



**BHUBANESWAR DEVELOPMENT AUTHORITY  
BHUBANESWAR**

No 31928 /BDA, Bhubaneswar,  
Misc-DP-9/88(pt)

Dated the 12 th November, 2024

To

The Commissioner, BMC, BBSR  
The Director of Town Planning, Odisha  
The Addl. District Magistrate, Bhubaneswar  
The Chief Fire Officer, ( Fire Prevention Wing), Cuttack  
The Chief Engineer or Representative of WATCO, Bhubaneswar  
The Representative of Deptt. of Forest & Environment, Govt of Odisha  
The Representative of Archaeological Survey of India  
The Representative of State Archaeology, Odisha  
The Representative of Water Resources Deptt. Govt. of , Odisha  
The Representative of Ground Water Survey & Investigation Organization  
(under Water Resources Deptt.) Odisha  
The Representative of Works Deptt. Govt of Odisha  
The Representative of National Highway Authority of India (NHAI)  
The Representative of Electricity Distribution Company (DISCOMs), TPCODL  
The Executive Officer/Representative of Khordha Municipality,  
Jatani Municipality and Pipili NAC  
The Engineer Member, BDA, BBSR  
The City Planner, BMC  
The Joint Director of Estate, G.A. & P.G. Deptt.

**Sub:- Proceedings of the 270<sup>th</sup> DP&BP Committee meeting.**

Sir/Madam,

Enclosed please find herewith the proceedings of the 270<sup>th</sup> DP&BP Committee meeting held on 02.11.2024 at 12.00 Noon in the Conference Hall of BDA for kind information and necessary action.

Yours faithfully,

**Encl: As above**

Memo No. 31929 /BDA.,


Dt. 12-11-24

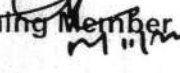
Planning Member


Copy along with copy of proceeding submitted to P.S. to Hon'ble Minister H & UD Deptt. & Chairman, BDA/ P.S. to Principal Secretary to Govt., H & U.D. Deptt., Bhubaneswar for kind information.


Planning Member


Memo No. 31930 /BDA., Dt. 12.11.24  
Copy along with copy of proceeding forwarded to Sr. Steno to Vice-Chairman, BDA  
for kind information of V.C.

Memo No. 31931 /BDA., Dt. 12.11.24   
Copy along with copy of proceeding forwarded to Steno to Member Secretary, State  
Environment Impact Assessment Authority, Odisha, Bhubaneswar for kind information of  
Member Secretary.

Memo No. 31932 /BDA., Dt. 12.11.24   
Copy along with copy of proceeding forwarded to all officers Planning Branch, /S.O.  
Planning Branch/ All D.As. Planning Branch, BDA for information and necessary action.  
They are requested to furnish the compliance to the proceeding of pertaining to their Division  
immediately.

Memo No. 31933 /BDA Dt. 12.11.24   
Copy along with copy of proceeding forwarded to Sri P.K. Pradhan, Manager, I.T.  
BDA for information & necessary action. He is requested to upload the proceedings in the  
BDA website immediately.

Memo No. 31934 /BDA Dt. 12.11.24   
Copy along with copy of proceeding forwarded to CDP Cell, Planning Branch, BDA  
for information and necessary action.

Memo No. 31935 /BDA Dt. 12.11.24   
Copy along with copy of proceeding forwarded to Sri D.C. Marandi, Investigator,  
Planning Branch, BDA for information and necessary action. He is directed to keep the  
proceeding in Guard file maintained by him.

  
Planning Member

**PROCEEDING OF THE 270<sup>TH</sup> D.P. & B.P. COMMITTEE MEETING OF BDA  
HELD ON 02.11.2024 at 12.00 Noon IN THE CONFERENCE HALL OF BDA,  
BHUBANESWAR**

