BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR

No 19649 /BDA, Bhubaneswar, Dated 11.09.2026
Misc-DP-9/88(pt)

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 279th 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.07.08.2026 at.04:00 PM & 45th DP & BP Committee Meeting of BMC in the Conference Hall of BDA for favour of your kind information and necessary action (if any).

Yours faithfully,

Encl: As above

11/9/26
Town & Regional Planning Member,BDA

Memo No. 19650 /BDA.,Bhubaneswar, Date 11.09.2026
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.

11/9/26
Town & Regional Planning Member,BDA

P.T.O

Memo No. 19651 /BDA., Bhubaneswar, Date 11.09. 2026

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

11/9/26

Town & Regional
Planning Member,BDA

Memo No. 19652 /BDA., Bhubaneswar, Date 11.09. 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.

11/9/26

Town & Regional
Planning Member,BDA

Memo No. 19653 /BDA., Bhubaneswar, Date 11.09. 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.

11/9/26

Town & Regional
Planning Member,BDA

Memo No. 19654 /BDA., Bhubaneswar, Date 11.09. 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.

11/9/26

Town & Regional
Planning Member,BDA

Memo No. 19655 /BDA., Bhubaneswar, Date 11.09. 2026

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

11/9/26

Town & Regional
Planning Member,BDA

PROCEEDING OF THE 279th D.P. & B.P. COMMITTEE MEETING OF BDA & 46th DP&BP COMMITTEE MEETING of BMC HELD ON 07.08.2026 AT 04:00 PM IN THE CONFERENCE HALL OF BDA, BHUBANESWAR

Members Present is at Annexure-1

(A) BDA RELATED MATTERS:-

Item No.	File No.	Subject matter
1/279/BPC	Misc.DP-9/88(pt)	**Confirmation to the Proceedings of the 278th DP&BP Committee.** The committee confirmed the proceeding of 278th meeting of DP & BP committee.
2/279/BPC	Misc.DP-9/88(pt	**Compliance to the Proceedings of the 278th DP&BP Committee.** Noted.
3/279/BPC	BP-BDA-2026-01-07-247329	**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 Smruti Ranjan Bal represented through their GPA Holder M/S J.B Assets Pvt. Ltd., MD Jyoti Ranjan Behuria.** The Developer/ Architect made a detailed presentation of the proposal before the Committee. After detailed deliberation, the committee approved the proposal subject to the following conditions: 1. The applicant shall convert the kisam of the plots from "Agricultural" to "Gharabari" before approval of the proposal. 2. The applicant shall deposit Shelter Fee in lieu of the development of mandatory AH units as applicable under Model- I of the HFA Policy, 2020.

		3. The applicant shall change the satwa of the plot from "Dakhala Satwa Bishista" to "Stitiban", before consideration of plan approval. 4. The applicant shall submit the structural plan and structural design duly vetted as per the provisions of Rule No.- 5 (3) (vii) of ODA (P&BS) Rules, 2020. 5. The applicant shall submit NOCs/ Clearances from PHEO/ CGWA, TPCODL, AAI, NHAI for getting access for the project & disposal of storm water/drainage discharge into the drainage constructed and maintained by NHAI, Fire safety recommendation from FPW, Environmental Clearance (EC) from the SEIAA. 6. The applicant shall surrender the CDP road affected portion by way of free-gifting as per Rule No.- 36 of ODA (P&BS) Rules, 2020. 7. The applicant 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. 8. 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. 9. The applicant shall submit undertaking in form of affidavit for not to deviate, Indemnity Bond for Basement and Copy of Agreement with Project Management Organization [As per ODA (CAF) Rules, 2016]. 10. The applicant shall submit Affidavit regarding registration of the project in ORERA and to form an Association of Allottee as per Odisha Apartment (Ownership and Management) Act, 2023. 11. The applicant shall submit Affidavit towards proper management in respect of stacking building materials within the premises and proper disposal of C&D waste generated during the execution of work. 12. Electrical design, installations and layout plan shall be vetted by Electrical Engineer empanelled with DTP, Odisha. 13. The applicant shall submit drawings such as Revised Building Plan, Building Services Plan, Landscape Plan, Solid Waste

