

# ANNUAL REPORT

Bhubaneswar  
Development  
Authority

2021



@BDA\_BBSR



@bdabbsr

## Indepedent Day Celebration





## CONTENTS

Sl. No.	Activities/ Achievements of different Wing/Branch/Division	Page No.
1.	PLANNING WING	01
2.	ENGINEERING WING	10
3.	ENFORCEMENT WING	26
4.	HORTICULTURE DIVISION	32
5.	ALLOTMENT BRANCH	36
6.	COMMERCE BRANCH	42
7.	PPP BRANCH	43
8.	LAND BRANCH	50
9.	SPECIAL LAND ACQUISITION BRANCH	52
10.	SPECIAL LAND CELL	53
11.	SCHEME SECTION	55
12.	ARCHITECTURAL AND URBAN DESIGN CELL	56
13.	FINANCE WING	57
14.	ESTABLISHMENT BRANCH	60
15.	LEGAL BRANCH	61
16.	IT BRANCH	63
17.	BHUBANESWAR LAND USE INTELLIGENCE SYSTEM (BLUIS)	64
18.	PROJECT MONITORING UNIT (PMU)	67
19.	BHUBANESWAR URBAN KNOWLEDGE CENTRE (BUKC)	69



**Prof. Ganeshi Lal**  
Governor, Odisha  
ପ୍ରଫେସର ଗଣେଶୀ ଲାଲ  
ରାଜ୍ୟପାଳ, ଓଡ଼ିଶା



**RAJBHAVAN**  
**BHUBANESWAR - 751 008**

ରାଜଭବନ  
ଭୁବନେଶ୍ୱର-୭୫୧୦୦୮

**August 19, 2021**

Telephone : 91-674-2536111/2536222  
Fax : 91-674-2536582  
e-mail : govodisha@nic.in  
Website : www.rajbhavanodisha.gov.in

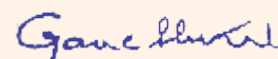
## Message

I am glad to know that Bhubaneswar Development Authority (BDA) is celebrating its 39<sup>th</sup> Foundation Day on September 1, 2021. The Annual Report 2021 highlighting BDA's activities and achievements is also being brought out on the occasion.

BDA, by celebrating its one more foundation day, has passed another milestone. It is a significant event as it provides a unique opportunity to celebrate what has been accomplished and to strengthen the resolve to continue overcoming challenges by rededicating itself to greater deeds. The development of Bhubaneswar, the country's elite Smart City and a city with distinct cultural heritage has to meet every expectation while keeping modernity and ancient both intact.

On this happy occasion, I send my best wishes and I am confident BDA will strive to be among the best in the country and the Annual Report would be a reflection to BDA's endeavour.

I wish the occasion and publication all success.

  
(Ganeshi Lal)

**NAVEEN PATNAIK**  
Chief Minister, Odisha



**LOKASEVA BHAVAN**  
**BHUBANESWAR**

Phone: (0674)2531100/2531500 (Off.)  
(0674)2591099/2590299 (Res.)  
Fax: (0674)2535100 (Off.)  
(0674)2590833(Res.)  
e-mail: cmo@nic.in  
twitter : twitter.com/CMO\_Odisha  
Facebook : facebook.com/CMO.Odisha



## *Message*

I am glad that the Bhubaneswar Development Authority is celebrating its 39th Foundation Day on 1<sup>st</sup> September 2021 and also bringing out its Annual Report-2021 in commemoration.

Smart City Bhubaneswar represents a unique blending of modern infrastructural designs and ancient sculptural marvels. A growing city like Bhubaneswar with its superb foundation in higher education, IT, Health and Toursim, attracts people from different parts of the country. Recently, it has become a global hub for international Hockey.

Bhubaneswar should be developed as a city of future for the youngsters of the State and the country as well. I hope BDA will be successful in its smart infrastructure projects to make the city a clean, green city and smart city.

I extend my warm greeting to all the staff of BDA on this happy occasion and wish the celebration all success.

