



**BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR**

No 12916 /BDA, Bhubaneswar,
Misc-DP-9/88(pt)

Dated 12.06 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 278th DP & BP Committee Meeting of BDA & 45th DP & BP Committee Meeting of BMC.

Sir/Madam,

Enclosed please find herewith the Proceedings of the 278th DP & BP Committee Meeting of BDA held on.14.05.2026 at.04:00 PM & 45th DP & BP Committee Meeting of BMC held on.12.05.2026 at.11:00 AM in the Conference Hall of BDA for favour of your kind information and necessary action (if any).

Yours faithfully,

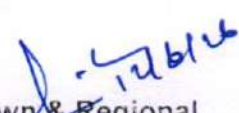
Encl: As above


Town & Regional
Planning Member, BDA

Memo No. 12917 /BDA., Bhubaneswar,

Date 12.06, 2026

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


Town & Regional
Planning Member, BDA


Memo No. 12918 /BDA., Bhubaneswar, Date 12.06 2026
Copy along with copy of proceeding forwarded to Sr. Steno to Vice-Chairman, BDA for kind information of V.C., BDA.


Town & Regional
Planning Member, BDA

Memo No. 12919 /BDA., Bhubaneswar, Date 12.06 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. 12920 /BDA., Bhubaneswar, Date 12.06 2026
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 proceedings pertaining to their Division immediately.


Town & Regional
Planning Member, BDA

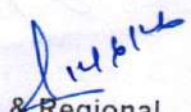
Memo No. 12921 /BDA., Bhubaneswar, Date 12.06 2026
Copy along with copy of proceeding forwarded to Sri P.K. Pradhan, Manager, I.T. BDA for information and necessary action. He is requested to upload the proceedings in the BDA website immediately.


Town & Regional
Planning Member, BDA

Memo No. 12922 /BDA., Bhubaneswar, Date 12.06 2026
Copy along with copy of proceeding forwarded to CDP Cell, Planning Branch, BDA for for information and necessary action.


Town & Regional
Planning Member, BDA

Memo No. 12923 /BDA., Bhubaneswar, Date 12.06 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 278TH DP& BP COMMITTEE OF BDA AND 45TH DP & BP
COMMITTEE MEETING OF BMC HELD ON DTD. 14.05.2026 AT 04.00 P.M. IN THE
CONFERENCE HALL OF BDA, BHUBANESWAR.**

Members Present is at Annexure-1

(A) BDA RELATED MATTERS:-

Item No.	File No.	Subject matter
1/278/BPC	Misc.DP-9/88(pt)	Confirmation to the Proceedings of the 277th DP&BP Committee. Confirmed.
2/278/BPC	Misc.DP-9/88(pt)	Compliance to the Proceedings of the 277th DP&BP Committee. Noted.
3/278/BPC	OBPS (SUJOG): BP-BDA-2025-05-14-211345	Approval of proposed 2B+S+35 Storied residential apartment building plan (MIG) Block-1 and S+5 storied LIG Blocks-2 for Sri. Souri Prasad Mohapatra represented by their GPA Holder Sri Jagat Kumar Kar, director of Dharma Infra Projects Pvt. Ltd overrevenue plot no – 30,31/1007,41&41/972, khata no –413/914,413/113, 413/65, of Mouza – Aruha. The Committee after detailed deliberation recommended the case for approval subject to following conditions:- <ol style="list-style-type: none">1. The applicant shall obtain necessary clearance from NHAI regarding access to the project site and shall free-gift the area affected under the proposed expansion of NH as per the CDP. The free-gifted land should be changed to road <i>kisam</i> during transfer. Further, details of the land already acquired by NHAI for expansion of NH-316, reflected over revenue map, shall be obtained from NHAI and shall be cross checked by planning team to ensure the access issue.2. Permissible activities and special conditions regarding access for maintenance of the 132 KV HT line passing through the applicant's project site, along with necessary sketches indicating the required buffer, if any, shall be obtained from OPTCL before plan approval.3. The applicant shall submit NOC from PHED towards Water Supply & Sewerage disposal, NOC from CGWA for extraction of ground water, Environmental Clearance from SEIAA and Fire Safety Recommendation from Fire Prevention Wing, NOC from AAI as the proposed height exceeds 30mtrs.4. The applicant shall get the Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.