		Disposal & Management Plan, External Infrastructure Development Plan, Electrical layout plan (from registered electrical engineer), Parking Layout Plan. 14. Purchasable FAR beyond Base FAR, 1% EIDP Maintenance Fee, Labour Cess, Shelter Fee and all other applicable fees shall be deposited as per Rules. 15. The final approval shall be issued after submission of all compliances and deposit of required fees/ charges.
4/279/BPC	BP-BDA-2024-04-29-089733	**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.** The Committee after detailed deliberation and considering the verdict of the Hon'ble Supreme Court of India in respect of the post-facto Environmental Clearance (EC) and EC for Institutional Buildings; deferred the proposal till the final directives are issued by the Mo EF & CC or the State Government.
5/279/BPC	LA-BDA-2025-08-21-225033	**Approval of sub-divisional layout plan over Plot No- 241 and 244, Khata No-392/ 2479 in Mouza-Chhatabara in favour of Ramesh Chandra Behera, Bansidhar Behera, Susanta Kumar Behera, Minati Behera & Jayanti Behera represented through it's GPA holder Chandra Sekhar Behera.** The Committee approved the proposal in principle subject to the following condition: The applicant shall submit an affidavit in form of undertaking to the effect that in the event of any dispute over ownership of road land / access restriction of the road by IDCO, BDA shall not be held responsible and/or be a party to such dispute. Any development undertaken considering the access road on the basis of approval of BDA shall be at the cost and risk of the applicant.
6/279/BPC	BLR-BDA-2025-02-11-002641	**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, Pramila 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 its GPA Holder Sujit Kumar Balabantray Managing Director & Anil Kumar Patsani Director of Safety Land Pvt.Ltd. The plot in question is not coming under Town Planning Scheme of BDA. After due deliberation on the means of access to the site, it was decided that necessary NOC/ Clearance from the concerned BDO shall be obtained in the prescribed format as per the O.O no.- 15719/ BDA dtd. 21.07.2026. Upon receipt of the clarification/ legal status of the road from the BDO; steps to be taken for disposal of the application as per the law.
7/279/BPC	**BLR-BDA-2026-01-03-006736**	**Regularization of Un-authorized sub-divided plots bearing sub-plot no.17,18,19,20,21 & 22 corresponding to Revenue Plot no.-226/1150 Khata No.-221/560 in Mouza: Kanjiama in favour of Smt. Kamini Pattnaik and Sri. Ruptesh Pattanayak.** After detailed discussion, the Committee opined that projects not falling under the purview of the DP & BP Committee need not be placed before the Committee for discussion. Cases involving any specific issue requiring consideration may be placed before the appropriate higher authority for observations/decisions. Accordingly, such applications shall be disposed of at the level of the Planning Officer, as per the delegated powers.

8/279/BPC	BP-BDA-2026-01-21-249697	**Approval of Proposed 2 nos. of B+S+13 storied residential apartment building & 1 no of B+G+2 storied Club house over plot no. 697/713, 638, 635, 636 and 637 Khata No.- 200/10, 200/115, 124 and 200/148 in Mouza: Bhimpur in favour of Sri Satyabrata Lenka, Sri Subrat Lenka, Sri BidyadharBhol, Sri Banshidhar Bhol& Smt. Kanakalata Dash represented through their GPA Holder M/S Adiilaksmi Construction Pvt. Ltd., Director. Sri Satyabrata Lenka & Sri Dharmendra Kumar Parida.** The matter was discussed in detail pertaining to technical issues that were not detected in SUJOG. In this particular case, although the application was cleared through SUJOG, upon subsequent manual verification, certain technical issues were noticed under detailing, it is noted that the distance between two wings of the same block does not conform to the prescribed technical specifications. Therefore, the Committee after detailed deliberation on the Power Point presentation made by the applicant/ concerned technical persons; recommended the follows: 1. A technical committee comprising of Planning Member, Engineer Member, concerned Associate Town Planners of BDA, and expert member associated with the NBC Drafting Committee shall be constituted along with SUJOG team to examine such technical deficiencies noted during scrutiny and shall resolve the matter in consultation with SUJOG. 2. The applicant shall rectify the technical deficiencies in the building plan to comply with the Rules. 3. All other applicable NOCs/ Clearances applicable to the proposal to be submitted and deposit of applicable statutory fees in case of technical clearances given by BDA.
9/279/BPC	Planning (Gen)-692/25	**Regarding seeking clarification from road executing/road owning agencies regarding legal status, ownership and acceptability of approach roads for the purpose of statutory planning approvals.** Approved.