**NAVEEN PATNAIK**

## ଶ୍ରୀ ପ୍ରତାପ ଜେନା

ମନ୍ତ୍ରୀ  
ପଞ୍ଚାୟତି ରାଜ ଓ ପାନୀୟ ଜଳ, ଆଇନ,  
ଗୃହ ଓ ନଗର ଉନ୍ନୟନ, ଓଡ଼ିଶା



ଦୂରଭାଷ: { କାର୍ଯ୍ୟାଳୟ: (୦୬୭୪)୨୫୩୬୯୩୧  
ଆବାସ: (୦୬୭୪)୨୫୩୬୯୩୧



## ବାର୍ତ୍ତା

ଭୁବନେଶ୍ୱର ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷ ଆନୁକୁଲ୍ୟରେ ଏହାର ୩୯ତମ ପ୍ରତିଷ୍ଠା ଦିବସ ଆସନ୍ତା ସେପ୍ଟେମ୍ବର ୧ ତାରିଖରେ ପାଳିତ ହେଉଥିବା ଏବଂ ଏହି ଅବସରରେ ବିଭାଗର ବାର୍ଷିକ ବିବରଣୀ- ୨୦୨୧ ପ୍ରକାଶ ପାଉଥିବା ଜାଣି ମୁଁ ବିଶ୍ୱସ୍ତ ଆନନ୍ଦିତ ।

ପ୍ରାଚୀନ ଐତିହ୍ୟପୂର୍ଣ୍ଣ ଭୁବନେଶ୍ୱର ସହର ବିଶ୍ୱ ଦକ୍ଷିଣ କେନ୍ଦ୍ର ଲାଗି ସ୍ୱତନ୍ତ୍ର ମାନ୍ୟତା ପାଇଛି । ଗୃହନିର୍ମାଣ ଓ ଆବଶ୍ୟକ, ପାର୍କ ଓ ମୁକ୍ତସ୍ଥାନ, ଟାଉନ୍ ପ୍ଲାନିଙ୍ଗ୍, ସିମ୍ପ୍ଲି ସହିତ ସ୍ୱଚ୍ଛତା ଏବଂ ସ୍ମାର୍ଟ ସିଟିରେ ପରିଣତ ହୋଇଛି । ଆସନ୍ତୁ ଆମେ ସ୍ମାର୍ଟ ସିଟି ଭୁବନେଶ୍ୱରକୁ ଦେଶର ଏକ ସ୍ୱଚ୍ଛ, ନିର୍ମାଳ, ପରିବେଶ ଅନୁକୂଳ ତଥା ଆଗୁଆ ସହର ଭାବେ ଗଢିତୋଳିବାକୁ ପ୍ରୟାସ ଜାରି ରଖିବାକୁ ଚେଷ୍ଟିତ ହେବା ।

ଉନ୍ନୟନ କର୍ତ୍ତୃପକ୍ଷର କର୍ମକାର୍ତ୍ତା ପ୍ରମୁଖଙ୍କୁ ଅଭିନନ୍ଦନ ଓ ଶୁଭେଚ୍ଛା ଜଣାଇବା ସହିତ ୩୯ ତମ ପ୍ରତିଷ୍ଠା ଦିବସର ସମସ୍ତ କାର୍ଯ୍ୟକ୍ରମ ଏବଂ ବାର୍ଷିକ ବିବରଣୀ ପ୍ରକାଶନର ସର୍ବସଫଳତା କାମନା କରୁଛି ।

ପ୍ରତାପ ଜେନା

(ପ୍ରତାପ ଜେନା)

**SURESH CH. MAHAPATRA, IAS**  
Chief Secretary, Odisha



Tel : 0674-2534300  
: 0674-2536700  
Fax : 0674-2536660  
E-mail: csori@nic.in



## Message

I am glad to know that Bhubaneswar Development Authority (BDA) is celebrating its 39<sup>th</sup> Foundation Day on 1<sup>st</sup> September, 2021; and, is bringing out the Annual Report-2021 for sharing its activities and visions with different stakeholders.

Institutionalized on 1<sup>st</sup> September, 1983, Bhubaneswar Development Authority has been mandated to undertake strategic interventions for the holistic development of the city. By virtue of its systematic endeavor over the last 38 years, BDA has been able to transform its infrastructure and service delivery to bring it in sync with the glorious heritage, natural splendor and archeological grandeur of Bhubaneswar.

In recent days, the city is emerging as an IT hub, a sought after investment destination and as a gateway to the up-surging growth story of Eastern India. Along with growth in population, the density of urbanization and satellite townships of the city are also on rapid expansion. These opportunities have thrown open fresh challenges for BDA in accommodating the rapid growth while preserving its natural endowment, eco-systems and cultural treasure.

Successful management of the emerging challenges requires perspective planning, intensive people's participation and application of appropriate technology. I hope, amid the euphoria of the Foundation day, BDA Team will invigorate its venture with renewed commitments for meeting these challenges with increasing perfection in coming years.