		<ol style="list-style-type: none"> 5. The structural plan & the structural design of the project shall be vetted as per Rule-5(3) (vii) of ODA (P&BS) Rules,2020. 6. 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 empanelled Electrical Engineer. 7. 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. 8. 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. 9. Affidavit mentioning that the proposed MIG category dwelling units shall be sold/ allotted to buyers/ allottees from MIG income category only. 10. Provision for providing plumbing system for re-use/ recycling of waste water shall be made for reuse for flushing and horticulture. 11. The applicant shall submit Revised Building Plan, Building Services Plan, Electrical layout plan (from registered electrical engineer), Landscape Plan, Solid Waste Disposal & Management Plan and External Infrastructure Development Plan (including the Drainage Disposal Plan). 12. All provisions to be made as per ODA (P&BS) Rules, 2020, Amended 2025. 13. All other statutory fees shall be deposited as per the Rule before approval. 14. The allotment of EWS/LIG DUs shall be carried out as per provisions under HFA Policy, 2022.
4/278/BPC	OBPS (SUJOG): BP-BDA-2026-03-07-257990	<p>Approval of proposed 2B+S+13 storied residential apartment building plan for Lingaraj infrastructure Pvt. Ltd. ShivamSaraf represented through its director & GPA Holder Mr. Syed Atae Habib over revenue plot no-165(p), 166(p),167(p), 168(p),170(p) & 227(p), khata no - 791/654, 109, 111,791/434,791/362 & 791/243 of Mouza – Aruha.</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 NOC from PHED towards Water Supply & Sewerage disposal, NOC from CGWA for extraction of ground water and Fire Safety Recommendation from Fire Prevention Wing, NOC from CESU/TPCODL towards provision of electricity to the project site.

		<ol style="list-style-type: none"> 2. The applicant shall get the Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha. 3. The structural plan & the structural design of the project shall be vetted and codified by any as per the provision of Rule 3(5) (vii) of ODA (P&BS) Rules,2020. 4. Provision for providing plumbing system for re-use/ recycling of waste water shall be made for reuse for flushing and horticulture. 5. Indemnity Bond for Basement indemnifying the Authority against any damage caused to the adjacent property as per Rule a1 (6) (i) of ODA (P&BS) Rules, 2020. 6. The plots free gifted towards open space and common plot for public utility are to be properly developed as per standards and to be maintained by the applicant for minimum 5 years from the issuance of permission Letter. An undertaking shall be submitted in this regard. 7. All provisions to be made as per ODA (P&BS) Rules, 2020, Amended 2025. 8. All other statutory fees shall be deposited as per the Rule before approval. 9. Applicant/Developer shall ensure mutation of the free-gifted internal road by the concern revenue Authority to change the <i>kisam</i> of the said land to "<i>Rasta</i>" before start of construction. Further, the said internal road shall be developed with paver blocks before applying for OC.
5/278/BPC	LBPA-0030/2025	<p>The proposal relates to Proposed (S+5) storied Apartment building, (2B+G+3) storied club House and (G+2) storied residential building plan 38 nos Housing Scheme Plan of M/s Kalky Infra Projects Sri. Siddharth Choraria (Partner), Over Plot No.- 711,721, Khata No-277/473, 277/459 of Mouza -Satyabhamapur, Bhubaneswar, Dist.-Khordha.</p> <p>The Committee after detailed deliberation recommended the case for approval subject to following conditions:-</p> <ol style="list-style-type: none"> 1. Considering the relaxation granted with respect to the mandatory percentage of open space under the ODA (P & BS) Second Amendment Rules, 2025, the applicant may apply for cancellation of gift deed executed in favour of BDA. <p>Further, the applicant shall free gift the land earmarked for internal roads, open spaces, and common plots for public utilities as per percentage specified under Rule 83 (ii) of ODA (P & BS) Second Amendment Rules, 2025 in favour of BDA, in accordance with the provisions of Sub-rule (4) of Rule 81 of the ODA (P & BS)Rules, 2020, prior to obtaining RERA</p>



