



**BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR**

No 11872/BDA, Bhubaneswar,
Misc-DP-9/88(pt)

Dated the 21 th 06 2025

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 274th DP&BP Committee meeting.

Sir/Madam,

Enclosed please find herewith the proceedings of the 274th DP&BP Committee meeting held on 31.05.2025 at 11.30 AM in the Conference Hall of BDA for kind information and necessary action.

Encl: As above

Memo No. 11873/BDA.,

Dt. 21.06.25

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.

Yours faithfully,


21.06.25
Town & Regional
Planning Member


21.06.25
Town & Regional
Planning Member

Memo No. 11874 /BDA., Dt. 21-06-25
Copy along with copy of proceeding forwarded to Sr. Steno to Vice-Chairman, BDA
for kind information of V.C.

Town & Regional
Planning Member

Memo No. 11875 /BDA., Dt. 21-06-25
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.

Town & Regional
Planning Member

Memo No. 11876 /BDA., Dt. 21-06-25
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.

Town & Regional
Planning Member

Memo No. 11877 /BDA Dt. 21-06-25
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.

Town & Regional
Planning Member

Memo No. 11878 /BDA Dt. 21-06-25
Copy along with copy of proceeding forwarded to CDP Cell, Planning Branch, BDA
for information and necessary action.

Town & Regional
Planning Member

Memo No. 11879 /BDA Dt. 21-06-25
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.

Town & Regional
Planning Member

PROCEEDINGS OF THE 274TH DP & BP COMMITTEE OF BDA AND 41ST DP & BP COMMITTEE MEETING OF BMC HELD ON DTD.31.05.2025 AT 11.30 A.M. IN THE CONFERENCE HALL OF BDA, BHUBANESWAR

Members Present is at Annexure-1

(A) BDA RELATED MATTERS :-

Item No.	File No.	Subject matter
1/274/BPC	Misc-DP-9/88(p)	Confirmation to the Proceeding of the 273rd DP & BP Committee. Confirmed.
2/274/BPC	Misc-DP-9/88(p)	Compliance to the Proceeding of the 273rd DP & BP Committee. Noted.
3/274/BPC	OBPS(SUJOG):BP-BDA-2024-10-27-14 6674	Approval of Proposed 1 Block of 3B+s+33 Storied High rise Residential Apartment (BLOCK-1) & 1 Block of G+2 Storied Community hall & Gym (BLOCK-2) over plot No-817/3417 of Khata No. 890/2303, of Mouza- Sundarpada, in favor of M/S DNT INFRASTRUCTURE PVT LTD, represented by GPA holder M/S. Monument Construction and Developer PVT LTD, represented by its Director Mr. Rabinarayan Nayak. Delisted,
4/274/BPC	OBPS (SUJOG): BP-BDA-2025-02-14 -196322	Approval of S+5 Storied Residential (MIG) Apartment building plan proposed over Plot No.- 68 of Khata No. 277/212, Plot No. 69 of of Khata No. 277/165, Plot No. 70 of Khata No. 89 , Plot No. 71 of Khata No. 176, Plot No. 71/877 of Khata No. 277/214, Plot No. 72 of Khata No. 217 , Plot No. 73 of Khata No. 64, Plot No. 74 of Khata No. 27/1018, Plot No. 75 of Khata No. 210, Plot No. 76 of Khata No. 210 & Plot No. 77 of Khata No. 210 of Mouza -Satyabhamapur, Bhubaneswar, Dist- Khordha , in favor of Smt. Indubala Das, Sri Kartika Chandra Das, Sri Bijaya Kumar Swain, Sri Bibhuti Bhusan Das, Sri Jagadish Prasad Das, Sri Charuchandra Das, Sri Prasanta Kumar Das, Smt. Bijaya laxmi Mohanty, Smt Ajaya Laxmi Mohapatra, Smt Kanakalaxmi Mohanty, Sri Kalandi Chandra Das, Sri Abhaya Chandra Das, GPA Holder Sri. Sudarsan Rout (Partner), Sri Debajit

