



BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR

No 1023 /BDA, Bhubaneswar,
Misc-DP-9/88(pt)

Dated the 15 th January, 2026

To

The Commissioner, BMC, BBSR
The Director of Estates & Ex-Officio, Addl. Secretary to Govt., G.A. & PG. Deptt.
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 Representative of State Pollution Control Board

Sub:- Proceedings of the 276th DP & BP Committee Meeting of BDA & 43rd DP & BP Committee Meeting of BMC.

Sir/Madam,

Enclosed please find herewith the Proceedings of the 276th DP & BP Committee Meeting of BDA & 43rd DP & BP Committee Meeting of BMC held on 23.12.2025 at 11.00 AM in the Conference Hall of BDA for favour of your kind information and necessary action (if any).

Encl: As above.

Yours faithfully, *nb*

nb
15-01-26
Town & Regional
Planning Member, BDA

Memo No. 1024 /BDA.,

Copy along with copy of proceeding submitted to P.S. to Honble Minister H& UD Deptt. & Chairman ,BDA ,P.S to Principal Secretary to Government, H & U.D. Department, for kind information..

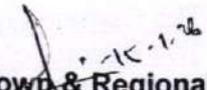
Dt. 15.01.2026

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Town & Regional
Planning Member, BDA

Memo No. 1025 /BDA.,

Dt. 15.01.2026

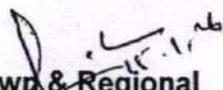
Copy along with copy of proceeding forwarded to Sr. Steno to Vice-Chairman, BDA for kind information of V.C.


Town & Regional
Planning Member, BDA

Memo No. 1026 /BDA.,

Dt. 15.01.2026

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, BDA

Memo No. 1027 /BDA.,

Dt. 15.01.2026

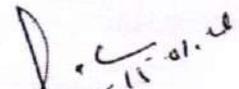
Copy along with copy of proceeding forwarded to all officers Planning Branch, I.S.O. Planning Branch/ All D.As., Planning Branch, BDA for information and necessary action. They are requested to furnish the compliance to the proceedings pertaining to their Division immediately.


Town & Regional
Planning Member, BDA

Memo No. 1028 /BDA.,

Dt. 15.01.2026

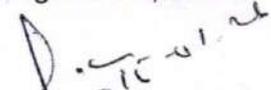
Copy along with copy of proceeding forwarded to Sri P.K. Pradhan, Manager, I.T. BDA for information and necessary action. He is requested to upload the proceedings in the BDA website immediately.


Town & Regional
Planning Member, BDA

Memo No. 1029 /BDA

Dt. 15.01.2026

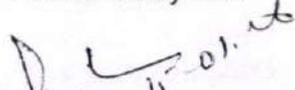
Copy along with copy of proceeding forwarded to CDP Cell, Planning Branch, BDA for information and necessary action.


Town & Regional
Planning Member, BDA

Memo No. 1030 /BDA

Dt. 15.01.2026

copy of proceeding forwarded to Sri D.C. Marandi, Investigator for information and necessary action. He is directed to keep the proceedings in Guard File maintained by him.


Town & Regional
Planning Member, BDA

PROCEEDINGS OF THE 276TH DP& BP COMMITTEE OF BDA AND 43RD DP & BP COMMITTEE MEETING OF BMC HELD ON DTD. 23.12.2025 AT 11.00 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
1/276/BPC	Misc-DP-9/88(p)	Confirmation to the Proceeding of the 275 th DP & BP Committee. Confirmed.
2/276/BPC	Misc-DP-9/88(p)	Compliance to the Proceeding of the 275 th DP & BP Committee Noted.
3/276/BPC	BP-BDA-2024-10-30-148418	<p>Approval of Proposed (B+G+20) Storied Residential Apartment (Block- 7,Block-8, Block-9,Block -10), 2B+G+17 Storied Residential Apartment (Block -11) & 2B+G+2 Storied Club House With Departmental Store over South Side Plot No - 801/3309, 801/3313, 801/3314, 801/3341, 802 ,802/4150, 803, 804, 808/4710, 808/4709, 808/4463, 808/4771, 810, 810/936, 813, 813/3321, 813/3490, 814 ,815, 816, 819, 819/2832, 819/2833, 820, 821, 821/974, 821/3483 ,822 ,824 ,826 ,827 ,828, 831 ,832 ,833 ,834 ,836 ,836/4036 ,837, 838/3334, Khata No - 345/1849, 345/1853, 345/1854, 345/1851, 345/3947, 345/3953, 345/2741 ,345/1757, 345/3129, 345/3128, 345/2778,345/3206, 196, 243, 345/2302 ,345/1862 ,345/1686 ,111, 290, 345/1175, 345/921, 345/919, 345/920, 345/1175, 345/2113, 345/3978 ,345/1679, 103, 331, 345/3978, 345/2710, 345/2262, 345/2215, 345/3826 North Side Plot No 787, 788, 796,797/870 of Khata No- 345/1372, 345/1102 ,345/1884 ,345/3761 of Mouza : Ebaranga, P.S.- Bhubaneswar No. 61, Tahasil - Bhubaneswar, Dist-Khorda, in favor of UtkalGreenex Phase-II, M/S - AMJ Global Homes LLP, represented by GPA holder Mr.Mudit Kumar Choradia.</p> <p>The Committee after detailed deliberation recommended the case for approval subject to following conditions.-</p> <ol style="list-style-type: none"> 1. The applicant shall submit Environment Clearance from SEIAA before RERA Registration. 2. The applicant shall provide Affordable Housing units as per the provision of Model-I of the HFA Policy, 2022 and submit required affidavit along with plot details for accommodation of 10% EWS/LIG dwelling units within

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BDPA area for development of the affordable housing units.

3. The applicant shall complete the EWS dwelling units for the mandatory affordable housing project w.r.t. phase-I of the project strictly as per timelines mentioned in the agreement executed with BDA and apply for Occupancy Certificate for the same. In case of delay in execution of the EWS affordable housing unit within the expiry of the agreement date, the permission issued thereof towards the extension of this project shall stand cancelled.

It is noted that the above condition is being considered as a one-time exception purely due to the prevailing situational circumstances. This shall not be treated as a precedent and cannot be cited for similar cases in future.