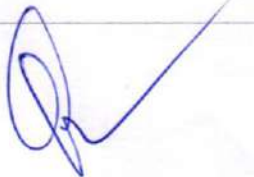
		<p>registration.</p> <ol style="list-style-type: none">2. The applicant shall submit NOC from PHED towards Water Supply & Sewerage disposal, NOC from CGWA for extraction of ground water and Fire Safety Recommendation from Fire Prevention Wing, NOC from CESU/TPCODL towards provision of electricity to the project site.3. The purpose/proposed use of the plots shown towards future development shall be mentioned by the applicant and shall be developed as per provision under RERA Phasing.4. The applicant shall submit NOC from the WR Department regarding the existing <i>KadaNala</i> passing through Plot No. 722 within the project site and keep it RoW free.5. The applicant shall submit required affidavit along with plot details for provision of 10% EWS/LIG dwelling units within BDPA area for development of the affordable housing units as the present proposal does not accommodate the same.6. 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 empanelled Electrical Engineer.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. The applicant shall get the Electrical layout plan vetted by Electrical Engineer registered under Directorate of Town Planning, Odisha.9. Provision for providing plumbing system for re-use/ recycling of waste water shall be made for reuse for flushing and horticulture.10. The applicant shall submit Revised Building Plan, Building Services Plan, Electrical layout plan (from registered electrical engineer), Landscape Plan, Solid Waste Disposal & Management Plan and External Infrastructure Development Plan (including the Drainage Disposal Plan).11. All provisions to be made as per ODA (P&BS) Rules, 2020, Amended 2025.12. All other statutory fees shall be deposited as per the Rule before approval.13. The applicant shall free gift the CDP road affected plot in favour of BDA.14. The plots free gifted towards open space and common plot for public utility are to be properly developed as per standards and to be maintained by the applicant for minimum 5 years from the date of RERA Registration or till OC is obtained for the
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		<p>project, whichever is later. An undertaking shall be submitted in this regard.</p> <p>15. Applicant/Developer shall develop the internal roads and shall insure mutation of the free-gifted internal road area by the concern revenue Authority to change the <i>kisam</i> of the said land to "Road" before RERA Registration.</p> <p>16. The applicant shall form an RWA for the entire project, comprising all residential units accommodated in the S+5 storied apartment building and all proposed duplex units, as per the undertaking submitted in the shape of an affidavit. The society office area for the apartment building shall be accommodated within the 2B+G+3 Club House provided in the common plot earmarked for civic amenities, which shall subsequently be handed over to the RWA for maintenance. The mandatory house owners' society office area shall be clearly demarcated spatially and indicated through proper notation within the Club House building to avoid any future legal complications.</p> <p>17. The deficit parking requirement for the Club House intended for society use may be accommodated within the excess 2.5% area free-gifted to BDA towards open space under the previous regulations requiring 7.5% open space, which has now been reduced to 5% as per the prevailing norms. The same may be clearly earmarked in the site plan.</p>
6/278/BPC	BP-BDA-2025-09-05-227119	<p>Approval of Proposed S+4 Storied Residential Building plan in Favor of Mr. Rashmi Kanta Mohanty, Minati Mohanty & Smita Mohanty over Plot No.87/538, Khata No.96/513 of Mouza-Gelapur, Bhubaneswar.</p> <p>Approved.</p>
7/278/BPC	LA-BDA-2025-08-06-222910	<p>Approval of Proposed residential Sub-divisional layout plan of Panda Infratech Limited, Director Sri Bishnu Prasad Panda, Pradip Kumar Das, Pramod Kumar Das, Siba Prasad Behera, Jagabandhu Mahari, Raghunath Mahari & Rajanikanta Mahari Over plot no-209, 206, 208, 638, 637, 639, 640, 641, 645, 647,197(P) & 207(P), Khata No.277/189, 277/743, 217,277/206, 277/148, 277/12, 277/149, 333/200, 333/210, 333/422, 333/723 & 333/1024 of Mouza- Satyabhamapur & Alarpur, Bhubaneswar, Dist-Khordha.</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 develop the internal roads and free gift the internal road area, open space area and common plot for public utility area in favour of Local Authority. 2. Applicant/Developer and ensure mutation of the free-gifted internal road by the concern revenue Authority to change the <i>kisam</i> of the said land to "Rasta" before selling of sub-plots.

		<ol style="list-style-type: none"> 3. A public thoroughfare may be provided on at least one side of the land, as per provision under Rule 89 of ODA (P&BS) Amendment Rules, 2020 in case of adjoining land locked plots. This should be clearly shown in the proposal/drawing. 4. EIDP Vetted by CE-cum-EM, BDA to be submitted. 5. Any other required plan / documents /affidavits/ fees /NOCs in respect of the Layout and building plan has been submitted as per provisions of ODA (P&BS) Rules, 2020. 6. All other statutory fees shall be deposited as per the Rule before approval.
8/278/BPC	BPBA-0006/2025	<p>The proposal relates to proposed sub-divisional lay out plan with Duplex plan for Kapil Khandelwal over plot no-180/1540, 274/1513, Khata no-459/417, 459/385& Mrs. Sikha Khandelwal over plot no-274/1541, Khata no-459/418 represented by power of attorney holder M/s Trinity estate Builders LLP through its authorized partner Mr. Naval Mahajan of mouza-Koradakanta, Bhubaneswar.</p> <p>The Committee after detailed deliberation on the road issue which is developed by public agency with box drain and paver block road found to be an extension of the existing road developed by BMC in the Mz: Koradakanta. Further the Mz: Koradakanta is notified under draft notification for inclusion within the jurisdiction of BMC. The level and nature of infrastructure services are same within BMC Area and in the proposed extension of BMC area. Hence, the committee after detailed deliberation recommended the case for approval subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant shall ensure transfer of ownership of land earmarked for road to the public authority and record in <i>Rasta Kisam</i> before applying for OC. 2. The applicant shall submit NOC from PHED towards Water Supply & Sewerage disposal, NOC from CGWA for extraction of ground water, NOC from CESU/TPCODL towards provision of electricity to the project site. 3. The applicant shall free gift the internal road area, open space area and road widening area in favour of Local Authority. 4. Applicant/Developer and ensure mutation of the free-gifted internal road by the concern revenue Authority to change the kisam of the said land to "Rasta" before selling of sub-plots. 5. Any other required plan / documents /affidavits/ fees /NOCs in respect of the Layout and building plan has been submitted as per provisions of ODA (P&BS) Rules, 2020. 6. The applicant shall submit Revised Building Plan, Building Services Plan, Landscape Plan, Solid Waste Disposal &