		<p>Chakraborty (Partner) & Sri Siddharth School (Partner) of M/S Utkal Infrastructure.</p> <p>The Committee after detailed deliberation on the existing road width developed by Water Resources Department and considering process made by Water Resources Department pertaining to widening of the existing road up to 9 mtr. as well as the width of the road proposed in the draft CDP, the committee recommended the case for approval subject to the followings :</p> <ol style="list-style-type: none"> 1. Final NOC from Water Resources Department shall be submitted pertaining to widening of existing road from 6 mtr. to 9 mtr. of the entire length originating from Ranga Bazar Square to applicant's plot. 2. The road affected portion as per draft CDP shall be left out in the proposal & shall be handed over to BDA/road executing agency/ local authority for road expansion. 3. Detail scrutiny of the proposal shall be made and accordingly, applicant shall be asked to comply the technical requirements (if any) obtaining all applicable NOCs/ clearances and deposit of applicable fees as per Rule.
5/274/BPC	OBPS(SUJOG):BP-BDA-2025-03-26-202890	<p>APPROVAL OF PROPOSED BLOCK-1 (B+G+3) COMMERCIAL CUM CLIB HOUSE BUILDING WITH BLOCK-2 (B+S+5), BLOCK-3 (B+S+3), BLOCK-4 (B+S+5), BLOCK-5 (B+S+5), BLOCK-6 (B+S+5), BLOCK-7 (B+S+5) AND BLOCK-8 (B+S+5) RESIDENTIAL APARTMENT BUILDING PLAN FOR M/S. ARYAS BAIBHAB CORP. LLP REPRESENTED BY IT'S PARTNER AAMIT ARYA & NIRANJAN RATH, GANGADHAR SARANGI , SANKUNTALA SARANGI, SWARNALATA MISHRA, MANORAMA DASH, OVER PLOT NO – 1830, KHATA NO – 592/1779, MOUZA-JAYAPUR AND PLOT NO – 258, 257, 260, 253/1759, 253/1758, 253/1817, 253/1816, 253/1807, 253/1796, 253/1761, 253/1760, 253/1763, 253/1792, 253/1795, 253/1801, 253/1738, 253/1768, 265/1382, 265/1386, 265/1244 & 266, Khata No-382/1017, 377, 382/216, 382/827, 382/826, 382/903, 382/902, 382/898, 382/899, 382/891, 382/828, 382/831, 382/1010, 382/827, 382/1008, 382/1014, 382/1018, 382/810, 382/809, 382/811 & 85/91, Mouza- Gohal, Bhubaneswar.</p> <p>The Committee after detailed deliberation recommended the case for approval subject to compliance of the following: -</p> <ol style="list-style-type: none"> 1. The applicant shall submit necessary Fire Recommendation, NOC from CGWA/ PHED and TPCODL

		<p>in respect of Fire Safety, Water supply and Power Supply respectively.</p> <ol style="list-style-type: none"> The applicant shall submit Environmental Clearance from SEIAA as the total built up area exceeds 20,000 mtrs. The applicant shall submit Agreement with PMO as per Rules 45 of the ODA CAF Rules 2015. The applicant shall submit Electrical Layout and Electrical Safety Certificate from Registered Electrical Engineer under DTP. The STP and Electrical Transformer are to be designed and certified by the project consultant of repute. The applicant shall provide 5% of total plot area earmarked for the purpose of Children Play area. The applicant shall submit EIDP plan and estimate for approval of EIDP Committee for disposal of Storm water drainage etc. The applicant shall make provision of Affordable housing as per HFA policy-2022. Purchasable FAR beyond Base FAR, 1% EIDP cost, Labour Cess and all other applicable fees are to be deposited as per Rule. The applicant shall ensure development norms for Smart Infrastructure and provide CTI (Common Tele communication Infrastructure) as Amendment Rule 57 (4) of ODA (P&B) Rules-2020. The applicant shall submit structural stability certificate. Applicant shall Submit Undertakings with regard to quality construction/ Water Supply/ Sewerage/ Drainage/ Waste Disposal and Firefighting. Submit affidavit from Architect & Owner/ Builder regarding not to deviate from the approved plan. Affidavit regarding development of infrastructure as per the norms of BDA. Affidavit regarding development of drain up to nearest disposal point in own development.
6/274/BPC	BP-BDA-2024-03-24-079829	<p>Proposed B+S+5 Storied Hotel Building for M/S Srusti Estates Pvt. Ltd. Over Plot No-115, Khata No-2702/3420 in Mouza- Badaraghunathpur, Tahasil- Jatani, Dist-Khordha.</p> <p>After due diligence on the CDP drain issue over the applicant's</p>