4. Regarding access to the extension of the project through Phase-I, the applicant shall submit a No Objection Certificate (NOC) in the form of an affidavit from all the allottees of Phase-I, in the prescribed format of RERA Act.
5. Integrated EIDP and Estimate shall be submitted for approval of EIDP Committee of BDA and deposit 1% EIDP maintenance cost of the execution of storm water drainage in the light of drainage vetting made by C.E., Drainage Division, W.R. Department. Applicant to obtain NOC from EIDP Committee as per SOP before issue of occupancy.
6. All other official fees shall be deposited as per the Rule before approval.
7. Provision of In-building Solutions (IBS) for Common telecommunication infrastructure (CTI) is to be made as per Rule No- 57 (4) of ODA (P&BS) Amendment Rules, 2025.
8. As per the Rule No.- 37 (15) of ODA (P&BS) Third Amendment Rules, 2025; all parking spaces shall be provided with facilities for Electric Vehicle (EV) charging points. Such charging points shall be clearly indicated in the building plan with proper indexing. Accordingly, the required electrical power for the project shall be calculated and duly certified by the DTP empaneled Electrical Engineer.
9. Clearance from TPCODL with regard to provision of 100% Electric Vehicle (EV) charging points, location of transformers within the project premises, and other related electrical infrastructure to be provided.
10. A public thoroughfare may be provided on at least one

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		side of the land, as per provision under Rule 89 of ODA (P&BS) Amendment Rules, 2020.
4/276/BPC	BP-BDA-2025-08-01-222264	<p>Approval of Proposed Envelope Basement (Lower + Upper Basement), 1 Block Multi-storied Residential-cum-Commercial (Block 1: Ground+24 Floor), Two no. of Residential Multi-storied High-rise Building (Block- 2: Ground + 22 Floor) and (Block- 3: Ground + 22 Floor) over Plot no-11/1440 (Pt), Khata No.- 470 in Mouza-Ransinghpur in favour of M/s Avinash Developers Pvt. Ltd. represented by its authorized signatory Sri Priyanka Singhania.</p> <p>The Committee after detailed deliberation recommended the case for approval subject to following conditions.-</p> <ol style="list-style-type: none"> 1. As per the representation of the applicant regarding shifting of the HT lines coming within the project site, it was decided that the applicant shall ensure shifting of the HT lines from the site before commencement of the construction. Accordingly, the applicant is required to submit NOC/ Clearance from the TPCODL/ OPTCL for shifting of HT line & Consent from the TPCODL after shifting of such electrical installations as per the standards before commencement of construction. 2. The applicant shall submit an operational stack parking plan by detailing out the numbers of vehicle parking, area proposed under Stack Parking. Further for its operation and maintenance part of the proposed Stack Parking of double stack with back-to-back parking certification from the DTP Registered Mechanical Engineer/ Electrical Engineer shall be submitted complying each Standard mechanical parking mechanism. 3. The applicant shall submit the profile of the agency proposed to be engaged for installation of the describe stack parking system, along with details of successful implementation examples of such agency in any other project for consideration of the proposal. 4. In the parking plan, the applicant shall demarcate the proposed parking for Commercial and residential use separately. 5. As per the Rule No.- 37 (15) of ODA (P&BS) Third Amendment Rules, 2025; all parking spaces shall be provided with facilities for Electric Vehicle (EV) charging points. Such charging points shall be clearly indicated in the building plan with proper indexing.

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		<p>Accordingly, the required electrical power for the project shall be calculated and duly certified by the DTP empanelled Electrical Engineer.</p> <ol style="list-style-type: none"> 6. For ventilating the spaces for water closets and bathrooms, it was decided that the applicant shall comply with the provisions of the ODA (P&BS) Rules 2020 / NBC 2016. 7. The applicant shall earmark the proposed internal road of 7.50 mtr. as an Emergency Entry/ Exit for the plots of land located back side of the applicant's plot and allow the same for public use as and when required. 8. The applicant shall deposit Shelter Fee in lieu exchange of the Affordable Housing Units as per the provisions of the HFA Policy, 2022. 9. The proposed Outer Courtyard / Inner Courtyard shall be provided as per the decision of the 268th DP&BP Committee Meeting. 10. Provision of In-building Solutions (IBS) for Common telecommunication infrastructure (CTI) is to be made as per Rule No.- 57 (4) of ODA (P&BS) Amendment Rules, 2025. 11. The applicant shall submit Environmental Clearance from SEIAA before commencement of construction. Similarly, other required NOC/ Clearances from the respective Authority shall be submitted before granting permission for the project. 12. Purchasable FAR fees beyond Base FAR, Shelter Fees for non-Provision of 10% of EWS housing, 1% EIDP Fees, Labour Cess and other applicable fees shall be deposited as per Rule.
5/276/BPC	OBPS (SUJOG): BP-BDA-2023- 10-09-0268883	<p>Approval of Proposed S+4 Storied Residential Apartment in favor of Sri Purna Chandra Jena represented by power of attorney holder Sri Ajaya Kumar Mishra Managing Director of Apex Multiplex Pvt. Ltd of Mouza- Benupur, Bhubaneswar, Dist- Khordha.</p> <p>The committee deferred the proposal for reconsideration after the final notification of CDP for extended areas of BDPA.</p>