		<p>Management Plan and External Infrastructure Development Plan (including the Drainage Disposal Plan).</p> <p>7. All provisions to be made as per ODA (P&BS) Rules, 2020, Amended 2025.</p> <p>8. All other statutory fees shall be deposited as per the Rule before approval.</p> <p>9. The plots free gifted towards open space and common plot for public utility are to be properly developed as per standards and to be maintained by the applicant for minimum 5 years from the issuance of permission letter or till issue of Occupancy Certificate, whichever is later. An undertaking shall be submitted in this regard.</p> <p>10. EIDP Vetted by CE-cum-EM, BDA to be submitted.</p>
9/278/BPC	LPBA-0003/2026	<p>The proposal relates to proposed sub-divisional lay out plan having 24 nos of sub-plots with (G+1) storied residential building plan for Mr.Surendra Kumar Behera through its GPA Holder Krushna Chandra Sahoo over Plot no-707, Khata no-345/54 of Mouza-Ebaranga, Bhubaneswar.</p> <p>The Committee noted that the applicant's plot is connected through a private road to the higher order road comprising of Plot Nos. 557, 558, 661, 571, 658, 657, 653, 652, 651, 464, 705, 704, 702 and 701 etc. Hence, after detailed deliberation the committee deferred the proposal till submission of documentary evidence regarding access to the plot through a 6m wide public road developed by a Government agency, along with a proper sketch map authenticated by the concerned executing agency, or through a 9m wide road in cases where the private land required for the road has been free-gifted to the local authority through a registered agreement specifically mentioning the concerned plots as free-gifted for road purposes.</p>
10/278/BPC	BP-BDA-2026-01-07-247329	<p>Approval of Proposed envelope Basement (Upper Basement + Lower Basement) + 1 block of (Stilt + 36 storied) Multi-storied Residential Building + 1 block of (Stilt + 3S + 33 storied) Multi-storied Residential Building + 1 block of (Ground + 1 storied) Commercial Building over plot no.- 287, 288, 290/3508, 289/3507, 289, 290, 289/3207, 290/3208 Khata No.- 253, 238/178, 238/2552, 238/155, 238/2156 & 238/2156 in Mouza: Bijipur in favour of Smt. Musi Dei, Sri. Iswar Chandra Bal, Sri. Mahendra Kumar Bal, Sri. Surendra Kumar Bal, Sri. Upendra Kumar Bal, Sri. Dhirendra Kumar Bal, Sri. Pati Bal, Sri. Gatikrushna Bal, Sri. Satyabadi Bal & Sri. SmrutiRanjan Bal represented through their GPA Holder M/S J.B Assets Pvt. Ltd., MD JyotiRanjanBehuria.</p> <p>Deferred to next DP&BP Committee meeting.</p>