**Members Present is at Annexure-1**

**(A) BDA related matter :**

<b>ItemNo.</b>	<b>FileNo</b>	<b>Subject Matter</b>
<b>1/270/BPC</b>	<b>Misc-DP-9/88(p)</b>	<b>Confirmation to the Proceeding of the 269<sup>th</sup> DP &amp; BP Committee.</b>  The committee confirmed the proceeding of 269 <sup>th</sup> meeting of DP & BP committee.
<b>2/270/BPC</b>	<b>Misc-DP-9/88(p)</b>	<b>Compliance to the Proceeding of the 269<sup>th</sup> DP &amp; BP Committee.</b>  Noted.
<b>3/270/BPC</b>	<b>BP-BDA-2023-11-29- 030668</b>	<b>Approval of Proposed two blocks of (2B + S + 19) multi-storied residential apartment buildings over Plot No. 598/3036, corresponding to Khata No. 238/1398 in Mouza: Bijipur, Tahasil: Bhubaneswar in favour of Shri BibhutiBhusanPattnaik and Sri. Sukanta Kumar Pattnaik represented through their GPA Holder Shri Sampada Kumar Samantaray, Director, M/s Earth Craft Ltd.</b>  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: <ul style="list-style-type: none"><li>i. The applicant is required to submit all required NOCs for EIDP, AAI, CGWA and Fire safety recommendation from FPW, SEIAA.</li><li>ii. 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>iii. 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].</li></ul>



		<p>iv. The drawings namely Revised Building Plan, Building Services Plan, Landscape Plan, Parking Circulation Plan, Solid Waste Disposal &amp; Management Plan, External Infrastructure Development Plan as per the Rules/ SOP provisions in this regard, Electrical layout plan (from registered electrical engineer) shall be submitted.</p> <p>v. The applicant is required to deposit Shelter Fee as per the provision of Model-1 of the HFA Policy, 2022.</p> <p>However, the final approval shall be issued after submission of all compliances and deposit of required fees/ charges.</p>
4/270/BPC	BP-BDA-2024-04-22- 089414	<p><b>Approval of proposed 3S+12, Residential multi-storied apartment building in favour of BibhutiBhushan Mishra, Puspita Rout, Sashikanta Rout, DebanandaHota, TrailokyaRanjan Dash, KarunakarSahoo, Bhaskar Prasad Mohapatra, Malla Sunil Kumar, Subodh Kumar Prasad, ThippeSwamyHosallimath, Choudhury Bibhudatta Das, Manoj Kumar Mishra, Sanjay Kumar Panda, Chintamani Jena, Santosh Kumar Nayak, DevasishNayak, Sanatan Jena over plot no- 705/3472,705/3474, 705/3125, 705/3126, 705&amp; 703/3739 KhataNo. 514/2930, 514/2933, 514/3170, 514/3169 &amp; 514/3029,Mouza-Kesura,District-Khurda.</b></p> <p>Deferred.</p>
5/270/BPC	OBPS(SUJOG): BP-BDA-2024-05-14-092825	<p><b>Addition/Alternation of Approved S+10 &amp; S+1 storied MIG Category residential apartment building plan to Proposed S1+S2+11 Storied apartment building plan over Plot No. 461/1821, 461 &amp; 460/1492,Khata No. 538/649, 538/1330 &amp; 538/266, Mouza - Pradhansahi, Tahsil: Jatani, Dist- Khordha, Odisha in favour of M/s Bhitibhumi Infra tech Pvt. Ltd, Sri Sudhansu Mohan Pattanaik&amp; Director Sri Trilochan Pradhan Represented Through its P.O.A Holder M/S Kokila Infra tech Pvt. Ltd Managing Director Sri. Janaki BallavaSamantaray.</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:-</p>