General Decision regarding Furnishing of views of BDA for conversion of kisam of agricultural land to non-agricultural (Gharabari) use under Section 8-A of the Odisha Land Reforms Act, 1960.

In continuation of the decision taken by the 277th DP & BP Committee regarding furnishing of views of BDA in conversion cases under Section 8-A of the Odisha Land Reforms Act, 1960, the Committee considered the issues arising in such references and took the following further decisions:

1. The views of BDA in such cases shall remain confined to the land use classification as per the Comprehensive Development Plan and the Zoning Rules/Regulations. Matters relating to layout approval, subdivision or regularisation of sub-plots shall not form part of the communication as it will be examined at the time of application under Section 16 (3) of the ODA Act 1982.

2. In cases where views are sought from the Tahasildars relating to a site comprising of multiple plots, all the plots forming part of the site shall be indicated in the communication letter. BDA shall furnish its views through a single consolidated communication after verification of the land use of the entire site and consideration of the field inspection report, wherever required.

3. The Housing & Urban Development Department shall be moved for necessary amendment of the Odisha Land Reforms (General) Rules, 1965, so that land-use may be verified by the concerned Tahasildars with reference to the Land use provision of Comprehensive Development Plan and the **extant** Zoning Rules/Regulations available in the BDA website, in order to facilitate better service delivery and avoiding the need for applicants to visit multiple offices for the same purpose.

Other General Decisions :-

1. Concerned ATPs/ field staff shall identify and ensure all under-construction buildings within their purview that do not comply with the prescribed safety and environmental measures and initiate appropriate action, including imposition of penalties, in accordance with the applicable provisions.

2. Concerned ATPs/ field staff shall further identify all buildings within their purview with deviations, if any, from the approved building plan/ unauthorized constructions/constructions undertaken over proposed CDP alignments. Where violations are established, appropriate action shall be initiated under Sections 90, 91, and 92 of the Odisha Development Authorities Act, 1982, as applicable.

3. It was decided that, in all cases where a NOC from the Airports Authority of India (AAI) is required at any post-approval stage, including Addition & Alteration, Renewal, Occupancy Certificate (OC), or any other subsequent approval, the applicant shall submit a Site Elevation Certificate issued by an AAI-empanelled survey agency. The certificate shall specify the actual site elevation and the corresponding maximum permissible building height. This requirement shall be enforced to ensure that the building

height remains within the height clearance originally granted by AAI and to prevent any subsequent alteration or manipulation of the site elevation for claiming additional permissible height.

4. It was further decided that the Authority shall communicate with the Airport Director, AAI, requesting a list of buildings and structures within the AAI NOC jurisdiction that are reported to be in violation of the prescribed height restrictions. Upon receipt of such information, the Authority shall examine each case and, where violations are established, initiate appropriate action under Sections 90, 91, and 92 of the Odisha Development Authorities Act, 1982, as applicable.

(B) BMC RELATED MATTERS :-

Item No.	File No.	Subject Matter
1.	XXXXXI (Planning cell) 03/2017	**Confirmation to the proceedings of the 45TH DP & BP Committee.** The committee confirmed the proceeding of 45TH meeting of DP & BP committee.
2.	XXXXXI (Planning cell) 003/2017	**Compliance to the proceeding of the 45TH DP & BP Committee Meeting.** Noted.
3.	MBP-BMC-02-0012/2026	**Approval for issuance of Occupancy Certificate of 12 blocks of G+2 storied (LIG category) and 10 blocks of G+2storied (MIG category) constructed over plot no-258 (pt) of mouza- Chandrasekharpur in favor of Bhubaneswar Development Authority.** The committee after detailed deliberation observed that the Engineer Member of BDA shall furnish detail calculation statement of the project/ scheme, NOCs obtained from the line departments, recommendation of the authority for approval of the project, duly authenticated completion certificate, applicability of the EC and certification pertaining to conformity of building rules of 2001 etc for placing of the matter in the next committee.

