Engineer shall be vetted as per the provisions of sub-rule (3) (vii) of Rule-5 of ODA (P&amp;BS) Rules, 2020 and copy of the Structural Vetting shall be submitted.</p> <p>(4) As, there are MIG 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 category buyers.</p> <p>(5) The applicant shall make an application to BDA for providing government land for development of Affordable Housing Units under Model-I of the "Odisha Housing for All Policy for Urban Areas, 2022. In case, there is no feasibility of providing such land parcel to the developer; then the Developer will deposit Shelter Fee in lieu of the Affordable Housing reservation as per the policy provisions in this regard. .</p> <p>(6) The applicant shall submit the NOCs from SEIAA, RWSS.</p> <p>(7) 5% area of total land area shall be reserved for Children's Play area. The area shall be mentioned on the site plan.</p> |
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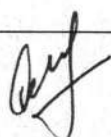
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|            |                           | <p><b>LTD over Sub Plot No. - 02, plot no.-100/1591, 89/1590, 100/1591/3504 and 89/1590/3506 KHATA NO.- 253/1761, 253/2044, 253/1763 and 253/2406 in Mouza - Kantabada, Thana-Chandaka, Tahasil- Bhubaneswar, Dist-Khurda.</b></p> <p>The Developer/Architect made a detailed presentation of the project before the committee after detailed discussion, committee approved the proposal in principle subject to compliance of the following conditions:</p> <p>(1) The applicant shall submit the Indemnity Bond for Basement in Form-III of ODA (P&amp;BS) Rules, 2020</p> <p>(2) The structural plan prepared by the DTP registered Structural Engineer shall be vetted as per the provisions of sub-rule (3) (vii) of Rule-5 of ODA (P&amp;BS) Rules, 2020 and copy of the Structural Vetting shall be submitted.</p> <p>(3) As, there are MIG 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.</p> <p>(4) The applicant shall make an application to BDA for providing government land for development of Affordable Housing Units under Model-I of the "Odisha Housing for All Policy for Urban Areas, 2022. In case, there is no feasibility of providing such land parcel to the developer; then the Developer is required to deposit Shelter Fee in lieu of the Affordable Housing reservation as per the policy provisions in this regard.</p> <p>(5) The applicant shall submit the NOCs from AAI (if required as per height), Fire Safety Recommendation, RWSS/ CGWA for water supply.</p> <p>The final approval shall be issued after submission of all compliances and deposit of required fees/ charges.</p> |
| 05/268/BPC | BP-BDA-2023-09- 05-023872 | <p><b>Approval of Proposed (Revised Plan) Envelope Basement +2S+18 Storied (Block-A)&amp; Envelope Basement+S+13 storied (Block-B) MIG category Residential Apartment Building plan in favor of AADIV Developers Pvt Ltd represented by its Director Mr. Dullav Charan Patra over Plot No.</b></p>  |





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|           |                          | <p>(8) Micro-composting site for organic waste management shall be shown in the site layout plan.</p> <p>(9) Isolation room provided is within the House Owner's Society Office. The same shall be provided independently.</p> <p>The final approval shall be issued after submission of all compliances and deposit of required fees/ charges.</p>   |
| 06/268BPC | BP-BDA-2023-08-12-020594 | <p><b>Approval of proposed LB+UB+S+I2 storied residential apartment (M.I.G. Category) and retail Commercial building over Plot No. -493 and 495, Khata No- 184/1634 and 184/1658, in Mouza –Ramchandrapur, Dist-Khordha in favour of Sri Manmohan Satapathy, Sri Bhubanananda Satapathy &amp; Sri Ananta Kumar Satapathy represented through their GAP holder Sri Buntly Modi, Director of M.S.D.Real Infra Projects Pvt. Ltd.</b></p> <p>The Developer/ Architect made a detailed presentation of the proposal before the Committee. After detailed deliberation, the committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>The applicant is required to surrender of the CDP road affected portion to Authority by way of free-gift under applicable rules in this regard.</li> <li>The applicant shall make an application to BDA for providing government land for development of Affordable Housing Units under Model-I of the "Odisha Housing for All Policy for Urban Areas, 2022. In case, there is no feasibility of providing such land parcel to the developer; then the Developer will deposit Shelter Fee in lieu of the Affordable Housing reservation as per the policy provisions in this regard.</li> <li>The applicant is required to submit the circulation/ Parking plan by segregating the parking provisions for retail commercial &amp; residential uses separately.</li> </ol> |