		plot; the Committee upholds its earlier decision taken in the 270th DP&BP Committee Meeting held on 02.11.2024 and decided that the layout plan shall be revised showing the Drain alignment as per the CDP- 2010.
7/274/BPC	SUJOG(OBPS)-BP-BDA-2024-09-26-135032	Approval of (G+2) storied Residential building plan over Revenue Plot No.-3816/4498, Khata No.-724/81, Mouza – Barimunda on favor of Mrs. Sanjibani Sudha Rout. Approved.
8/274/BPC	LA-BDA-2025-02-14-196274	Approval of proposed sub-division lay out plan for Ranjita Mahapatra, over plot no-467/679, Mouza-Saradeipur, Sub plot No-32, 33, 42 & 43, Khata No-251/216 Bhubaneswar, Dist-Khordha. Deferred. The applicant shall submit required documents pertaining to public status of approach road.
9/274/BPC	BP1B-3221/2012	Approval / Regularization of existing B+4 storied educational building plan (Royal public School) construction over plot no- 85/1643, 877, 842,876, 878, 814 & 839 in favour of Bishnu Mohanty. The Committee after detailed deliberation decided that since this relates to an old application of 2012 and applicant has already taken up construction by now, he may apply for regularization of the constructed building through Sujog. Further the applicant shall take all necessary measures for protection of the site as suggested by CE, Office of EIC, WR Dept. and get it vetted from the empanelled agencies of repute.
10/274/BPC	OBPS(SUJOG):BLR-BDA-2024-06-03-000723	Regularization of existing (G+1) storied Residential Building plan over Revenue Plot No.- 295 and 298 (Pt), Khata No. -276/101 & 218, Mouza – Dhauli in favor of. Satpal Singh. Deferred.
11/274/BPC	BLR-BDA-2025-02-11-002645 BP-BDA-2025-04-04- 204530 BP-BDA-2025-04-02- 204148 BP-BDA-2025-04-02- 204149 BP-BDA-2025-03-13- 200777	Approval of Small Individual Buildings in Open Space Use Zone under BDA Development Plan Area of Bhubaneswar. The committee recommended for approval of each individual residential building permission cases subject to field verification by concern Planning Officers in respect of the nature of use of the land and existing development.

	BP-BDA-2025-04-09-205499 BP-BDA-2025-03-06-199618	
12/274/BPC	BP-BDA-2024-06-20-111326	<p>Matters related to road issues in Layout/ Building Plan application.</p> <p>(A) BP-BDA-2024-06-20-111326:</p> <p>The committee observed that, the project site is connected through a layout approved free-gifted road of width 9 mtr which is getting approach through an existing village road.</p> <p>Basing on the said village road, development has been undertaken including a public school. Considering site situation and approval given for layout, etc. the committee after detailed deliberation on the issue recommended the case for approval subject to adherence to all other applicable parameters related to the building plan, in accordance with the ODA (P&BS) Rules, 2020.</p>
	LA-BDA-2024-06-21-111996	<p>(B) LA-BDA-2024-06-21-111996</p> <p>Deferred.</p>
	LA-BDA-2024-08-05-126904	<p>(C) LA-BDA-2024-08-05-126904</p> <p>Deferred.</p> <p>The applicant shall submit required documents pertaining to public status of approach road.</p>
13/274/BPC	SUJOG (OBPS)-BP-BDA-2025-03-06-199618	<p>Approval of Basement + Ground +1 floor Retail Commercial (Car Showroom) building over Plot No-387/1118, 387/3501, 388, 390/3499 & 391/3500, Khata No-384/1493, in Mouza-Uttaramundamuhan in favour of Sri Sandeep Gill & Sri. Surajdeep Gill represented through its GPA holder Sri. Sandeep Gill.</p> <p>After detailed deliberation, the committee approved the proposal subject to following conditions:</p> <ol style="list-style-type: none"> 1. This sub-plot is to be regularized as per Government Notification No.1034/HUD dt.30.05.2017 on deposit of 5% of Benchmark Value of the plot. 2. The road-affected portion as per CDP shall be free-gifted to BDA as per the provision of the Rule – 36 of ODA (P&BS) Rules, 2020. 3. The applicant is required to submit NOC from RWSS/ CGWA for water supply, Fire recommendation from FPW and Clearance/ NOC from NHAI for the access road from the NH-16 for the project.