11/278/BPC	BLR-BDA-2025-02-11-002641	<p>Regularization of unauthorized sub-plots over Plot No- 74, 80/7608, 77, 73/581, 73/612, 73/588, 75/609,75/669, 75/668, 75/667, 75 & 73, Khata No- 20, 198/623, 110, 158/74, 158/138, 158/93, 158/135, 158/219, 158/218, 158/217, 2 & 126 in Mouza-Sijua in favour of Bharat Jena, Sunil Kumar Pradhan, Nayan Kisor Pradhan, Pramod kumar Pradhan, Rama Pradhan, Pramil Pradhan, Sasmita Pradhan, Antaryami Harichandan, Nirmal Kumar Samantra, Sanji Samantra, Santosh Kumar Swain, Surama Mohanty, Kumudini Harichandan, Sanghamitra Swain, Bichitrananda Rout Ray, Uttam Mohanty, Suraj Harichandan, Sonali Harichandan & Rupali Harichandan represented through their GPA Holder Sujit Kumar Balabantray, Managing Director & Anil Kumar Patsani, Director of Safety Land Pvt. Ltd.</p> <p>Deferred to next DP&BP Committee meeting.</p>
12/278/BPC	BLR-BDA-2025-11-07-005769	<p>Regularization of unauthorized sub-plots over Plot No-382/2701, Khata No- 270/1864 in Mouza-Badaraghunathpur in favour of Smt. Daamayanti Behera</p> <p>Deferred to next DP&BP Committee meeting.</p>
13/278/BPC	BP-BDA-2024-04-29-089733	<p>This is regarding the application submitted for approval of the proposed B+G+4 storied Hostel Building over revenue Plot no-675/5141, Khata No-270/5265 of Mouza-Badaraghunathpur and Plot No-24/281, Khata No-55/199 of Mouza-Patasahanipur, Bhubaneswar in favour of Sri. Sanjib Kumar Rout, Secretary, Raman Education Society.</p> <p>Deferred to next DP&BP Committee meeting.</p>
General Decisions		<ol style="list-style-type: none"> 1. The DP & BP Committee meeting shall be convened every month for expeditious disposal of applications. The agenda files for the DP & BP Committee shall be submitted to the Planning Member at least 7 (seven) days prior to the meeting and to the Vice-Chairman at least 3 (three) days prior to the meeting. Last-minute movement of DP & BP Committee files shall not be entertained for placement before the Committee. 2. Each Planning Officer of BDA and BMC shall identify one approved building within their respective division where construction is being carried out in violation of the approved plan and/or without adopting appropriate safety measures or causing environmental hazards during construction, and shall process such cases for revocation of approval. 3. The parking norms prescribed under the ODA (P & BS) Rules shall be examined by the Planning Section with



reference to the parking norms, including ECS standards, being followed in other cities, and the same shall be presented before the next Committee. Accordingly, necessary recommendations may be forwarded to the Government in the H&UD Department for suitable modifications to the Rules.

4. In respect of approved Housing Projects, after the formation of the Association of Allottees/Residents' Welfare Association (RWA), restricted use of land and infrastructure earmarked for public purposes within the project area may be considered, subject to regulation and management by the RWA. However, such restricted use shall not affect the ownership and title of the land and infrastructure, which shall continue to vest with the concerned Local Authority in accordance with the applicable Rules.

Considering the need for public safety, accessibility, maintenance standards, and regulation of the use of such public infrastructure, a meeting may be convened with stakeholders, including the Deputy Commissioner of Police, Works Department, BMC, BDA, and other concerned authorities, to deliberate on the modalities for restricted and regulated use of public infrastructure within approved layouts and housing projects. Based on the deliberations, BDA may take up the matter with the Housing & Urban Development Department for incorporation of a suitable provision to this effect in the ODA (Planning & Building Standards) Rules through an appropriate amendment.

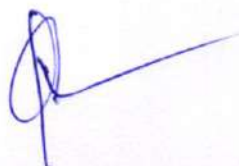


(B)BMC Related Matters:

Item No.	File No.	Subject Matter
1.	XXXXXI (Planning cell) 03/2017	Confirmation to the proceedings of the 44th DP & BP Committee. The committee confirmed the proceeding of 44 th meeting of DP & BP committee.
2.	XXXXXI (Planning cell) 003/2017	Compliance to the proceeding of the 44th DP & BP Committee Meeting. Noted.
3.	MBP-BMC- 02- 0290/2022	Revised approval of Proposed G+7 (Block-A) and G+5 (Block-B) multi-storied Hotel cum Convention Centre building plan over G.A drawing plot no. B/304 corresponding to revenue plot no. 3(P) & 6(P) located in Mouza- Chandrasekharapur, in favour of M/s Mayfair Hotels & Resorts Ltd. 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: <ol style="list-style-type: none">1. Submit the revised building plan, ensuring that the parking area approved earlier shall be retained (in terms of area & not be reduced in the revised plan considering the nature of usage of the property) in the submitted revised plan and other provisions as per the ODA (P&BS) Rules,2020 and its amendments.2. The applicant shall submit revised Environmental clearance from SEIAA. Similarly, other required NOC/clearances from the respective Authorities such as Fire, WATCO & TPCODL shall be submitted before approval.3. Revised EIDP plan and estimate shall be submitted for approval of EIDP Committee of BMC before applying for occupancy certificate.4. Revised structural plan & the structural design of the building shall be vetted as per Rule 5(3) (vii) of ODA (P&BS) Rules-20205. Sanction fee, 1% deferential EIDP maintenance cost, Labour Cess, and all other deferential applicable fees shall be deposited as per Rules.
4.	BP-BMC- 2024-05- 09-091800	Approval of proposed 3B+G+21 multi storied Commercial cum Business Office Building over Plot No. 331, Khata No. 703/4724 at Mouza - Patrapada in favour of Anuj Global Homes Pvt. Ltd. The Committee after detailed deliberation on the NOC submitted by NHAJ pertaining to approach to the site over Govt. plot No.332 and connectivity through existing 6 mtr. wide road to the right side of the plot approval given in the locality for housing project etc. recommended the case for approval