4.	**BP2B-1746-09**	**Issuance of occupancy certificate in respect of 8blocks of S+4 storied HIG duplex and 11 blocks of S+4 storied HIG residential apartment building plan constructed over plot no 4638, 4597, 4624, 4622 and 4636 in mouza Gadakana (Netaji Subhas enclave). The Engineer Member BDA submitted offline application for issuance of occupancy certificate in favor of BDA pertaining to Netaji Subhas enclave project developed by BDA.** The Committee took note of the recommendation of the 203rd DP&BP Committee meeting of BDA held on 12.01.2016, wherein the above Committee, after detailed discussion on the proposal including the matter connected with Environmental Clearance, approved the proposal for regularization of the project on payment of compounding fee and issuance of Occupancy Certificate. Accordingly, BDA vide BDA Letter No. 14643/BDA dtd 09.06.2017 had regularized the project after deposit of the compounding fee. Considering the regularization of the project earlier made by BDA in 2017 & completion certificate submitted by Bhubaneswar Development Authority, the committee after detailed deliberation, recommended the case for issuance of OC of the regularized plan of the project subject to following stipulations: 1. EIDP has already been executed by BDA. However, the EIDP may be vetted by EIDP committee of BMC to check its functionality. 2. All other compliances are to be complied with pertaining to condition of the regularization letter no 14643/BDA dtd 09.06.2017.
5.	**BP-BMC-2026-06-22-279200**	**Approval of proposed 7 Blocks of (G+4)storied Residential EWS, Affordable Housing Project proposed Over Plot No.141 & others Khata Nos. 303/315 & others, Mouza-Satyanagar in favour of M/S Paramitra Smart Infra SNA Pvt. Ltd. under PPP model.** The Developer/Architect made a detailed power point Presentation of the project before the Committee wherein, the Committee after detailed deliberation recommended the case for Approval subject to compliance of the following:

		1)The plot recorded under Non-Gharabari kisam (Plot No. 142) shall be converted to kisam Gharabari before Commencement of work. 2) The correct revenue site plan shall be reflected in the plan, clearly indicating the width of existing road and location of the site. 3) NOC from the concerned line departments pertaining to Water supply, power supply and sewerage disposal shall Be submitted. 4) Structural Stability Certificate and Electrical Safety Certificate from DTP empanelled Structural/Electrical Engineer shall be submitted. 5) EIDP plan shall be vetted from the engineering wing of BMC for approval of EIDP committee. 6) All applicable fees shall be deposited. 7) The project shall be executed as per the agreement Executed by BDA and the allotment to the beneficiaries shall be made as per the provisions of the HAS Policy.
6.	BLR-BMC-2024-12-23-002258	**Regularization of existing Hospital building (2B+G+9) And (G+3) storied Oxygen Plant for Institute of Medical Sciences & SUM Hospital-2 in favor of SHIKSHA"O" ANUSANDHAN Deemed to be University represented Through its President Dr. Manojranjan Nayak over Plot Nos- 416 ,297, 417,419, 296,298 ,418,299,420, 287, 415/4195,413/4394,295,281,282,286,280, 289, 279, 278, 308,309, 310,312,291, 281/3478,276, 372, 373 &367, Khata No - 626/1 (GAD) and 649 (GA & PG Dept.), 597,606/7369,606/2091,606/900, 606/898, 606/899, 606/7348, 606/7428, 389, 606/1444, 606/1813, 606/1210 and 632/186 in Mouza: Nakhara, Bhubaneswar.** The committee, after detailed deliberation on the proposal, observed that the regularization for the extended area beyond the approved plan shall only be considered on submission of Environment Clearance from SEIAA.

7.	BLR-BMC-2025-01-21-002459	**Approval of Proposed addition to MLCP & STP BUILDING (B+G+3toB+G+6), double basement parking complex to 2B+S+9 storied indoor sports building and regularization of existing (G+2) storied office cum utility building, (G+4) storied Oxygen plant, (G+1) storied pharmacy building, single storied water tank building and Extension-I & II building plan over Plot No.- 2264, 2265, & others, Khata No: 2364/254, 2365/255, & others in Mouza:-Ghatikia in favour of Mr. Manojranjan Nayak, President Siksha 'O' Anusandhan.** The committee after detail deliberation and considering the verdict of the Hon'ble Supreme Court of India in respect of the post –facto environmental clearances (EC) and EC for Institutional Buildings; deferred the proposal till the final directives are issued by the MoEF & CC or the State Government.
8.	BLR-BMC-2026-05-06-008630	**Regularization of existing B+G+7 multi-storied PG girls' hostel, 2B+G+6 multi-storied PG boys' hostel, G+5 storey agriculture PG college, G+5 law PG college Building plan(campus–4) proposal over Plot No:363, 364, 382, 383, at Mouza-Syampur & plot no: 438, 438/3295, 439 at Mouza-Malipada in favour of Dr.Manojranjan Nayak president, Siksha 'O' Anusandhan (Deemed to be University) Bhubaneswar.** The committee observed that the modification of existing CDP of 205 villages under BDPA area is under preparation and the proposal is affected by proposed road alignment in the current CDP. Settlement operation for mouza Shyampur has not yet been finalized by the settlement authority, moreover, a portion of the project site i.e 438 & 439 is coming under TP scheme boundary. The committee after detail deliberation on the proposal recommended the following : 1. The views of the BDA shall be obtained in this regard. 2. Applicant shall convert the kissam of all the plots covered under the project site to non-agriculture.