		<p>4. The applicant is required to submit affidavit for Not to deviate from the project architect.</p> <p>5. Submit Agreement with PMO as per Rule no.- 45 of the ODA CAF Rules 2015.</p> <p>6. The applicant is required to submit electrical layout and electrical safety certificate from DTP registered Electrical Engineer.</p> <p>7. The applicant is required to provide Public Washroom complex as per Rule No.- 50 of ODA (P&BS) Rules, 2020.</p> <p>8. The applicant shall ensure In-Building Solutions (IBS) for Common Telecommunication Infrastructure (CTI) as per Rule no.- 57 (4) of ODA (P&BS) Amendment Rules, 2025.</p> <p>9. The Building Plan, Building Services Plan, Landscape Plan, Solid Waste Management Plan, External Infrastructure Plan (including drainage disposal plan) are to be submitted as per Rule No.- 5 of ODA (P&BS) Rules, 2020.</p> <p>10. The applicant shall deposit all applicable fees.</p>
14/274/BPC	Planning (Gen)-173/2025	<p>Issuance of NOC for alienation of land in favour of OSRTC for construction of Ama Bus Stand In Mouza-Barilo under BalipatanaTahasil.</p> <p>Approved.</p>
15/274/BPC	Planning (Gen)-71/2025	<p>Issuance of NOC for alienation of Government land in favour of PR & DW Department, Govt. Of Odisha for construction of Elevated Storage Reservoir (ESR) to Supply drinking water in Mouza- Brahmapura under KhordhaTahasil.</p> <p>Approved.</p>
16/274/BPC	Planning(Gen)-152 /2025	<p>Regarding issue of Views pertaining to application for conversion of agriculture to non-agriculture purpose of plot Nos 134/6573 and 132/4905 under khata Nos .1331/1674 and 731/4457 respectively, mouza- Lingipur.</p> <p>Deferred.</p>

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(C) BMC related matters :-

Item No.	File No.	Subject Matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 40th DP & BP Committee. Confirmed.
2.	XXXXXI (Planning cell) 003/2017	Compliance to the proceeding of the 40th DP & BP Committee Meeting. Noted.
3	Policy Decision	Issue of Permission on "Not Final / Draft" ROR in Sampurmouza The committee "Deferred" the matter and decided to conduct a separate meeting with the representatives of R & DM Department and G.A & P.G Department for decision regarding issue of permission on Not Final ROR in mouza Sampur.
4	BP-BMC-202 5-03-24-202 522	Approval of proposed 2B+S+12 Storied Residential Apartment building over GA Plot No.-GA/17, Rev. Plot No- 752, Khata No- 303/240, under Mouza- Satya Nagar in favour of Ranjita Das, SamratSiladitya Das, Bidisha Das & Dibyasha Das GPA Holder M/s TWO7 ADDRESS MAKERS PRIVATE LIMITED represented through its Director Sri Swayam Prakash Jena. The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the Committee after detailed deliberation recommended the case for approval subject to compliance of the following: - 1. NOC from Airports Authority of India (AAI). 2. NOC from PHED towards Water Supply & Sewerage disposal. 3. NOC from Central Ground Water Board for extraction of ground water. 4. Fire Safety Recommendation from Fire Prevention Wing. 5. Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha. 6. 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. 7. External Infrastructure Development Plan and project estimate cost. 8. Agreement with PMO as per Rule 45 of the ODA CAF Rules 2015. 9. The applicant shall ensure development norms for Smart Infrastructure and provide CTI (Common Tele communication Infrastructure) as per Amendment Rule 57 (4) of ODA (P&B)