subject to the following conditions :-

1. The applicant shall obtain consent from G.A.Deptt. pertaining to allowing access over Govt. land with reference to the permission given by NHAI vide letter No.NHAI/12011/14/128, NH-16/2025/PIU/RAM/294 dt.30.04.25.
2. Calculation of FAR shall be strictly on the basis of access road legally available/ NOC from GA Department.
3. NOC from CGWA/ PHED/ TPCODL along with Fire recommendation shall be submitted.
4. Electrical design its installations and electrical layout plan shall be vetted by DTP empanelled Electrical Engineer.
5. Environmental Clearance from SEIAA as the total built-up area exceeds 20,000 Sq.mt.
6. EIDP plan shall be vetted from Engineering section of BMC for approval of EIDP committee.
7. The structural plan & the structural design of the proposed building shall be vetted as per Rule 5(3) (vii) of ODA (P&BS) Rules-2020.
8. Solid waste management plan, PH & services plan shall be prepared by PH consultant.
9. Provision for providing plumbing system for re-use/ recycling of waste water shall be made for reuse for flushing and horticulture.
10. Lift calculation shall be submitted prior to issue of building permission by DTP empanelled Mechanical Engineer.
11. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020.
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 neighbouring plot owners.
13. Clearance from TPCODL with regard to provision of 100 % Electric vehicle (EV) charging points location of transformer within the project premises and other related electrical infrastructure to be provided.
14. The building plan shall be revised complying to all the stipulated norms of ODA (P&BS) Rules,2020 & its amendment shall duly uploaded in Sujog.
15. Electrical design, installations and layout plan shall be vetted by DTP empanelled Electrical Engineer.
16. Sanction fee, 1% EIDP maintenance cost, Labour Cess, purchasable




		FAR beyond base FAR and all other applicable fees shall be deposited as per Rules.
5.	MBP-BMC-02-006/2026	<p>Revised approval for change in use 31st floor in respect of approved B4+B3+B2/LG+B1/UG+G+31 storied Commercial cum Residential Apartment Building approved over Plot No. -321/12659 Khata No.- 611/4913 under Mouza- Chandrasekharapur, Bhubaneswar, Dist-Khordha in favour of M/s Paramitra Smart Infra Pvt. Ltd through its director Mr. Ravinder Sindhu represented by its GPA holder Mr. Sharat Kumar Sahu Managing Director of M/s Stalwart Projects Pvt. Ltd.</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 compliance of the following:</p> <ol style="list-style-type: none"> 1. Submit revised building plan by ensuring provision of separate lifts for the change of commercial area in 31st floor as per the ODA (P & BS) Rules 2020 & its amendments. 2. The applicant shall submit revised Environmental clearance from SEIAA. Similarly, other required NOC/clearances from the respective Authority such as Fire Recommendation, NOC from CGWA/ PHED and TPCODL shall be submitted before granting permission for the project, considering the change of use in the 31st floor of approved project. 3. The parking for the commercial and residential flats shall be segregated with separate entry/ exist without any conflict. 4. Mandatory provision for providing plumbing system for re-use and recycling of waste water. 5. Affidavit regarding registration of the revised project in ORERA and Developer shall be treated as an allottee for the portion of developer share and to form an Association of Allottee as per Odisha Apartment (Ownership and Management) Act, 2023. 6. The applicant shall submit a declaration in shape of affidavit pertaining to sale/booking of assets in the approved projects and submit NOC/consent from the allottees under ORERA format. 7. All differential fees (if any) shall be deposited arising due to change of use of the building.
6.	BP-BMC-2026-05-04-269268	<p>Approval of proposed B+S+13 multi-storied (MIG category) Residential Apartment building plan proposed over GA allotted freehold Plot No.-14, Drawing No- C-3204 corresponding to Rev. Plot No- 1434 in Mouza- Saheed Nagar in favour of Radha Shyam Ratho represented through its GPA Holder M/s Stalwart Projects Pvt. Ltd.</p> <p>Deferred. To be considered after submission of registered irrevocable GPA in</p>