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6/276/BPC	LPBA-108/2023	<p>Consideration of approval of revised sub-divisional layout plan over Plot No. 1230/2519, Mouza: Jagannath Prasad, measuring Ac. 9.00 dec., in favour of Odisha State Housing Board (OSHB).</p> <p>The committee deferred the proposal for reconsideration in view of incomplete compliance of the earlier observations. The matter shall be placed before the next committee meeting after submission of satisfactory compliance of earlier observations.</p>
7/276/BPC	BP-BDA-2025-08-20-224869	<p>Proposed G+1 Storied Residential Building plan in Favor of Mr. BijayKetan Sarangi over Plot No.366/498, Khata No. 165/88 in Mouza- Krushnapur, Bhubaneswar.</p> <p>Approved.</p>
8/276/BPC	BP-BDA-2024-06-03-000723	<p>Regularization of existing (G+1) storied Residential building plan over Revenue Plot No-295 and 298 (pt), Kahta No-276/101 & 218, Mouza- Dhauli in favor of Mr. Satpal Singh.</p> <p>After detailed deliberation, the Committee approved the proposal, as the said Gochar land falls within the alignment of the proposed CDP Road, subject to the following conditions:</p> <ul style="list-style-type: none"> - No responsibility shall vest with BDA for providing access to the applicant's plot under the Right to Access. - The applicant shall surrender the land affected by the CDP Road in the form of a registered Gift Deed in favour of BDA, in accordance with the ODA (P & BS) Rules, 2020.
9/276/BPC	SUJOG(OBPS)-BP-BDA-2025-12-17-243412	<p>Regularization of sub-plot and approval of proposed (G+1) storied Residential building over Plot No-302/4042 & 306/4043 Khata No-384/4075 in Mouza-Uttaramundamuhan in favour of Smt. SwapnaraniBahidar.</p> <p>The applicant is required to free gift the approach road from the connecting public road in favour of the concerned local Authority as the road is under private ownership.</p>
10/276/BPC	SUJOG(OBPS)-BP-BDA-2025-12-17-243407	<p>Regularization of sub-plot and approval of proposed (G+1) storied Residential building over Plot No-15/4634 & 14/4633 Khata No-384/4116, 384/4414 in Mouza- Uttaramundamuhan in favour of Shri Jitendra Kumar Mohapatra.</p> <p>The applicant is required to free gift the approach road from the connecting public road in favour of the concerned local</p>

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		Authority as the road is under private ownership.
11/276/ BPC	SUJOG(OBPS)- BP-BDA-2025- 09-05-227110	Approval of (G+1) storied Residential building over Plot No-313/2245, Khata No-384/1945 in Mouza-Uttaramundamuhan in favour of Smt. Kalyani Dora. The applicant is required to free gift the approach road from the connecting public road in favour of the concerned local Authority as the road is under private ownership.
12/276/ BPC	BP-BDA-2023- 10-20-027398 and MISC (Planning)- 170/2025	Request for permission to deposit Shelter Fee in lieu of development of Affordable Housing Units over Government land under Clause 4.1.1.5(b) of the Odisha Housing for All Policy for Urban Areas, 2022, in respect of conditions imposed in SUJOG Permission Letter No.BP/BDA/01084 dated 04.07.2024, pertaining to Approved Application No.BP-BDA-2023-10-20-027398. Deferred. A separate meeting shall be convened under the chairmanship of the Vice Chairman, BDA, with the Planning Section and Land Section in respect of the issue of handing over of possession of Govt. land for construction of EWS units.
13/276/ BPC	Planning (Gen)-692/25	Regarding various road issues pertaining to application received for Building / Sub-division layout proposals. The committee after detailed deliberation decided that all such policy-related matters shall be discussed separately with the Revenue Department, General Administration & Public Grievance Department, and Housing & Urban Development Department. In the meantime, clarification shall be sought from the Housing & Urban Development Department, with a copy to the Revenue & Disaster Management Department and the General Administration Department, Government of Odisha, highlighting such issues.
14/276/ BPC	LPBA-22/25	Approval of Residential layout plan over Plot No.341, Khata No.- 365/ 585 in Mouza- Nilakanthapur under the Jurisdiction of BDA. The committee after detailed deliberation of the Zoning Regulation in force appreciated the fact that the layout approvals are not being submitted in open space use zone as because it is not economically viable to surrender 40% of the land area to the Authority under layout approvals, as a result, sub-plots are being developed under open space use zone without obtaining prior approval from the Authority. The committee observed that adoption of general layout approval Rules in open space use zone may encourage submission of layout applications. With a stipulation for allowing restrictive construction over sub-plots required for approval of buildings in Open Space Use Zone to encourage controlled developments in open space use zone. However in order to bring more legal clarity, the committee

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further observed that similar provision for approval of Building Plan in open space land use zone in other state shall be studied and accordingly a suggestive proposal shall be placed before the next committee.

Any other items – General policy decisions in connection with streamlining approval process.

1. It was decided that the **DP&BP Committee meeting shall be convened at least once in a month** preferably in last week of every month to ensure expeditious disposal of matters pertaining to DP&BP Committee.
2. All applications pertaining to the DP&BP Committee cases shall be placed before the Vice-Chairman, BDA/Commissioner, BMC for final approval after receipt of compliance of the recommendations made by the DP&BP Committee.
3. In respect of Sub-divisional layout approvals, area earmarked under the internal roads, open spaces, and other public utilities services as well as road-widening areas in cases of plot Regularization, shall be free gifted **in favour of the concerned Local body** as per the provisions of the ODA (P&BS) Rules, 2020.
4. In cases where plots are affected by proposed CDP road and drain alignments, the same shall be **free-gifted to BDA/BMC as the case may be through the Land Section**.
5. The free-gift deeds received so far by the Planning Branch, BDA, shall be immediately **handed over to the Land Section**. These deeds shall be categorized into two types:
 - (i) **deeds to be transferred**, after proper inventory, to the concerned Local Authority for acceptance of the free gift; and
 - (ii) **deeds to be recorded** in the prescribed register for future development, pertaining to areas free-gifted for implementation of CDP roads, drains etc.
6. The Land Section, BDA, shall prepare an inventory of land parcels under BDA plotted development schemes/group housing schemes for optimal utilization, wherever applicable, and all such land parcels shall be converted to **Gharabari Kisam**. This stipulation shall also apply to all future projects of BDA.
7. In respect of approval of all **apartment / high-rise buildings**, the following compliances shall be sought from the applicant:

a) Submission of an undertaking along with a report on Air and Dust Pollution, complying with the following measures:

- Proper management and disposal of Construction and Demolition (C&D) waste.
- Adoption of adequate measures for mitigation of dust and air pollution generated during construction activities.
- Upkeep and maintenance of the approach road during the construction period.
- Adoption of modern construction techniques to minimise inconvenience to adjoining properties, particularly with regard to noise and vibration.
- Mandatory covering of heavy vehicles during transportation of construction materials.
- Regular and proper washing of vehicles before entry to and exit from the construction site.
- Proper and complete cladding of under-construction sites to prevent the spread of dust.
- Temporary paving and regular watering of setbacks and open areas within the project site to reduce air pollution.
- Paving of the existing approach road, if not already developed, through temporary or permanent measures to minimise dust pollution.
- Peripheral plantation to be undertaken from the inception of construction so that the trees

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are well established by the time of project completion.