I extend my warm wishes to all the functionaries of BDA on this joyous occasion and wish the celebration all success.

(SURESH CH. MAHAPATRA)

**G. MATHI VATHANAN, IAS**

Principal Secretary  
Housing & Urban Development Department,  
Government of Odisha  
BHUBANESWAR - 751001



3<sup>rd</sup> Floor, Kharvel Bhawan  
Bhubaneswar- 751 001  
Phone: 0674-2536903  
FAX: 0674-2532524  
e-mail: hudsec.or@nic.in  
website: www.urbanodisha.gov.in



## Message

I am happy to learn that “Bhubaneswar Development Authority” is publishing its Annual Report 2021 highlighting its activities and achievements on the occasion of its 39<sup>th</sup> Foundation Day on 1<sup>st</sup> September, 2021

The Bhubaneswar Development Authority has been playing a critical role in the planned development of the city. The rapid growth of the city coupled with the growing aspirations of the citizens increases the challenges faced by the city managers. I am hopeful that the BDA team will realize the proactive role they need to play along with the BMC & BSCL teams to overcome these challenges and meet the aspirations of the people in making and operating Bhubaneswar truly as a Smart City.

I earnestly urge upon all the officers & staff of BDA to rededicate themselves in discharging their duties and responsibilities.

I wish the team all success.

(G. Mathi Vathanan)



**SANJAY KUMAR SINGH, IAS**

Vice-Chairman, BDA

**BHUBANESWAR DEVELOPMENT AUTHORITY**

Akash Shova

Pandit Jawaharlal Nehru Marg

Bhubaneswar-751 001, Odisha

Tel: +91-674-2396124

Fax: +91-674-2390633

e-mail: bda.vicechairman@gov.in

vicechairmanbda@gmail.com

Website: www.bda.gov.in

*Message*

On this auspicious occasion, I would like to welcome you and extend my heart-felt thanks to everyone for their significant contribution to carry out BDA's activities effectively to make the city clean and green and smart destination for all.

I am delighted for having the privilege to present the Annual Report of Bhubaneswar Development Authority (BDA) for the year 2020-2021 on the occasion of its 39<sup>th</sup> Foundation Day.

Bhubaneswar Development Authority is all set to transform Bhubaneswar Smart City into a sustainable, planned, child friendly and to summarize, the most livable city by bringing a positive change in the lifestyle of the citizens through well-planned and futuristic development.

Bhubaneswar has experienced rapid population growth and rising levels of urbanization in the last decade. To meet the needs of this growth, attention is being paid in the policy and plan level interventions. One-of-its-kind regulations, guidelines and master plans such as the Child Friendly Public Space regulations, Street Design Guidelines and parks open space master plan have been prepared by BDA to create that paradigm shift required to transform Bhubaneswar into a most livable city. Also, with new Building Regulations-2020, we are committed to provide affordable housing and mixed-use zone design and development. The road map for making provisions of one Lakh affordable houses by 2024 is being prepared to achieve the target.

With rapidly increasing vertical living lifestyles, our aim is to create more open spaces, modern parks, recreational grounds, gardens to improve the quality of life and productivity of individuals living across the city. The idea is to plan, regulate, control, monitor and facilitate urban development in Bhubaneswar in order to provide a meaningful blend of residential and non-residential uses that enhances living standards of the people.

In terms of citizen services, BDA is on its way to make all of its service online to provide a hassle free experience to them.

With these new and innovative steps, BDA will make a leapfrog jump in city planning to transform Bhubaneswar into a most livable city.

**SANJAY KUMAR SINGH**

**SHRI KABINDRA KUMAR SAHOO, OAS (SAG)**  
Secretary, BDA

**BHUBANESWAR DEVELOPMENT AUTHORITY**

Akash Shova  
Pandit Jawaharlal Neheru Marg  
Bhubaneswar-751 001, Odisha  
Tel: +91-674-2392280  
e-mail: secretarybdabbsr@gmail.com



## Message

It gives me immense pleasure and makes me feel proud to be part of the celebration of the 39<sup>th</sup> Foundation Day of the Bhubaneswar Development Authority (BDA) on 1<sup>st</sup> September 2021 and bringing out the Annual Report- 2021 highlighting its plans and achievements for the betterment of Bhubaneswar City.

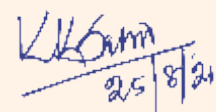
Amidst the COVID-19 pandemic, the Bhubaneswar Development Authority has played its role in the planned development and growth of the city to make it a truly livable and world class urban centre.