		favour of applicant.
7.	BPBA-179-2020	<p>Approval of 8 blocks of G+3 storied affordable housing with 1 block of G+1 storied multipurpose amenity centre & neighbourhood shopping building plan proposed over BDA allotted revenue plot no-8103, 8106, 8104 , 8102, & others, khata no-4689 of mouza-Garakana in favour of BMCNDION Developers Pvt Ltd represented through Bijay Bharat Mohapatra, managing director and Bhagaban Mohapatra Const. & Engg Pvt Ltd for development of in situ slum rehabilitation project under PPP mode namely "MAHAVIR AWAS YOJANA".</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 of the Affordable Housing Project area (AHP) for construction of 400 nos. of EWS dwelling unit as per the agreement executed with BDA subject to compliance of the following:</p> <ol style="list-style-type: none"> 1. The applicant shall submit revised plan by adding one stilt floor to be utilised for parking in respect of all proposed blocks. 2. The common parking open space shall be utilized for providing community facilities like PDS centre, Dispensary, Anganwadi, cretch etc. generally required for such rehabilitation project. 3. The area affected under CDP shall be deducted from the total project area (proportionately between developer & AHP area) or as deemed fit by the land owning authority. 4. The allocation for EWS dwelling unit shall be made as per the development agreement executed with BDA/HAS policy of H & U.D.Deptt. 5. NOC from WATCO, CGWA, TPCODL shall be submitted. 6. The applicant shall submit EIDP for approval of EIDP Committee of BMC before applying for Occupancy Certificate. 7. An embankment wall shall be constructed all along the drain situated to the rear side of the In-situ project. 8. The kissam of the plots come under the AHP area shall be converted to Gharabari before applying for OC. 9. The applicant shall ensure all the stipulation and conditions of the development agreement executed with BDA. 10. All the fees applicable under Affordable Housing Policy, 2015 and its amendment in 2022 shall be deposited by the applicant.
8.	BP-BMC-2026-01-31-251427	<p>Approval of integrated double basement with two blocks of S+25 multistoried Residential Apartment Building Plan with G+2 storied Club House Building plan proposed over Rev. Plot No. 242/9831/11346, 271/11343, 270/11344, 242/9831, 271, 270, 273/6898/12803, 273/12804, 273 & 273/6898 at mouza-Chandrasekharapur in favour of (i) Mantu Sahoo, (ii) Govinda Sahoo, (iii) Jayakrushna Behera & (iv) Janaki Behera represented though its GPA holder M/s Sai Smruti Infra projects Private Limited through</p>

		<p>their Director Mrs. Dipanita Das.</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. The width of the approach road connected to the plot shall be verified and ensured by the Engineering Section and the concerned Area ATP. A sketch map of the approach road duly signed by Executive engineer & concerned ATP shall also be submitted. 2. NOC from the Drainage Division, BMC is required. 3. Submit a revised building plan in conformity with the approach road width as verified by the Engineering Section and incorporating modifications as per the prescribed norms.
<p>9.</p>	<p>BP-BMC-2026-01-20-249503</p>	<p>Approval of proposed 3S+25 storied Residential Apartment (Block-1), 4S+23 storied Residential Apartment (Block-2) and G+23 storied Commercial-cum-Residential Studio Apartment (Block-3) Building Plan over Rev Plot Nos- 2541, 2544, 2543, 2519, 2527, 2542, 2545, 2526, 2525, 2524, 2546, 2550, 2553, 2548, 2558, 2556, 2554, 2561, 2559, 2582, 2529, 2530, 2560, 2555, 2535, 2534, 2537, 2552, 2502, 2577, 2580, 2549, 2551, 2539, 2538, 2528, 2540 & 2536; Khata Nos -1330/9625, 1330/10240 & 99 under Mouza –Pandara in favour of Mr Jai Batra & others represented by their GPA holder Acrewise Developers Pvt Ltd, represented by its Director Mr. Sashikant Barik.</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 applicant shall submit updated RoR record with kizam gharabari for all the 38 plots covered under the project. 2. The applicant shall justify the reduction of project area as per ownership document from Ac.12.00 to Ac.10.15 and duly reflect it in the revenue site plan. 3. NOC from Air Port Authority of India, Fire Recommendation, NOC from CGWA/ PHED and TPCODL shall be submitted. 4. Electrical design, installations and layout plan shall be vetted by DTP empanelled Electrical Engineer. 5. Environmental Clearance from SEIAA as the total built-up area exceeds 20,000 Sq.mt. 6. EIDP plan shall be vetted from Engineering section of BMC for approval of EIDP committee. 7. The applicant shall submit drainage plan vetted by Drainage Division of BMC. 8. The structural plan & the structural design of the proposed building shall be vetted as per Rule 5(3) (vii) of ODA (P&BS) Rules-2020.