- Strict compliance with the guidelines issued by the Odisha State Pollution Control Board (OSPCB) in this regard wherever construction activities are in progress.
- Adoption of any other appropriate remedial measures using available modern technologies to minimise noise and air pollution during construction.

The above measures shall be strictly verified at the time of application for revalidation. If, at any point in time, any deviation in this regard comes to the notice of the Authority, the same shall lead to cancellation of the plan approval.

- b) **Submission of clearance from TPCODL** with regard to provision of 100% Electric Vehicle (EV) charging points, location of transformers within the project premises, and other related electrical infrastructure.
- c) In case of projects adjacent to HT/EHT lines, the **NOC from OPTCL** shall be obtained.

8. It was noted that in most cases, the developers are not obtaining **EIDP Vetting** in a timely manner and only complying the same after multiple reminders at the time of Occupancy application. Accordingly, the following procedure was recommended by the committee to ensure timely EIDP vetting prior to approval.

- a. It was decided that for all building **proposals having more than 500 sqm built up area other than low risk buildings**, shall be submitted by the applicant and are to be vetted by the EIDP Committee under the Chairmanship of VC, BDA **prior to approval** in adherence to the SOP vide no. 2360 dtd 18.01.2021.

As most of the members of the EIDP Committee are also part of the DP& BP Committee, such matters may be placed before the DP & BP Committee with **PD, DRDA of concerned Districts and Addl. PD (Tech), DRDA** as additional invited members as per Rule 25 (1) (r) of ODA (P& BS) Rules, 2020.

Prior to placing the matter before the EIDP Committee, the **site inspection shall be done by a joint team** of Planning and Engineering Section of BDA and Engineering Section of PD, DRDA. The concerned section shall issue orders designating officials as per power delegation for conducting site inspection.

The report of the inspection team shall be reviewed by a **preliminary EIDP vetting committee** comprising of Engineer Member, BDA; Town and Regional Planning Member, BDA; Executive Engineer, BDA; Concerned Planning Officer, BDA; Asst. Executive Engineer, BDA and Addl. PD (Tech), DRDA. A similar committee shall also be constituted in BMC for preliminary vetting of EIDPs.

At the time of application of Occupancy Certificate, EIDP NOC shall be issued by CE-cum-EM, BDA after due approval from EIDP Committee as per SOP vide no. 2360 dtd 18.01.2021.

- b. For **sub-division layouts**, the EIDP Vetting as per Clause (viii) of Sub-rule 3 of Rule 78 of ODA (P& BS) Rules, 2020 shall also be carried out in accordance with the aforesaid procedure.

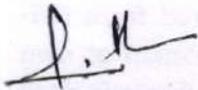
9. Where an application is submitted for approval of a building plan over a final plot within a Preliminary Town Planning Scheme, and the corresponding original plot had been unauthorisedly subdivided, such final plot shall not be treated as unauthorised, and no

compounding fee shall be levied at the time of approval of the building plan on the final plot.

However, where a final plot under a Preliminary Town Planning Scheme has been subdivided without prior approval as required under Section 16 of the ODA Act, 1982, the compounding fee for unauthorised sub-division shall be applicable in accordance with the extant provisions.

10. In cases of application for sub-division of land within a sub-divisional layout plan duly approved under Section 16 of the ODA Act, where External Infrastructure Development Plan (EIDP) vetting has already been obtained or within a Preliminary Town Planning Scheme, further EIDP vetting shall not be insisted upon for the sub-division of any final plot under such layout.

11. While considering an External Infrastructure Development Plan (EIDP) within a Town Planning Scheme, the carrying capacity of the infrastructure of the Town Planning Scheme shall be duly assessed, and development shall be permitted accordingly. In other developed areas, where infrastructure upgradation is not feasible, the EIDP shall also recommend the maximum permissible built-up area and/or number of dwelling units up to which the existing infrastructure can sustainably accommodate the additional load.



(B) BMC RELATED MATTERS :-

Item No.	File No.	Subject Matter
1.	XXXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 42nd DP & BP Committee. The committee confirmed the proceeding of 42 nd meeting of DP & BP Committee.
2.	XXXXXXI (Planning cell) 003/2017	Compliance to the proceeding of the 42nd DP & BP Committee Meeting. Noted.
3	BP-BMC-2025- 11-21-238608	Approval of '05' Blocks of Integrated '2B+G+28' with G+6 storied Club House Building Plan proposed over Revenue Plot Nos. 660, 641, 642, 643 & others at Mouza-Pahala in favour of M/s Utkal Builders Pvt. Ltd. and Utkal Realtors Ltd., represented through its Managing Director Mr. Sarad Baid. 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 following conditions : <ol style="list-style-type: none">1. The 18 mtr approach road shown connected from NH-16 up to dead CADA canal, shall be developed at own cost and handed over to BMC in form of free gift deed prior to approval.2. The applicant shall also clarify the utilization of balance part plot, living apart the 18 mtr wide access taken for the project.3. NOC from Water Resource Department shall be submitted for getting access of minimum 18 mtr wide culvert over the dead CADA canal for getting connectivity to the project site.4. The kism of the plots other than Gharabari shall be converted to Gharabari and updated ROR shall be submitted before approval.5. The applicant shall provide affordable Housing units as per the provision of model-I of the HFA Policy, 2022 and submit affidavit along with plot details for accommodation of 10 % EWS/LIG dwelling units within BMC area for development of the affordable housing units..6. NOC from NHAI, Air Port Authority of India, TPCODL, WATCO/CGWA, Fire Recommendation in respect of Fire Safety, etc: shall be submitted.7. Environmental Clearance from SEIAA shall be submitted as the total Built-up area exceeds 20,000 Sq.mt.