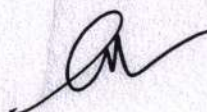


		<ul style="list-style-type: none"> <li>i. Applicant is required to submit fire recommendations from Fire Prevention Wing, NOC from RWSS/CGWA (For Water Supply), Environmental Clearance from SEIAA, NOC from AAI, required affidavits with undertakings for the revised drawing.</li> <li>ii. Applicant to submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</li> <li>iii. Applicant to provide 5% of total plot area earmarked for the purpose of Children Play area.</li> <li>iv. The applicant is required to submit the structural plan and the structural design vetted for the revised drawing and certify the same 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>v. Approval shall be accorded if all above compliances are submitted by the applicant.</li> </ul>
6/270/BPC	<b>SUJOG (OBPAS):</b> <b>BP-BDA-2024-07-</b> <b>22- 121094</b>	<p><b>Approval of proposed B+S+5 Storied residential apartment (M.I.G) building plan for Mr.Bijan Kumar Mohanty, S/o-RabindraNathMohanty, represented by SDC Builder Pvt. Ltd through its Managing Director Mr.KameswarPatra over plot no 48/632, Khata no-272/10, MouzaSaradeipur, Dist-Khurdha.</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <ul style="list-style-type: none"> <li>i. Applicant is required to submit NOC from competent authority for use of 'Nayanjori' land for the purpose of approach road.</li> <li>ii. Applicant is required to submit fire recommendations from Fire Prevention Wing, NOC from RWSS/CGWA (For Water Supply), required affidavits with undertakings.</li> <li>iii. Applicant is required to Submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</li> </ul>





7/270/BPC	BP-BDA-2024-06-03-101208	<p><b>Proposal for construction of STILT+4 Storied Residential Apartment Building over Plot no - 471, Khata no - 23 in Mouza - Bada Raghunathpur, Dist.- Khordha in favour of Sri Kishori Mohan Champaty represented through his GPA holder Sri Hemant Kumar Pradhan, Director, Arrs Infra Ventures Pvt.Ltd.</b></p> <p>After detailed deliberation on the access road issue, the committee advised the applicant to obtain NOC/ Clearance from road owning public agency.</p>
8/270/BPC	BP-BDA-2024-03-12-070113	<p><b>Proposal for construction of 2 nos. Blocks of B+G+4 Storied Residential Apartment Building and 1 no. Block of owner's Society office Building over Plot no.- 685/3540, 685/4319, 685/3414, Khata no- 384/1532, 384/3590, 384/1392 in Mouza- Uttarmunda Muhan.</b></p> <p>After detailed deliberation on the access road issue, the committee advised the applicant to obtain NOC/ Clearance from road owning public agency.</p>
9/270/BPC	BPBA-RV-15-2024	<p><b>Regarding representation of the applicant in respect of his application for regularisation of one B+S+6 storied residential apartment building - for considering the existing setback available on the site which has been reduced after acquisition of land for road expansion by Works Deptt.</b></p> <p>The committee after detailed deliberation observed that the construction made by the applicant started in the year, 2013 and the concerned mouza was included within BDA jurisdiction in the year 2011; and no prior approval U/s-16 of ODA Act, 1982 was obtained by the developer. Further, the construction made is not compoundable in nature as neither the existing setback satisfies the norms of ODA P &amp; B.S. Rules, 2020 nor it is in conformity with other building norms.</p> <p>In view of above, the representation of the developer, i.e. reply of applicant to the show cause letter issued in File No. BPBA-RV-81/18 is not sufficient and satisfactory to reconsider the application for regularization of the unauthorized construction.</p> <p>Hence, the applicant shall be informed the same and accordingly the above representation shall be disposed off.</p>





10/270/BPC	BP-BDA-2024-03-24-079829	<p><b>Proposed S+5 Storied Hotel Building for M/S Srusti Estates Pvt.Ltd. over Plot no-115, Khata no-270/3420 in Mouza- Badaraghunathpur, Tahasil- Jatani, Dist- Khordha.</b></p> <p>After due diligence on the matter; the Committee decided that the layout plan shall be revised showing the Drain alignment as per the CDP- 2010.</p>
11/270/BPC	LPBA-0008/24	<p><b>Approval of Proposed residential Sub-divisional layout plan of over plot no-61,51,48,53,52,50,49 &amp; 47, Khata No.42/184, 42/181, 42/182 &amp; 42/246 in favour of Rajadhani Commodity Trade Pvt. Ltd. Represented by its Director, Sri. Siddharth Agarwal and Sri. Bijay Kumar Mallia, S/o- Late Brundaban Malia In Mouza-Gopinathpur, 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>1. As per the Rule no.- 85 (1) of the ODA (P &amp; BS) Amendment Rules , 2023; the applicant shall free gift the deficit width of the land to make the approach road to 9.00 mtr. from his land; to the local authority.</li> <li>2. Further, FAR on a sub-plot shall be allowed based on the width of the means of access of the sub-divisional layout as width is less than the width of the internal road as per Rule no.- 85 (1) of ODA (P &amp; BS) Amendment Rules , 2023.</li> <li>3. External Infrastructure Development Plan duly vetted from CE-cum-EM, BDA as per Rule 78(viii) of ODA (P&amp;BS) Rules, 2020 to be submitted.</li> <li>4. The applicant is required to submit duly signed and executed affidavit for peaceful possession of the land.</li> <li>5. The applicant is required to free-gift the CDP Drain affected area to the Local Authority as per the Rule No.- 80 of ODA (P &amp; BS) Rules, 2020.</li> </ol>