		<p>Rules-2020.</p> <p>10. The STP & Electrical Transformer is to be designed and certified by the concerned project consultant.</p> <p>11. The Building Plan, Building Services Plan, Landscape Plan, Solid Waste Disposal & Management Plan, External Infrastructure Development Plan (including the Drainage Disposal Plan) and Parking & Circulation Plan are to be submitted as per Rule 5 of ODA (P & BS) Rules 2020.</p> <p>12. Developer shall submit undertaking in form of affidavit to take all precautionary measures to avoid noise and dust pollution and shall not create any inconvenience to the neighboring plot owners.</p> <p>13. Indemnity bond for Basement, indemnifying the authority against any damage caused to the adjacent property as per Rule 41 sub-rule (6) of ODA (P & BS) Rules 2020.</p> <p>14. The applicant shall submit Patta (ROR) in favour of present land owners (legal heirs of Late Siddhartha Das, S/o Late Dr. Manmath Nath Das).</p> <p>15. Purchasable FAR beyond Base FAR, 1% EIDP Fees, Labour Cess and other applicable fees shall be deposited as per Rules.</p>
5	MBP-BMC-02-0080/2019	<p>Approval of Revised B+S+18 (Block-A), B+S+21 (Block-B), B+S+21 (Block- C & D), B+S+21 (Block-E) & G+2 (Club Block) Storied High-rise Residential Group Housing Apartment Complex over Plot No.-1500/5101, 1500/5111, 1500/5107, & 39 others; Khata No.-474/4344, 474/4346, 474/4354 & 39 others under Mouza- Patia and Plot No.-1503, 1519, 1518/1988, 1518, 1518/7649 & 7 others; Khata No.-415, 611/3253, 611/3164 & 8 others under Mouza- Chandrasekharapur in favour of M/s Acrux Realcon Private Ltd.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the Committee after detailed deliberation recommended the case for approval subject to compliance of the following: -</p> <ol style="list-style-type: none"> 1. The kism of the plots other than Gharabari shall be converted to Gharabari status for plot nos. 1500, 1507, 1472, 1466, 1509/5498 & 1511 (p) before according approval. 2. Revenue site plan of the revised plot area shall be submitted. 3. 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. 4. Environmental Clearance from State Environment Impact Assessment Authority before commencement of construction

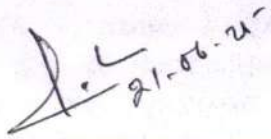
		<p>work shall be submitted.</p> <ol style="list-style-type: none"> Culvert of 7.5 mt width shall be provided over the Jalasaya plot having plot no-1504 of mouza-Patia. The applicant shall ensure development norms for Smart Infrastructure and provide CTI (Common Tele communication Infrastructure) as per Amendment Rule 57 (4) of ODA (P&BS) Rules-2020. Affidavit shall be submitted towards proper stacking of construction materials and C & D (Construction & Demolition) waste generated during execution of work. Developer shall submit undertaking in form of affidavit to take all precautionary measures to avoid noise and dust pollution and shall not create any inconvenience to the neighboring plot owners. Shelter fee shall be deposited in lieu of affordable housing units. Purchasable FAR beyond Base FAR, 1% EIDP Fees, Labour Cess and other applicable fees shall be deposited as per Rules.
6	BP-BMC-202 4-12-10-181 976	<p>Approval of proposed Integrated Basement and Block-1 (B+S+19) & Block-2 (B+S+19) storied, Residential Apartment building & Block-3 (B+G+2) storied Club House building over Plot No.- 1543,1544,1542 & others; Khata No.- 474/6630, 474/6724 & others under Mouza- Patia in favour of IKAT Exports Pvt. Ltd. represented through authorized signatory Mr. Niranjana Mohanty, Progressive Finex Pvt. Ltd., KRJ Project Pvt. Ltd. and Santilata Sethy, Manoj Kumar Sethy, Saroj Kumar Sethy, Harendra Natha Sethy.</p> <p>The committee deferred the proposal as the application was premature.</p>
7	BP-BMC-202 4-02-08-052 927	<p>Approval of proposed (S+5) Hostel Building Plan of DAV Public School, Chandrasekharpur over Plot No: 4/9534, 4/11709 & 4/11710, Khata No-619/2856, Mouza- Chandrasekharpur, Bhubaneswar.</p> <p>The Committee after detailed deliberation recommended the case for approval subject to compliance of the following: -</p> <ol style="list-style-type: none"> NOC from PHED towards Water Supply & Sewerage disposal. NOC from Central Ground Water Board for extraction of ground water. Fire Safety Recommendation from Fire Prevention Wing. 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