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		<ol style="list-style-type: none"> 8. Affidavit regarding registration of the project under ORERA and formation of Association of Allottees under Odisha Apartment (Ownership and Management) Act, 2023 shall be submitted. 9. The Structural Plan & the Structural Design of the proposed building shall be vetted as per Rule 5(3) (vii) of ODA Rules, 2020. 10. Electrical design, installations and layout plan shall be vetted by DTP empaneled Electrical Engineer. 11. A public thoroughfare may be provided at least on one side within the site layout to provide the access to the adjacent land locked plots if any after assessing the existing road connectivity of the surrounding plots as per Rule 89 (4) of ODA (P & BS) Rules 2020. 12. EIDP plan and estimate shall be vetted from Engineering wing of BMC for approval of EIDP committee. However the pre EIDP vetting shall be certified by City Engineer, BMC. 13. Affidavit regarding engagement of Project Management Organization (PMO) for the Project. 14. Provision of Green Building norms as per ODA (P&BS) Rules-2020. 15. The Building Plan with correct layout and other Building services as per rule, Landscape Plan, reserving 5% of the plot area for children play area, provision for CTI as per amendment Rule, Solid Waste Disposal & Management Plan, EIDP (including Drainage Disposal Plan) and Parking & Circulation Plan shall be submitted as per Rule 5 of ODA (P & BS) Rules 2020. 16. Indemnity bond for Basements, indemnifying against any damage caused to the adjacent property as per Rule 41 sub-rule (6) of ODA (P & BS) Rules 2020. 17. 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. 18. 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. 19. Purchasable FAR beyond Base FAR, 1% EIDP maintenance cost, Labour Cess and all other applicable fees shall be deposited as per Rules.
4	BP-BMC-2024-01-04-038848	<p>Approval of 2B+G+13 multi storied Hotel Building proposal over revenue plot no. 140/7825 located in mouza- Jagamara in favour of Ashribad Engineering and construction Pvt. Ltd represented by its Director Abhinash Dash.</p>

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		<p>The Developer/Architect made a detailed power point presentation of the project before the Committee, the Committee after detailed deliberation recommended the case for approval subject to following conditions:</p> <ol style="list-style-type: none"> 1. The applicant shall design the building façade compatible with the Kalinga Style Architecture. 2. NOC from NHAI, AAI, Fire recommendation, CGWA, PHED, TPCODL etc. shall be submitted. 3. Environmental Clearance from SEIAA shall be submitted as the total Built-up area exceeds 20,000 Sq.mtr. 4. The Structural Plan & the Structural Design of the proposed building shall be vetted as per Rules 5(3) (vii) of ODA Rules. 5. EIDP plan and estimate shall be vetted from engineering wing of BMC for approval of EIDP committee. However the pre EIDP vetting shall be certified by City Engineer, BMC. 6. Electrical design, installations and layout plan shall be vetted by DTP empaneled Electrical Engineer. 7. Solid waste management plan, PH & services plan shall be prepared by registered PH consultant. 8. Affidavit regarding engagement of Project Management Organization (PMO) for the Project. 9. Affidavit for Provision of Green Building norms as per ODA (P&BS) Rules-2020. 10. Indemnity bond for Basements, indemnifying the authority against any damage caused to the adjacent property as per Rule 41 sub-rule (6) of ODA (P & BS) Rules 2020. 11. Affidavit towards proper management in respect of stacking building materials within the premises and proper disposal of C & D (Construction & Demolition) waste generated during execution of work. 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. 13. Purchasable FAR beyond Base FAR, 1% EIDP maintenance cost, Labour Cess and all other applicable fees shall be deposited as per Rules.
5	<p>BLR-BMC- 2025-11-04- 005716</p>	<p>Regularization of existing 11th floor constructed over approved '2B+G+10' multi storied Hotel building plan constructed over G.A Plot no-C/5; under Mouza- Bhoinagar in Favor of Crackers India Infrastructure Ltd. Managing Director, Suprasanna Sahoo. (LYFE Hotel)</p> <p>The Developer/Architect made a detailed power point</p>

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		<p>presentation of the project before the Committee, wherein the Committee after detailed deliberation recommended the case for regularisation subject to following conditions:-</p> <ol style="list-style-type: none"> 1. Revised Structural Plan & Design shall be vetted as per Rule 5(3) (vii) of ODA (P & BS) Rules, 2020 with submission of fresh structural stability certificate from the concerned empaneled structural engineer for the existing project. 2. Revised final Fire Safety Certificate from Fire Prevention Wing and NOC of BMC towards execution of EIDP shall be submitted before applying for Occupancy Certificate. 3. Purchasable FAR beyond Base FAR, 1% deferential EIDP maintenance cost, LabourCess and all other deferential applicable fees shall be deposited as per Rules.
<p>6</p>	<p>BP-BMC-2025-04-28-208388</p>	<p>Approval of '02' Blocks of 3B+G+34 one block of 2B+G+35 & 2B+G+36 and two blocks of multi-storied Residential Apartment Building with 01 Block of Single storied Club Block building plan over Plot No - 23/128 (Pt), Mouza-Subudhipur in favour of Eutopia Realtors Pvt. Ltd represented through its authorized signatory Mr. Rahul Jajodia.</p> <p>The Developer/Architect made a detailed power point presentation on the project before the Committee, wherein the Committee after detailed deliberation recommended the case for approval subject to following conditions:</p> <ol style="list-style-type: none"> 1. The final Lease deed shall be executed with BDA in the light of the purposes and agreement latest by 31.01.2026. 2. NOC from NHAI, Air Port Authority of India, TPCODL, WATCO/CGWA, Fire Recommendation in respect of Fire Safety, etc. shall be submitted. 3. The plot shall be mutated and converted tokisamGharabari before according approval. 4. Electrical design, their installations and electrical layout plan shall be vetted by DTP empaneled Electrical Engineer. 5. Environmental Clearance from SEIAA shall be submitted as the total Built-up area exceeds 20,000 Sq.mtr. 6. The Structural Plan & the Structural design of the proposed project shall be vetted as per Rules 5(3) (vii) of ODA Rules. 7. Indemnity Bond for Basement indemnifying the authority against any damage caused to the adjacent property as per Rule 41 (6) (i) of ODA (P&BS) Rules, 2020. 8. Solid waste management plan, PH & services plan shall be prepared by PH consultant. 9. Affidavit regarding engagement of Project