		<p>6. Applicant shall free gift the internal road and open spaces to the local authority.</p> <p>7. All utilities and services within the project, such as STP, Underground Water Tank, Transformer and space for solid waste management, etc., shall be provided within common plots only.</p> <p>8. Plantation to be provided as per provision of ODA (P&amp;BS) Rules, 2020.</p> <p>9. Public utility and service network plan, landscape plan shall be submitted as per the Rule 78 (3) of ODA (P&amp;BS) Rules, 2020.</p>
12/270/BPC	<p><b>SUJOG File-BP-BDA-2023-09-22-025864</b></p>	<p><b>Approval of Proposed (G + Mezzanine Floor) Warehouse (Non polluting agro based and industries, storage and go downs for food graining) and Single Storied cattle shed in favour of 1. M/s. Sundaram Financial Advisory Pvt. Ltd., 2. Mr. Mohit Agarwal 3. Preeti Agarwal 4. Mr. Diwan Chand Garg, 5. Mrs. Karishma Garg over Plot No, 1051/3929, 1051/3930, 1052, 1053, 1052/3911, 1054, 1063/3910, 1063/3923, 1061/3922.,1063/3927, 1061/3928, 1059/3909, 1059/3915, 1062, 1060 &amp;Khata No.514/3553, 514/3554, 514/3530, 514/3529, 514/3552, 514/3527, 514/3542, 514/3550, 514/3551, 514/3526, 514/3661,514/4111, 514/4197 Mouza : Kesora, Bhubaneswar.</b></p> <p>After detailed discussion, the committee approved the proposal in principle subject to the following conditions:</p> <p>i. Applicant is required to submit fire recommendations from Fire Prevention Wing, NOC from RWSS/CGWA (For Water Supply), required affidavits with undertakings.</p> <p>ii. Applicant is required to Submit EIDP plan duly vetted by concerned drainage division under Water Resources Department instead of Engineer Member, BDA.</p>
13/270/BPC	<p><b>BP-BDA-2024-06-26-115092</b></p>	<p><b>Construction of S+10-storeyed Staff Quarter for HomiBhabha Cancer Hospital and Research Centre (TATA Memorial Centre) Over Plot no-1479/2471, 1456/2463, Khata No-404/1105 in Mouza:Badatota and Plot no-307/565, 347/567,</b></p>