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|            |                          | <p>iv. The applicant is required to submit the structural plan and 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.</p> <p>v. The applicant is required to submit all required NOCs for EIDP, AAI, RWSS/ PHEO/ CGWA and Fire safety recommendation from FPW.</p> <p>vi. The applicant is required to submit affidavit for not to deviate, Indemnity Bond for Basement and Copy of Agreement with Project Management Organization [As per ODA (CAF) Rules, 2016]</p> <p>The final approval shall be issued after submission of all compliances and deposit of required fees/ charges.</p>   |
| 07/268/BPC | BP-BDA-2024-04-17-089123 | <p><b>Approval of proposed three blocks of S1+S2+18 storied MIG category Residential multi-storied apartment building, one EWS block of S1+S2+18 and one S1+S2+1storied society building for Officers Housing co-operative society Ltd represented by GPA Holder M/S Tirumala infrastructure and Development Private Limited, Director Kourab Kumar Rath over Plot no- 437/988, 450/958, 448/986, 450/944, 450,433,437/989,434/1009, 432,431, 454, 430, 455/1041, 452,451, 436 pertaining to Khata No.429/180, 429/109, 429/178, 429/7, 429/30, 429/119, 429/181, 429/211,279, 429/191, 429/236, 429/224, 429/280, 429/160, 429/323,429/396, Mouza-Darada, District-Puri.</b></p> <p>The Committee observed that the proposed site is coming within 500 mts of the National Highway. Due to the proximity of the highway, the site has potential of development. In view of same, the committee recommended that the Draft Land use of Agriculture may be changed to Residential Use zone while finalization of the CDP 2040 of extended BDA area.</p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> |

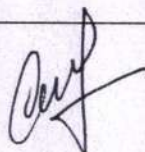
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| 08/268BPC | BPBA-RV- 25.2024                        | <p><b>Regularization of existing Stilt floor and proposal for construction of 1st to 4th floor in the Stilt + 4 storied Residential Apartment (MIG Category) building over plot no.- 21 572,3/ 573 Khata No.- 183/'142 in Mouza: Kasipur in favour of Smt. Sandhya Rani Sahoo represented through GPA Holder - Sri. Choudhury Rajendra Kumar Mohapatra, Director, M/s Ariscon Estates Pvt. Ltd.</b></p> <p>After due diligence on the matter of access road to the Applicant's plot over government land; the Committee deferred the proposal.</p>   |
| 09/268BPC | SUJOG (OBPS)- BP-BDA-2024-04-12- 088677 | <p><b>Approval of Single storied Residential Building Plan over Revenue Plot No.- 214/549/680, Khata No.- 221/174 in Mouza: Kanjama, Tahasil- Khurdha Dist.- Khurdha in favour of Shri. Khati Jena</b></p> <p>After detailed discussion, the Committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>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 plot.</li> <li>As per the decision of the 256th DP &amp; BP Committee Meeting held on 22.03.2023; 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.</li> </ol> |
| 10/268BPC | SUJOG(OBPS)-BP-BDA-2024-04-12-088649    | <p><b>Approval of (G+1) storied residential building plan over Plot No-17/4324 Khata No-384/3604 Mz-Uttarmunda muhan in favour of Shri Biswajit Behera and Sri Satyajit Behera.</b></p> <p>After detailed discussion, the Committee approved the proposal in principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>This sub-plot is to be regularized as per Government Notification No.3636/HUD dt.30.12.2022 on deposit of 15% of Benchmark Value of the plot.</li> </ol>  |

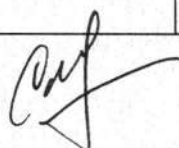


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|  |  | <p><b>i.</b> The proposal over Residential use zone and agriculture use zone is approved with a condition that the land under Agriculture use zone shall have permissible use zone as per the final CDP notification of the extended BDA area. If the authority decides to retain the said use over the land, then the applicant shall submit revised building plan only over the Residential use zone area.</p>  |
|  |  | <p><b>ii.</b> Applicant is required to submit fire recommendations from Fire Prevention Wing, NOC from RWSS/CGWA (For Water Supply), Environmental Clearance from SEIAA, NOC from AAI, required affidavits with undertakings</p> <p><b>iii.</b> Applicant to submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</p> <p><b>iv.</b> Applicant to provide a public thoroughfare of 9m width on at least one side of the land within the site lay out to provide access to the adjacent land locked plots as per provision of Rule 89 of ODA (P &amp; BS) 2020.</p> <p><b>v.</b> Applicant to surrender land affected by CDP Road through free gift.</p> <p><b>vi.</b> Applicant to provide 5% of total plot area earmarked for the purpose of Children Play area.</p> <p><b>vii.</b> 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.</p> <p><b>viii.</b> Condition to be added in the permission letter –<br/> “Before Occupancy is issued, structural safety inspection shall be conducted to ascertain the construction has been done as per the vetted structural plan and designs submitted”. If there is any deviation, occupancy certificate shall not be issued.</p> <p><b>ix.</b> Approval shall be accorded if all above compliances are submitted by the applicant.</p> |