We at BDA have taken several pro-active and people-friendly measures such as online building plan approval and online post allotment process to help the allottees to get their work done in a smooth and hassle-free way reducing their number of visits to office.

I am sure that the BDA will realize the proactive roles they need to play to overcome the challenges and meet the aspirations of the people in a time bound manner especially during this Covid-19 pandemic period.

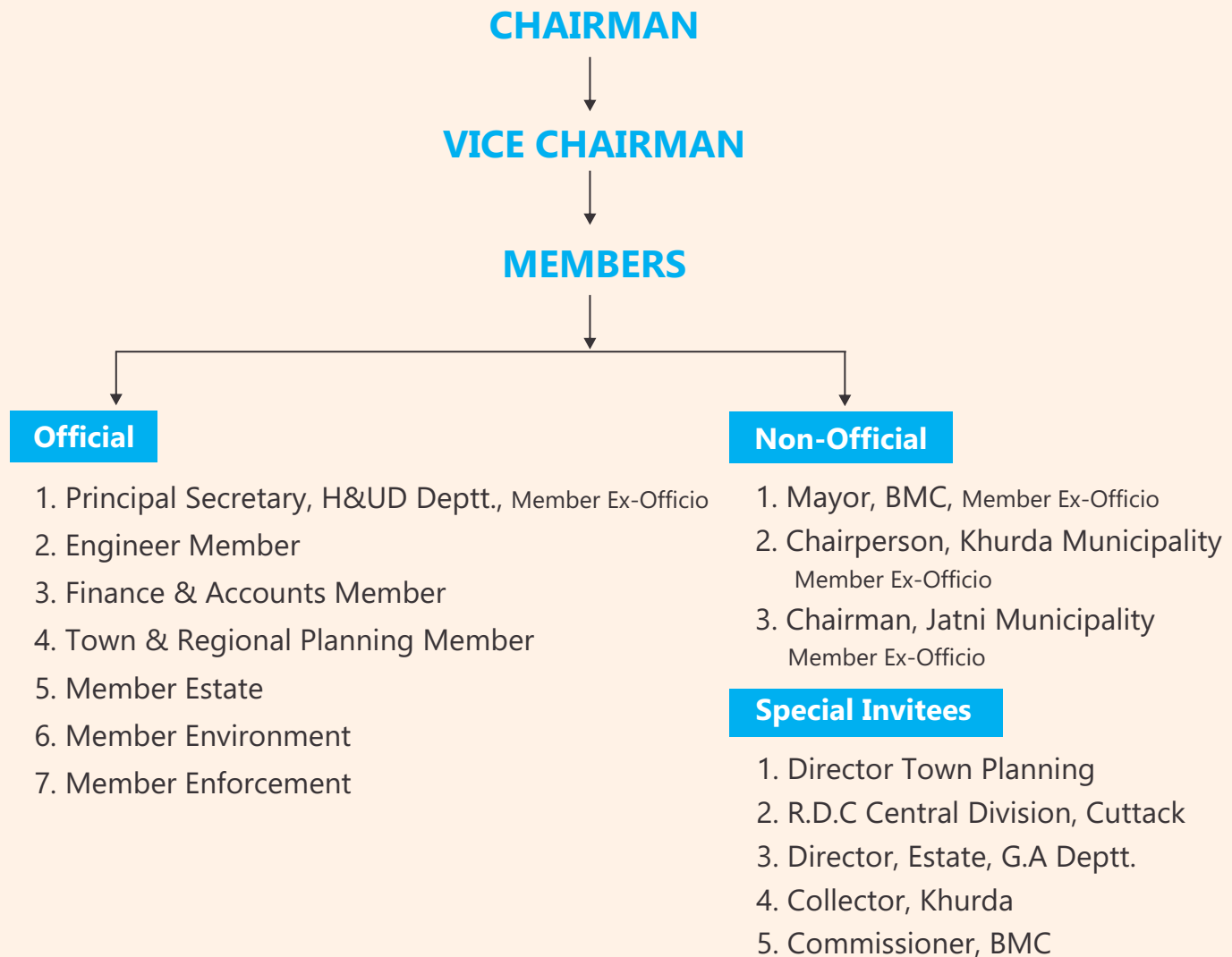
I extend my warm wished to the entire BDA Team on this joyous occasion of its Foundation Day.

I Wish the celebration all success.