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		<p>Management Organization (PMO) for the Project.</p> <ol style="list-style-type: none"> 10. EIDP plan and estimate shall be vetted from engineering wing of BMC for approval of EIDP committee. However the pre EIDP vetting shall be certified by City Engineer. 11. 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. 12. Provision of Green Building norms as per ODA (P&BS) Rules-2020. 13. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020. 14. The Building Plan with correct layout and other Building services as per rule, Landscape Plan, reserving 5% for children play area, provision for CTI as per amendment Rule, Solid Waste Disposal & Management, External Infrastructure Development Plan (including the Drainage Disposal Plan) and Parking & Circulation Plan shall be submitted as per Rule 5 of ODA (P & BS) Rules 2020. 15. 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. 16. The Developer shall provide affordable housing units as per the provision of Odisha Housing for All Policy for Urban Areas, 2022 within BMC area and shall obtain approval for construction of the same before obtaining approval of this project. 17. Purchasable FAR beyond Base FAR, 1% deferential EIDP maintenance cost, Labour Cess and all other deferential applicable fees shall be deposited as per Rules.
7	<p>MBP-BMC-02-251/2023</p>	<p>Approval for Regularisation of 03 Blocks of existing S+9 multi storied Residential Apartment Building (Chandrama Complex) construction over Plot No. 1288(P), 1299(P) & others in Mouza-Kharavel Nagar, in favour of Secretary Odisha Sate Housing Board.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the Committee after going in to the details of the recommendation of the 36th DP&BP Committee in respect of parking calculation, and previous approval given by BDA in the year 1999 i.e. before EIA notification in 2006 recommended the case for the approval subject to following conditions:</p> <ol style="list-style-type: none"> 1. The OSHB shall submit clarification regarding the patch of land which has been sold to GLS developer

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		<p>with justification for regularization of the existing project (Chandrama Complex).</p> <ol style="list-style-type: none"> 2. The Kisam Jalasaya plot shall be preserved and shall remain unbuilt. 3. Consent of all the Allottees / Allottee Association shall be submitted for regularization of the existing building with acceptance of existing parking provided in the building. 4. Revised Fire Safety Certificate from Fire Prevention Wing and NOC of BMC towards execution of EIDP shall be submitted before O.C. 5. The applicant shall submit fresh structural stability certificate for the existing project submitted for regularization. 6. The applicant shall submit formation of Association of Allottees under Odisha Apartment (Ownership and Management) Act, 2023 shall be submitted. 7. Purchasable FAR beyond Base FAR, 1% EIDP maintenance cost, Labour Cess and all other applicable fees shall be deposited as per Rules.
8	<p>BP-BMC-2025-07-10-219125</p>	<p>Approval of 2B+G+15 Multi Storied Residential Apartment Building plan proposal over revenue Plot Nos. 795, 794 & 793/4854 located in Mouza- Laxmisagar-1 in favour of Pooja Gupta represented through GPA holder Yogesh Bharat Taunk authorized signatory of Alltrade construction 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 following conditions:</p> <ol style="list-style-type: none"> 1. The CDP road affected portion of the plot shall be free gifted to BMC as per Rule. 2. NOC from Air Port Authority of India, TPCODL, WATCO/CGWA, Fire Recommendation in respect of Fire Safety, etc. shall be submitted. 3. Electrical design, their installations and electrical layout plan shall be vetted by DTP empaneled Electrical Engineer. 4. EIDP plan and estimate shall be vetted from engineering wing of BMC for approval of EIDP committee. However the pre EIDP vetting shall be certified by City Engineer. 5. Affidavit regarding registration of the project under ORERA and formation of Association of Allottees under Odisha Apartment (Ownership and Management) Act, 2023 shall be submitted. 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. 7. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48



		<p>of ODA (P&BS) Rules-2020.</p> <p>8. The Building Plan with correct parameter, layout, other Building services, Landscape Plan, reserving 5% for children play area, provision for CTI as per amendment Rule, Solid Waste/C&D Disposal & Management, EIDP (including the Drainage Disposal Plan) and Parking & Circulation Plan shall be submitted as per ODA (P & BS) Rules 2020.</p> <p>9. 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>10. Purchasable FAR beyond Base FAR, 1% EIDP maintenance cost, Labour Cess and all other applicable fees shall be deposited as per Rules.</p>
<p>9</p>	<p>BP-BMC-2025-09-26-229973</p>	<p>Approval of Proposed 2B+S+12 Storied Residential Apartment Building Plan favour of Lakshmi Kanta Kar, Director of GLS Realty Pvt. Ltd over Pot No. 1265, 1266, 1274, 1287, 1275 (P) & others in Mouza. Kharavela Nagar, Bhubaneswar.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee wherein the Committee, after considering the previous approval made by BMC on 29.06.2024 and detailed deliberation on the revised plan which is basically related to internal modification of the floor plan without alteration in the parameters recommended the case for approval subject to following conditions:</p> <ol style="list-style-type: none"> 1. The applicant shall submit ROR establishing the ownership of the plot measuring Ac 0.942 with kism Gharabari recorded in favour of GLS Realty Pvt. Ltd. 2. The CDP road affected portion shall be free gifted to BMC as per Rule. 3. The attracted applicable NOC's in the event of modification in the plan shall be submitted. 4. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020. 5. The Building Plan with correct parameter, layout, other Building services, Landscape Plan, reserving 5% of plot area for children play area, provision for CTI as per amendment Rule, Solid Waste/C&D Disposal & Management, External Infrastructure Development Plan (including the Drainage Disposal Plan) and Parking & Circulation Plan shall be submitted as per ODA (P & BS) Rules 2020. 6. Affidavit regarding registration of the project under ORERA and formation of Association of Allottees under Odisha Apartment (Ownership and Management) Act.