9.	BLR-BMC-2026-06-01-008922	**Approval of Regularization of Existing B+G+6 storied Hostel building over plot no 653/2506/6024 & 654 of Khata no 432/5821 & 430 at Mouza-Dumuduma, in favour of SIKSHA 'O' ANUSANDHAN (President) Dr. Manojranjan Nayak.** Since the applicant plot is affected by proposed road alignment in the current CDP and also there is specified road width issue for approval of multistoried building and moreover all the plots has not been converted to Gharabadi kissam and considering other technical issues in the building plan which needs to comply the committee has deferred the proposal.
10.	BP-BMC-2026-07-06-282214	**Approval of proposed S+4 (7 DU's) Storied Residential Building plan of Mrs. Smruti Rekha Panda over BDA housing no H.I.G 47, Rev. Plot No-1305/126/4519/4622, Khata no-884/1433, Mouza-Kapila Prasad.** The Committee, after detailed deliberation, approved the proposal subject to deposit of applicable NOCs and deposit of fees with submission of EIDP plan.
11.	BP-BMC-2026-04-21-266816	**This is Regarding Approval for Proposed(G+1)storied Residential Building over Rev Plot No-2003/5072/7793, Khata No – 1494/2242 under mouza- Baragada in favor of Upendra Nayak.** Approved.
12.	BP-BMC-2025-09-27-230204	**Approval of proposed construction (S+4) Residential Building Plan for Soumya Ranjan Sahoo Represented by M/s Bhauma Infratech Pvt. Ltd. Through its Managing Director Mrs. Priyadarsini Malla over Plot No-1665/14588,KhataNo-1330/8920,Mouza-Pandra.** After detailed deliberation on the project the committee opined that such application are to be examined at the level of Planning officials/City Planner as per delegations of powers.

13.	BP-BMC-2023-12-22-035059	**Approval of proposed Block 1-IB+4S with 3 Towers Comprising of Tower A-23 Floors, Tower B-23 Floors, Tower-C-23 Floors, Block 2-IB+3 Swith 3 Towers comprising of Tower D-20 Floors, Tower E-19 Floors, Tower F- 20 Floors, MIG Residential Apartment building plan over Plot No.- 1744/2943, 1744/3364, 1744/2943/3850 and Others of Mouza-Paikarapur in favour of SBI Employees Housing Building Co Operative Society , M/s. Trident Properties Private Limited., Sri Pitabas Behera and others represented though GPA Holder M/s. Trident Properties Private Limited.** The committee after detail deliberation considered to allow access/connectivity from the existing 15mtr wide TP Road and focusing on opening of the TP Scheme area through provision of connectivity to the main access road (which the applicant is willing to provide) recommended the case for approval subject to following conditions: 1. The applicant shall pay City Impact Fee as per the recommendation of the 152nd Authority meeting of BDA, for getting access road/connectivity from the TP scheme road of width 15 mts. 2. The proposed 6.00 mtr wide road as shown within the project site for providing a thorough connectivity from TP scheme road to the existing public road situated other side of the TP Scheme shall be developed and free gifted to BMC. Further, in order to have better and efficient connectivity option shall also be explored by providing a uniform 9.00 mtr. wide road within the project site upto a certain length instead of 6.00 mtr road to have straight connectivity but in the process may require land acquisition of three other private plots. The practical implementation of both the options shall be checked by Planning & Engineering wing and recommend for its approval for free gift accordingly. 3. The applicant shall provide access to the landlocked plots (Jagannath land and private land) available within the project site as per rule. 4. NOC from Air Port Authority of India (AAI), Fire Recommendation, NOC from CGWA/ PHED and TPCODL shall be submitted.