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|                   |  | <p>ii. As per the decision of the 256<sup>th</sup> DP &amp; BP Committee Meeting held on 22.03.2023; 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> <p>iii. At no circumstances, the ground coverage and height of the building shall cross the prescribed norms under Regulation 26 (a), for sub regulation 5 of BDA (P &amp; BS) Amendment Regulations-2022.</p>  |
| <b>11/268BPC</b>  | <b>SUJOG (OBPS)- BP-BDA-2024-03-05- 067280</b> | <p><b>Approval of G+ 2 storied Residential Building over Plot No.- 2547/3742, KhataNo.- 589/751 in Mouza: Ogalapada, Dist-Khurdha in favour of Smt. Monarama Dei.</b></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 plot.</p> <p>ii. As per the decision of the 256<sup>th</sup> DP &amp; BP Committee Meeting held on 22.03.2023; 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> |
| <b>12/268BPC</b>  | <b>SUJOG (OBPS)- BP-BDA-2024-01- 29-047844</b> | <p><b>Approval of Stilt + 3 storied Work Cum Residential Building over Revenue Plot No.- 627/1155, Khata No.- 627/1155 in Mouza: Durgapur &amp; Tahasil- Jatni Dist.- Khurdha in favour of Sri Bikash Ranjan Behera.</b></p> <p>After detailed discussion, the Committee approved the proposal in principle 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 plot.</p>   |
| <b>13/268/BPC</b> | <b>BP-BDA-2023-11-20-029696</b>                | <b>Approval of proposed 2B+G+8 Multispeciality Hospital Building in favour of Sri Subrat Das over Plot No.- 28/7339, 28/7430, 29/7338,</b>   |



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|  |  | <p><b>Khata No.- 198/341 at Mouza - Sijua, Thana Khandagiri, Tahasil- Bhubaneswar, Dist- Khordha.</b></p> <p>After detailed discussion, the Committee approved the proposal in-principle subject to the following conditions:</p> <ol style="list-style-type: none"> <li>The applicant is required to submit EIDP Plan duly vetted by concerned Drainage Division under Water Resource Department, Govt. of Odisha instead of Engineer Member, BDA.</li> <li>The applicant has proposed the ramp to basement in the setback area considering the provision of Annexure- IX of the ODA (P &amp; BS) Rules, 2020. The committee decided that ramp within setback with proper slope of 1:12 shall be allowed which would facilitate unhindered movement of the Fire Engine and physically challenged persons.</li> <li>The applicant shall ensure non- failure of mechanical &amp; electrical power for the proposed Hydraulic Jack Lifts for seamless movement of cars within the Basements.</li> <li>As per the compliance of the applicant, the building is fully air-conditioned and hence, necessary provisions shall be made for ensuring proper mechanical ventilation of the space for water closets and bathrooms.</li> <li>The applicant is required to submit Revised Fire safety recommendation from FPW based on the Revised Layout Plan submitted.</li> <li>The applicant is required to submit the structural plan and 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> <li>The applicant is required to submit all required NOCs for EIDP, RWSS/ PHEO/ CGWA and Fire safety recommendation from FPW.</li> </ol> <p>The final approval shall be issued after submission of all compliances and deposit of</p> |
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|                  |   | required fees/ charges.  |
|                  |   | <p><b>Approval of (G+1) storied residential building plan over Plot No-470/1820, Khata No-178/1173 Mz- Janla in favour of Smt. Babita Soren.</b></p> <p>After detailed discussion, the Committee approved the proposal in principle subject to the following conditions:</p>   |
| <b>14/268BPC</b> | <b>SUJOG(OBPS)- BP-BDA-2024-04-22 -089417</b> | <p>i. This sub-plot is to be regularized as per Government Notification No.3636/HUD dt.30.12.2022 on deposit of 15% of Benchmark Value of the plot.</p> <p>ii. As per the decision of the 256th DP &amp; BP Committee Meeting held on 22.03.2023; 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> <p>iii. At no circumstances, the ground coverage and height of the building shall cross the prescribed norms under Regulation 26 (a), for sub regulation 5 of BDA (P &amp; BS) Amendment Regulations-2022.</p> |
| <b>15/268BPC</b> | <b>BP-BDA-2024-02-05-051295</b>               | <p><b>Approval Of G+2 Storied Residential Building plan over plot No-710/1020, Khata No-303/272, Mz- Krushnasarnpur in favour Of Binapani Samal.</b></p> <p>Approved.</p>  |
| <b>16/268BPC</b> | <b>BP-BDA-2023-10-03-026619</b>               | <p><b>Approval of G+2 Storied Residential Building plan over plot No-710/1024, Khata No-303/1435, Mz- Krushnasaranpur in favour of Aloka Samal.</b></p> <p>Approved.</p>   |
| <b>17/268BPC</b> | <b>BP-BDA-2024-05-12-092360</b>               | <p><b>Approval of G+2 Storied Residential Building plan over plot No-710/1025, Sub plot no- 16, Khata No-303/278, Mz-Krushnasaranpur in favour of Rebati Nayak.</b></p> <p>Approved.</p>   |