		<p><b>308/566, 351 Khata No-197/58, 198 in Mouza: Belapara.</b></p> <p>After due diligence on the matter; the Committee decided that the layout plan shall be revised taking into account the land use of the plots &amp; proposed CDP road alignment as per the CDP- 2010 and the prevailing zoning regulation as per BDA (P &amp; BS) Amendment Regulations, 2022.</p>
14/270/BPC	BP-BDA-2024-03-19-075434	<p><b>Proposed Basement + Ground + 2 storied Sports Educational Complex over plot no.- 24/ 281 (P), 27 (P) &amp; 40 (P), Khata No.- 55/199, 55/ 200 &amp; 55/ 76 in Mouza: Patasahanipur in favour of RAMAN EDUCATIONAL SOCIETY represented by Sri. Sanjib Kumar Rout, Secretary.</b></p> <p>After due deliberation on the matter; the Committee decided that the proposed building shall be considered under Educational Building/ Institutional building category as the intended activities in the proposed Sports Educational Complex is a captive use to the existing university. Accordingly, the building/ planning parameters shall be scrutinized.</p> <p>It was further decided that the applicant shall submit an affidavit stating that the proposed building will be used exclusively by students and will not be used for any other purpose or by the general public.</p>
15/270/BPC	BP-BDA-2024-05-16- 093355	<p><b>Approval of G+2 storied residential building plan over plot No. 233/3312 Khata No.731/4848 Mz-Lingipur in favour of Swarnaprava Mishra.</b></p> <p>The committee rejected the proposal since the approach road to the plot has kisam Nala and land use of the plot is "Water body" (Drain) as per CDP- 2010.</p>
16/270/BPC	SUJOG(OBPAS)-BP-BDA-2024-07- 25-122151	<p><b>Approval of Proposed (G+1) storied residential building plan over plot no-523/3254, Khata no-589/181, Mouza- Ogalapada in favour of Smt. Arnapura Dei.</b></p> <p>Approved.</p>
17/270/BPC	SUJOG (OBPS)-BP-BDA- 2024-08-30-130664	<p><b>Approval of (G+1) storied residential building plan over Plot No.655/1623 &amp; 658/1647 pertaining to Khata No.246/924 &amp; 246/949 Mz-Dadha in Favourof Sri Akash Kumar Jani.</b></p> <p>Approved.</p>



18/270/BPC	SUJOG (OBPS)-BP-BDA-2024-08-29-130548	<p><b>Approval of (G+1) storied residential building plan over Plot No.655/1627 &amp; 658 pertaining to Khata No.246/928 &amp; 246/961 Mz-Dadha in Favour of Sri Shiv Dayal Kedia.</b></p> <p>Approved.</p>
19/270/BPC	SUJOG(OBPS)-BP-BDA-2024- 08-02- 125551	<p><b>Approval of (G+1) storied residential building plan over Plot No. 272/1773, 273 &amp; 271/1778 Khata No. 482/1563 &amp; 482/1564 Mz- Mahura in favour of Smt. Rajalaxmi Rout.</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>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> <li>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.</li> </ol>
20/270/BPC	SUJOG(OBPS)- BP-BDA-2024-08-07-127983	<p><b>Approval of (G+1) storied residential building plan over Plot No. 413/1672/2046, Sub Plot No.-09 pertaining to Khata No. 178/1419 Mz- Janla in favour of Smt. Namita Rani Bhuyan.</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> <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>





		<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>
21/270/BPC	<b>SUJOG(OBPS)- BP- BDA-2024-08-17- 129094</b>	<p><b>Addition alteration of (G+1) storied residential building plan over Plot No. 312/2161, Sub plot no-39 pertaining to Khata No. 384/1797 Mz-Uttarmundamuhan in favour of Sri. Jagadish Sarangi.</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>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> <li>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.</li> </ol>
22/270/BPC	<b>Planning (Gen)- 283/2023</b>	<p><b>Issuance of NOC for alienation of land in favour of Law Department, Govt. Of Odisha for Construction of Judicial Court Complex in Mouza-Khurda.</b></p> <p>After detailed discussion, the Committee suggested to consider the request of the Collector &amp; DM, Khurdha for modification in the road alignment as there is a limited scope for widening the existing road to proposed 24 mtr road as per the CDP-2010. In this regard, it was decided to explore the feasibility for modification of proposed CDP road and the same may be placed in the Authority meeting of BDA for taking further course of action on this matter.</p>



  
**Vice-Chairman, BDA**

**Annexure-1**

**MEMBERS PRESENT IN 270th DP & BP COMMITTEE MEETING  
OF BDA HELD ON 02.11.2024 at 12.00 Noon.**

- 1.The Vice Chairman, BDA.
- 2.The Representative of Director of Town Planning, Odisha.
- 3.The Representative of Fire Officer.
- 4.The Representative of Chief Executive Officer, WATCO.
- 5.The Representative of State Archaeology, Odisha
- 6.The Representative of Water Resource Deptt. Govt. Of Odisha.
- 7.The Representative Works Deptt.
- 8.The Representative of Khurdha Municipality.
- 9.The Representative of Jatni Municipality.
- 10.Engineer Member, BDA
- 11.The City Planner, BMC.
- 12.Planning Member ,BDA