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		<p>2023 shall be submitted.</p> <p>7. 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>8. EIDP plan and estimate shall be vetted from engineering wing of BMC for approval of EIDP committee. However the pre EIDP vetting shall be certified by City Engineer.</p> <p>9. Purchasable FAR beyond Base FAR, 1% deferential EIDP maintenance cost, Labour Cess and all other deferential applicable fees shall be deposited as per Rules.</p>
10	BP-BMC-2024-12-10-181976	<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 signatories Mr. Niranjana Mohanty, Mr. Binod Ku Agarwal & Mr. Rohit Raj Modi and Progressive Finex Pvt. Ltd., KRJ Project Pvt. Ltd. represented through authorized signatories Mr. Binod Ku Agarwal & Mr. Rohit Raj Modi.</p> <p>The Committee deferred the proposal and decided that the matter shall be placed before the next DP & BP Committee after submission of the following:</p> <ol style="list-style-type: none"> 1. NOC from the Water Resources Department confirming the width of the canal embankment road and connectivity to the site of a minimum width of 12.0 m road. 2. ROR of all plots shall be converted to 'Gharabari' kism. 3. The satwa / status of Plot No. 1553 shall be clarified. 4. A public thoroughfare may be provided at least on one side within the site layout to provide the access to the adjacent land locked plots if any after assessing the existing road connectivity of the surrounding plots as per Rule 89 (4) of ODA (P & BS) Rules 2020.
11	MBP-BMC-02-005/2025	<p>Ratification approval for Regularization of Existing B+G+2 Storied new V.V.I.P Guest house (Atithi Nivas) Building Plan at Raj Bhavan constructed over Plot No. 1168, Khata No. 24 under Mouza- Gopabandhu Nagar in favour of Governor's House Odisha represented through Sri Arun Amitav Pradhan, Superintending Engineering, BBSR (R & B) Division No. IV, BBSR under Works Dept. Govt of Odisha.</p> <p>Ratified and approved</p>

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<p>12</p>	<p>BP-BMC-2025-11-06-235988</p>	<p>Approval of proposed 3B+G+17 Multi-storied Hotel building plan over GA plot no- B/5, B/5/1, (Drawing No- C-7453), corresponding Revenue Plot No- 948 /2413 & 180 / 2414, in Mouza-Saheednagar in favour of Bhargavi Enterprises Private Limited; represented through its Director Rajanikanta Mishra.</p> <p>The Committee after detailed deliberation decided that the matter shall be placed before the next DP&BP committee after assessment of the following:</p> <ol style="list-style-type: none"> 1. Building plan shall be revised keeping in view of the permissibility of ancillary and compatible use for hotel building commensurate with the lease. 2. NOC from DCP Police pertaining to traffic management. 3. The applicant shall submit an undertaking in shape of affidavit pertaining to pollution and hindrance free demolition of the existing building. 4. The applicant shall submit an operational stack parking plan by detailing out the number of vehicles to be parked as suggested for double stack parking with back to back parking which shall be certified from the DTP Registered Mechanical Engineer/ Electrical Engineer. 5. Further the applicant shall submit the profile of the agency to be engaged for installation, operation & maintenance for such mechanical stack parking provision.
<p>13</p>	<p>BP-BMC-2025-09-25-229879</p>	<p>Approval of addition and alteration to existing (LB+UB+G+5) Multi-specialty Hospital Building of Manipal Hospital (East) India Pvt Ltd Represented by Sri Saktimaya Mohapatra, over plot No: 1(Pt) and 1/4041, KhataNo-276 and 250/1184, Mouza- Aiginia, Bhubaneswar, Dist-Khordha.</p> <p>The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the Committee after detailed deliberation recommended case for approval subject to following conditions.</p> <ol style="list-style-type: none"> 1. Approval shall be accorded only after completion of 50% of construction work of the MLCP building. 2. Environmental Clearance from SEIAA shall be submitted as the total Built-up area exceeds 20,000 Sqmt. 3. NOC from State Pollution Control Board, AAI, Fire, CGWA/ PHED, TPCQDL etc. shall be submitted. 4. Electrical design, their installations and electrical layout plan shall be vetted by DTP empaneled

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		<p>Electrical Engineer.</p> <ol style="list-style-type: none"> 5. Operation of mechanical stack Parking plan shall be vetted by DTP empanelled Mechanical / Electrical Engineer. 6. The applicant shall also submit the profile of the agency to be engaged for installation, operation & maintenance for such mechanical stack parking provision. 7. NOC from AERB towards compliance of its norms for construction of basement to be used for Oncology radiation. 8. 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. 9. Affidavit towards proper stacking of construction materials and C & D (Construction & Demolition) waste generated during execution of work. 10. Purchasable FAR beyond Base FAR, 1% deferential EIDP maintenance cost, Labour Cess and all other deferential applicable fees shall be deposited as per Rules.
14	<p>BP-BMC-2025-11-15-237601</p>	<p>Approval of Proposed B+G+1 Storied Commercial Building plan in favour of STALWART PROJECTS PVT LTD represented by its Managing Director Sri. Sharat Kumar Sahu, Basudev Nayak, Pramod Kumar Nayak, Prasana Kumar Nayak, Pratap Kumar Nayak, Sanjukta Rout, Manjukta Mansingh and Ranjukta Ray proposed over plot no-: 1644/6313, 1644/6370, 1645, 1511, 1511/6452, 1646/3332, 1646/6875, 1512/2681 in Mouza- Baramunda.</p> <p>The Committee after detailed deliberation approved the proposal in principle subject to following conditions.-</p> <ol style="list-style-type: none"> 1. The validity period of the NOC obtained from AAI is till date 02.12.26 and as such the height of the proposed building is within the permitted height of AAI. Since the validity period of the permission is for 03 years and in case the AAI norms changes the applicant shall submit fresh NOC from AAI after expiry of the validity period of the AAI NOC. 2. The kism of all the plots shall be converted to Gharabari prior to approval of building plan. 3. All other applicable clearance from the line departments are to be submitted. 4. EIDP plan and estimate shall be vetted from engineering wing of BMC for approval of EIDP committee. However the pre EIDP vetting shall be certified by City Engineer, BMC.