		<p>Technology or National Institute of Technology or any other institute of Government of India having structural engineering specialization.</p> <ol style="list-style-type: none"> The applicant shall ensure development norms for Smart Infrastructure and provide CTI (Common Tele communication Infrastructure) as per Amendment Rule 57 (4) of ODA (P&B) Rules-2020. Submit Agreement with PMO as per Rule 45 of the ODA CAF Rules 2015. Submit EIDP plan and estimate for approval of EIDP Committee for disposal of Storm water drainage etc. The STP and Electrical Transformer are to be designed and certified by the concerned project consultant. Affidavit shall be submitted towards proper stacking of construction materials and C & D (Construction & Demolition) waste generated during execution of work. Purchasable FAR beyond Base FAR, 1% EIDP Fees, Labour Cess and other applicable fees shall be deposited as per Rules.
8	MBP-BMC-02-0096/2022	<p>Revised approval for change in use and Regularization of existing 2B+G+4 storied (150 bedded) Hospital building over plot no- 516/1698/3250, khata no-474/1048 under mouza –Patia in favor of Javed Akhtar, Director, M/s Swadesh Business Solution Pvt. Ltd.</p> <p>The matter was earlier placed before the 40th DP&BP Committee meeting of BMC held on 28.03.2025. The Committee refused the proposal as ground coverage of the existing building doesn't conform to the norms of ODA (P & BS) Rules 2020. Against the same, the applicant submitted a representation stating that the existing building was approved under BDA (P & BS) Regulations 2018 and there was no such provision of ground coverage. Hence, the matter for regularization and change of use may be reconsidered.</p> <p>The Committee after detailed deliberation recommended the case for approval subject to compliance of the following: -</p> <ol style="list-style-type: none"> The area beyond the permissible ground coverage as per ODA (P & BS) Rules 2020 shall be regularized by way of compounding @ Rs 5000 per sq.m as per Table no-23 of Regulation 92 (1) of BDA (P & BS) Regulations 2018. Revised NOC from PHED towards Water Supply & Sewerage disposal shall be submitted. Revised Fire Safety Recommendation from Fire Prevention Wing shall be submitted. Revised Fire Safety Recommendation / Fire Safety Certificate

		<p>from Fire Prevention Wing as applicable shall be submitted.</p> <ol style="list-style-type: none"> 5. NOC from Central Ground Water Board for extraction of ground water shall be submitted. 6. NOC from State Pollution Control Board shall be submitted. 7. Agreement with Bio-medical waste agency for disposal of bio medical waste shall be submitted. 8. 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. 9. The applicant shall ensure development norms for Smart Infrastructure and provide CTI (Common Tele communication Infrastructure) as per Amendment Rule 57 (4) of ODA (P&B) Rules-2020. 10. Purchasable FAR beyond Base FAR, 1% EIDP Fees, LabourCess and other applicable fees shall be deposited as per Rules.
9	MBP-BMC-01-046 5/2016	<p>Approval of Proposed S+4 Storied (Two Block) Residential Apartment Building over Plot No.286,286/11112 & 285, Khata No. 114 & 73 in Mouza- Chandrasekharapur, in favour of Sri PravakarBehera, Sri Ramachandra Behera& Sri SatrughanaBehera,GPA Holder M/s BIZZY BEE CONSTRUCTION COMPANY (P) LTD, represented by its Directors Sri PruthwirajPattnaik,Sri Biswajit Dash,& Sri Narayan Behera.</p> <p>The Committee after detailed deliberation decided that the applicant shall obtain Clearance from GA department for use of 6.09 mts wide strip of land between the existing developed road and applicant's plot as access.</p>
10	BP-BMC-202 4-03-29-082 475	<p>Approval of Proposed S+4 Storied Residential Apartment (MIG category) Building over Plot No. 2934 & 2934/6093; Khata No.1731/217 & 1731/216; under Mouza - Goutam Nagar in favor of Mr. PinakiPanigrahi represented through GPA holder Mr. Sanjay Kumar Jha, Managing Director, M/s Arya Constructions Pvt. Ltd.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the Committee after detailed deliberation recommended the case for approval subject to compliance of the following: -</p> <ol style="list-style-type: none"> 1. NOC from National Monuments Authority shall be submitted.

		<p>2. Free gift the land area required for widening of the existing public roads in favour of BMC.</p> <p>3. Photographs showing demarcation of the plot boundary on right side shall be submitted.</p> <p>4. Affidavit shall be submitted towards proper stacking of construction materials and C & D (Construction & Demolition) waste generated during execution of work.</p> <p>5. Purchasable FAR beyond Base FAR, 1% EIDP Fees, Labour Cess and other applicable fees shall be deposited as per Rules.</p>
11	BP-BMC-202 5-03-27-203 101	<p>Approval of proposed G+1 Storied Residential Building plan of Satyabadi Biswal, Over Rev. Plot No- 246/3355 & 247/3356, Khata No-796/2385, Sub Plot No- 38 under Mouza-Sundarpada.</p> <p>Approved.</p>


VICE-CHAIRMAN, BDA
 21/06/2021


 21-06-21