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| 18/268BPC | Planning (Gen)-90/24 | <p><b>Issue of NOC in favour of land owners for part land plot registration of agricultural land due to financial obligations.</b></p> <p>Deferred. As per the provision of Section 15 of the Odisha Development Authority Act 1983, BDA accords permission for development purpose only. There is no mandate of BDA for providing NOC to land owners for sub-division of agricultural land.</p> |
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**General Decisions:**

- i. **Provision of Ramp in setback:** The committee observed that in different cases, ramps to the basement are being proposed in the setback area over the driveway in other than low risk category buildings. Observing the provisions of ramp provided under Annexure- IX Clause (4) (ii) of the ODA (P & BS) Rules, 2020 regarding unhindered movement of fire engine, the committee recommended that the provision of ramp proposed over the fire driveway in the setback area with not less than 1:12 slope shall be allowed subject to adequate arrangement so that surface drainage does not enter the basement.

- ii. **Outer Courtyard:** The committee observed that, the Rule 38 of ODA (P&BS) Rules speaks about interior open space (closed on 4 sides) but there is no provision regarding outer courtyard (closed on 3 sides) in the aforesaid rules. In different building plans submitted, the windows for light and ventilation of habitable rooms are opened to such outer courtyards. The width of such outer courtyards in different plans are varying and no standards of minimum width of such space is available in the Rules.

Considering the practical issues, the committee recommended that, in case of non-high rise buildings, the width of the outer courtyard shall be 2 meters upto a depth of 10 meters; and the width of the outer courtyard shall be equivalent to the required setback, if the depth of the courtyard is more than 10 meters.

Further, in case of high rise buildings, the width of the outer courtyard shall be 3 meters upto a depth of 10 meters; and the width of the outer courtyard shall be equivalent to the required setback, if the depth of the courtyard is more than 10 meters.

Provided that the depth of the outer courtyard shall be measured from the outer edge of the facade abutting to the setback around the building.

- iii. **Approach road to private plot over government land:** It is discussed as per the 265<sup>th</sup> DP & BP Committee Meeting held on 20.01.2024, the concerned Tahasildar are being requested to give NOC/ clearances for using the government land as the access road to applicant's project/ plots. However, in many cases it is observed that the concerned Tahasildar are not able to give such clearance/ NOCs as there are no specific guidelines/ policy of R & DM Department, Govt. of Odisha for issuing the same.

In view of the above, it was decided that the R & DM Department, Govt. of Odisha shall be moved to frame a policy/ guidelines for (a) providing access to the private landowners where the approach road to such land owners are through a government patch of land, (b) change of the





kisam to road where roads have been developed by public agency over government land for providing access to the public and (c) utilization of intervening strip of government land in between the existing road and building construction site/ plots.

**iv.** The committee observed that many high density development are coming up in different areas and for storm water drainage depends on the road side drains. However, the roads in urban area are not planned considering its catchment area and hence renders such drains insufficient. In view of above, BDA shall write to the Works Department for considering the immediate surrounding development at the time of design and execution of road side drain.

  
**VICE-CHAIRMAN**