		<p>5. 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>6. Affidavit towards proper stacking of construction materials and C & D (Construction & Demolition) waste generated during execution of work.</p> <p>7. Purchasable FAR beyond Base FAR, 1% EIDP maintenance cost, LabourCess and all other applicable fees shall be deposited as per Rules.</p>
15	BP-BMC-2025-09-07-227395	<p>Approval of proposed S+4 (8 DU's) Storied Residential Building plan of Sri. Tapan Patnaik through GPA holder Sri. Badal Patnaik, Director of M/S. Barsane Saraf Properties Pvt Ltd over GA plot no-76, Rev. Plot No- 126, Khata no-1331/555, Mouza-Goutam Nagar, Bhubaneswar.</p> <p>The Committee after detailed approved approve the proposal subject to following conditions:</p> <ol style="list-style-type: none"> 1. The applicant shall make the front elevation of the building in compatible with heritage building of old Bhubaneswar. 2. The applicant shall deposit Purchasable FAR beyond Base FAR, 1% EIDP maintenance cost, LabourCess and all other applicable fees shall be deposited as per Rules.
16	BP-BMC-2025-04-15-206419	<p>Approval of Proposed S+4 (07 D'U) Storied Residential Building over Plot No. 299/2864; Khata No.644/930; under Mouza-Meherpalli in favor of Mrs Farzana Tabassum.</p> <p>Rejected</p>
17	BP-BMC-2024-12-23-188196	<p>Approval of Proposed S+4 storied Residential building over plot no- 661 & 660/2782, khata no-936 & 188 at mouza-Laxmisagar-30 in favour of Veda Prakash Sastri, Jai Prakash Sastri and Rashmi Rekha Sastri.</p> <p>The Committee after detailed deliberation approved the proposal considering the width of revenue road subject to following conditions:</p> <ol style="list-style-type: none"> 1. The maximum permissible FAR shall be restricted to 1.50. 2. All other applicable NOCs/clearance shall be submitted. 3. Purchasable FAR beyond Base FAR, 1% EIDP maintenance cost, LabourCess and all other applicable fees shall be deposited as per Rules.
18	BPRUC-198/2019	<p>Issuance of OC in respect of S+4 storied Residential building constructed over plot No-N-3-443 in favour of Trusim Infratech Pvt. Ltd.</p>

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		<p>Deferred. The issue shall be assessed properly by Planning branch for disposal of such cases.</p>
19	BP-BMC-2025-10-10-232044	<p>Approval of Proposed G+1 Storied Building over Plot No. 218/7961 & 217/8014, Khata No. 130/625 & 130/681, Mouza- Begunia, in favour of Sabita Padhi.</p> <p>The Committee after detailed deliberation decided that the applicant shall submit the required documents establishing the public status of the approach road or submit evidence of road recorded with kisam as Raasta.</p>
20	XXXXXI.P.Cell-88/2025 Policy Decision	<p>Policy decision regarding approval of building plan over Revenue lease land under jurisdiction of BDA/BMC.</p> <p>The Committee after detailed deliberation decided that all such previously approved / regularized / ongoing applications where the status / satwa of the plot have been converted to 'Pattadar' as per notification no. 23868/R&DM dated. 02.07.2025 shall be put on hold.</p> <p>Further BMC shall move to the Government in H&UD Department about the recent circulars by the R&DM Department pertaining to change in satwa /status of the land and seek suggestions regarding necessary action to be taken in the matter.</p>
21	BP-BMC-2025-02-05-194856	<p>Approval of proposed 2 blocks of (LB+UB+S+11) storied Commercial building & (LB+UB+G+11) storied Residential Apartment building over plot No-7/737, 7/1123, 7, 7/1126, 7/1127, 7/1128, 7/1129, khata No-331, 66/240, 66/242, 66/243, 66/244, 66/245, 66/246, under mouza-BJB Nagar in favor of Surya Kumar Nanda, Basanti Nanda, Alpna Nanda @ Patra, Bijay Laxmi Nanda, Rabi Kumar Nanda, Mahimamaya Nanda, Banishree Nanda, Jyotsnamayee Nanda, Padmaja Nanda @ Ray, Tanuja Nanda @ Joshi, Bibekananda Panda and Kalpana Panda represented through GPA holder Sharad Baid, Managing Director, M/s Utkal Builders Limited.</p> <p>The Committee after detailed deliberation on the ownership issue explained by the applicant recommended the following for consideration of the proposal for placement of the matter before next Committee:</p> <ol style="list-style-type: none"> 1. Clarification and evidence pertaining to establishment of ownership of the private plot measuring Ac.0.495 dec in favor of the present owner and their locus standi through ROR. 2. NOC/Consent from GA Department shall be submitted for construction of Commercial and

		<p>Residential project involving the leasehold land which was earlier leased out appended for Cinema hall purposes.</p> <ol style="list-style-type: none">3. Sketch map / layout plan of GA allotted sub plot nos- 5&6 with respect to lease deed executed on dt.04.08.1961.4. Certified copy of RORs of all plots.5. The building plan shall be in conformity with the purpose of lease and qualifying to provision of ODA rules.
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The meeting ended with thanks to and from Chair.


13/1/26
VICE-CHAIRMAN, BDA

**MEMBERS PRESENT IN 276th DP & BP COMMITTEE MEETING
OF BDA & BMC HELD ON 23.12.2025 at 11.00 AM**

1. The Vice Chairman, BDA
2. The Commissioner
3. The Representative of Director of Estate & Ex- Officio-Cum-Addl. Secy to Govt. GA & PG Deptt.
4. Director of Town Planning.
5. The Representative of Fire Officer
6. The Representative of WATCO,BBSR
7. The Representative of Forest & Environment ,Govt.of Odisha
8. The Representative of Archaeological Survey of India.
9. The Representative of State Archaeology, Odisha
10. The Representative of Water Resources Deptt,Govt.of Odisha
11. The Representative of Ground Water Survey & Investigation Organization(Under Water Resources Deptt.) Odisha
12. The Representation of National Highway Authority of India
13. The Representative of Electricity Distribution Company (DISCOM) TPCODL.
14. The Representative of Khordha Municipality
15. The Engineer Member,BDA
16. The City Planner,BMC
17. Representative of State Pollution Control Board
18. Representative of drainage Division,BMC
19. Town & Regional Planning Member,BDA