		5. Electrical design, installations and layout plan shall be vetted by DTP empanelled Electrical Engineer and shall submit copy of the empanelled certificate. 6. EIDP plan shall be vetted from engineering wing 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 the 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. 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. Affidavit regarding registration of the project in ORERA and to form an Association of Allottee as per Odisha Apartment (Ownership and Management) Act, 2023. 15. Sanction fee, 1% EIDP maintenance cost, Labour Cess, premium FAR beyond base FAR, Shelter fee for non provision of 10% of EWS/LIG units affordable Policy and all other applicable fees shall be deposited as per Rules.

14.	BP-BMC-2026-03-17-259976	**Revised approval of Block-1(LB+UB+S+14) , Block-2(LB+UB+S+24) residential apartment Building plan proposed over revenue plot no.29/874,29/1252, 1/888/1294, 2/950/1251, 30/835, 31/120/1267, 28/1266, 27/1265,30/836 of Mouza –Subudhipur and PlotNo-2023, 2022, 2020,2020/4473, 2015, 2016,2017,2018,2036/9678,2021,2035/3914of Mouza- Sankarpur in favor for All Odisha State Bank Officers Housing Co-Operative Society Ltd Represented By GPA Holder M/S Tirumala Infrastructure Private Limited (TIDPL) & M/S Tirumala Infrastructure Private Limited though its Director Kourab Kumar Rath .** Since, there is no clarity pertaining to EC from SEIAA and structural/stability vetting with respect to addition of floors, the matter was deferred.
15.	BP-BMC-2026-05-04-269268	**Approval of proposed B+S+13 multi-storied (MIG category) Residential Apartment building plan proposed over GA allotted free hold PlotNo.-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.** The Developer/Architect made a detailed power point presentation of the project before the Committee, wherein the committee after detailed deliberation recommended the case for approval subject to compliance of the following: 1. NOC from Air Port Authority of India (AAI), Fire Recommendation, NOC from CGWA/ PHED and TPCODL shall be submitted. 2. Electrical design, installations and layout plan shall be vetted by DTP empanelled Electrical Engineer and shall submit copy of the empanelled certificate. 3. EIDP plan shall be vetted from engineering wing of BMC for approval of EIDP committee. 4. 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

		5. Solid waste management plan, PH & services plan shall be prepared by PH consultant. 6. Provision for providing plumbing system for re-use/ recycling of waste water shall be made for reuse for flushing and horticulture. 7. Lift calculation shall be submitted prior to issue of building permission by DTP empanelled Mechanical Engineer. 8. Rainwater harvesting system and Rooftop Solar Energy Installation to be provided as per Rule-47 & 48 of ODA (P&BS) Rules-2020. 9. Developer shall submit undertaking in the 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. 10. 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. 11. Affidavit regarding registration of the project in ORERA and to form an Association of Allottee as per Odisha Apartment (Ownership and Management) Act, 2023. 12. Sanction fee, 1% EIDP maintenance cost, Labour Cess, premium FAR beyond base FAR, Shelter fee for non-provision of 10% of EWS/LIG units under affordable Housing Policy and all other applicable fees shall be deposited as per Rules.

The meeting ended thanks to and from the Chair.

10/9/26

VICE-CHAIRMAN, BDA

MEMBERS PRESENT IN 279TH DP & BP COMMITTEE MEETING OF BDA & 46TH DP & BP COMMITTEE MEETING OF BMC HELD ON 07.08.2026 AT 04:00 PM

1. The Vice-Chairman, BDA
2. Commissioner, BMC Bhubaneswar
3. The Director of Estates & Ex-Officio-Cum-Addl.Secy to Govt. GA & PG Deptt.
4. Addl. District Magistrate, Bhubaneswar
5. The Representative of Fire Officer, Cuttack
6. The Representative of WATCO, BBSR
7. The Representative of State Archaelogy, Odisha
8. The Representative of Water Resources Department Govt. Of Odisha
9. The Representative of Directorate of Ground Water Development
10. The Representative of Works Department Government Of Odisha
11. The Representative of Electricity Distribution Company, TPCODL
12. The Executive Officer / Representative of Khordha Municipality
13. The Representative of Khordha Municipality.
14. The Engineer Member, BDA
15. The City Planner, BMC
16. Representative of State Pollution Control Board
17. Town & Regional Planning Member, BDA