		<ol style="list-style-type: none"> 9. Solid waste management plan, PH & services plan shall be prepared by PH consultant. 10. Provision for providing plumbing system for re-use/ recycling of waste water shall be made for reuse for flushing and horticulture. 11. Lift calculation shall be submitted prior to issue of building permission by DTP empanelled Mechanical Engineer. 12. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020. 13. 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 neighbouring plot owners. 14. 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. 15. Clearance from TPCODL with regard to provision of 100 % Electric vehicle (EV) charging points location of transformer within the project premises and other related electrical infrastructure to be provided. 16. The building plan shall be revised complying to all the stipulated norms of ODA (P&BS) Rules,2020 & its amendment shall duly successfully uploaded in successfully in Sujog. 17. Affidavit regarding registration of the project in ORERA and to form an Association of Allottee as per Odisha Apartment (Ownership and Management) Act, 2023. 18. Electrical design, installations and layout plan shall be vetted by DTP empanelled Electrical Engineer. 19. Sanction fee, 1% EIDP maintenance cost, Labour Cess, premium FAR beyond base FAR and all other applicable fees shall be deposited as per Rules.
10.	BP-BMC-2025-03-08-199942	<p>Approval of Proposed S+3 Storied Hostel Building over Rev. Plot No. – 306/1852, Khata No.- 611/4360, Mouza- Chandrasekharpur in favour of Sabyasachi Dash.</p> <p>Approved and modification of the Proposed CDP Road shall be incorporated by BDA.</p>
11.	BP-BMC-2026-01-12-248192	<p>Approval for Addition & Alteration to existing Ground Floor and proposed (G+1) storied Residential Building Plan in favor of Pinkun Ranjan Parida over BDA House No- MA-35, Revenue plot no- 4288/11617, Khata No – 1494/9819 under mouza- Baragada.</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. NOC from State Archaeological Survey, Odisha. 2. Affidavit towards proper stacking of construction materials and C & D waste generated during execution of work.

12.	MBP-BMC-02-009/2026	<p>Revised approval for an existing approved project comprising of 3B+G+6 (Block-A) Commercial Building, 2B+G+35 (Block-B) MIG Residential Apartment, 2B+S+13 (Block-C) HIG Residential Apartment & 2B+G+3 (Block-D) Amenities Building plan approved over Plot Nos. 306/1712/4449 & others in Mouza-Patia in favor of M/s Stalwart Projects Pvt. Ltd. & Raja Kishore Mallick & others.</p> <p>The Committee after detailed deliberation and after assessing the proposal of conversion of use in respect of Block 'A' comprising for 3B+G+6 from commercial to Hospital (Institutional) decided that the matter shall be placed before the next DP & BP Committee subject to availability of the following:</p> <ol style="list-style-type: none">1. GPA Deed / Registered Agreement executed with land owners towards use of Block-A for Hospital purpose.2. ROR with swatwa "sthitiban" for all plots under consideration.3. Revised Environmental Clearance from SEIAA shall be submitted for the revised proposal.4. Revised Recommendation of fire safety from competent Authority.5. Revised NOC from CGWA/ PHED and TPCODL shall be submitted.6. Revised structural plan & the structural design of the proposed building shall be vetted as per Rule 5(3) (vii) of ODA (P & BS) Rules-2020.7. 2/3rd consent of the allottees as per the ORERA format shall be submitted for allowing conversion of use of the Block-A from Commercial to Hospital.8. The developer shall submit declaration about the allotments made so far Block-wise to examine the consent under the ORERA Act.9. Applicant shall submit the method of disposal of Bio-Medical Waste as per relevant rules.10. IBS for CTI shall be shown in the plan as per Rules.11. Submit revised building plan showing separate parking areas, entry and exit gates for both the proposed Hospital block and Residential blocks along with all building parameters of the Block-A conforming to ODA (P&BS) Rules, 2020 & its Amendments specified for Hospital buildings.
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12/6/26
VICE-CHAIRMAN, BDA

**MEMBERS PRESENT IN 278 th DP & BP COMMITTEE MEETING
OF BDA & BMC HELD ON 12.05.2026 at 11.00 AM**

1. The Vice Chairman, BDA
2. Commissioner , BMC,BBSR
3. The Representative of Director of Estate & Ex- Officio-Cum-Addl. Secy to Govt. GA & PG Deptt.
4. The Director of Town Planning, Odisha.
5. The Additional District Magistrate,Bhubaneswar
6. The Representative of Fire Officer
7. The Representative of WATCO,BBSR
8. The Representative of State Archaeology, Odisha
9. The Representative of Archaeological Survey of India
10. The Representative of Ground Water Survey & Investigation Organization (Under Water Resources Deptt.) Odisha
11. The Representative of Works Department Government of Odisha.
12. The Representative of Pipili NAC
13. The Engineer Member,BDA
14. The City Planner,BMC
15. Representative of State Pollution Control Board
16. Town & Regional Planning Member,BDA