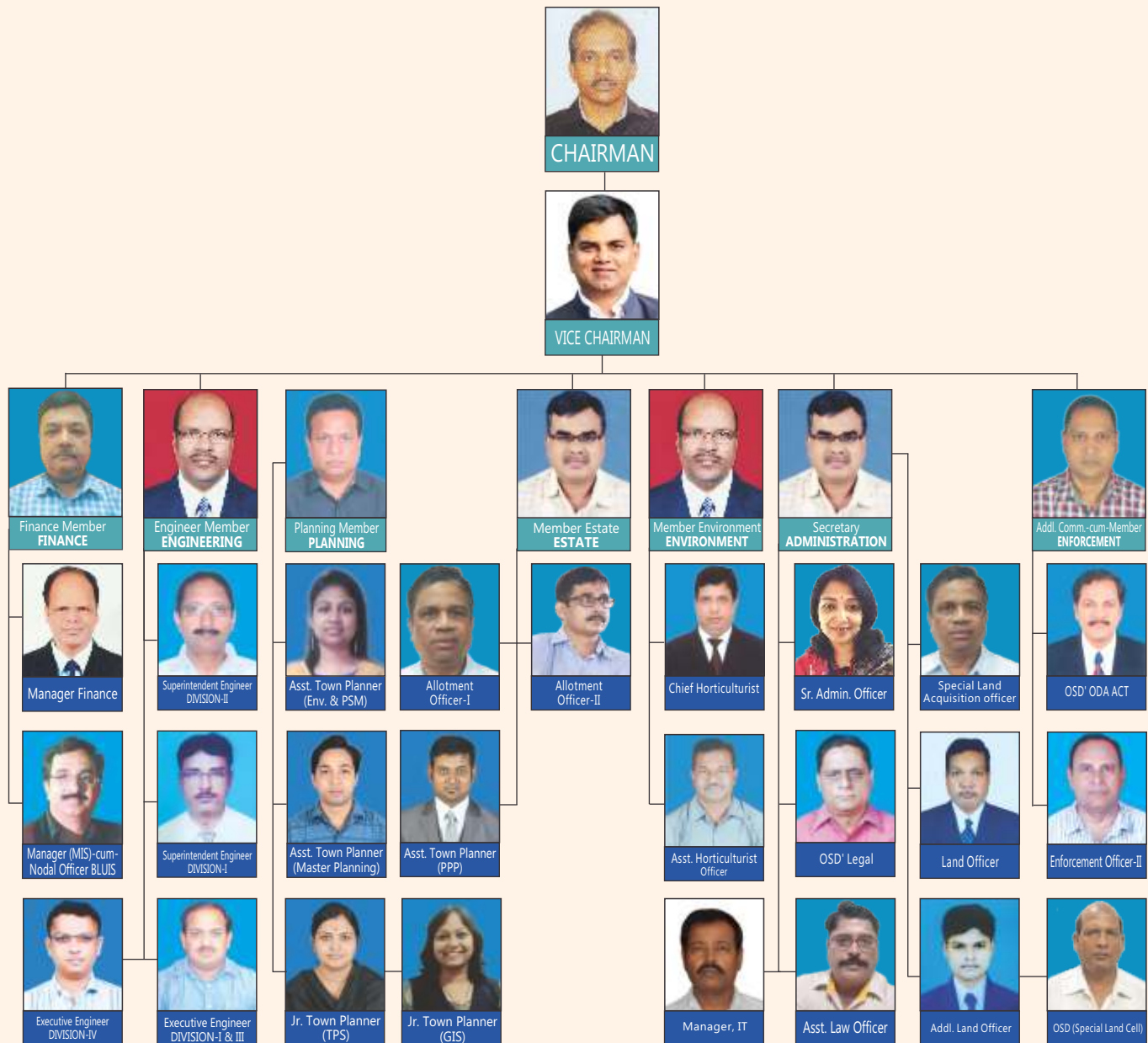


**(Kabindra Kumar Sahoo)**

## THE AUTHORITY



## ORGANISATION STRUCTURE



## Section Officers & Others







## PLANNING WING

### Activities & Achievements during year 2020 -21

#### 1. Preparation of Town Planning Scheme:

Preparation and implementation of Town Planning Schemes in the Bhubaneswar has been taken up under the provisions contained in Chapter VI of the ODA Act, 1982 and Rules framed there under in Chapter VI of the ODA Rules, 1983. T.P. Scheme branch has been constituted in BDA under Planning Section.

As per the Comprehensive Development Plan -2010, there is a provision of developing a Ring Road of 64.90 km within Bhubaneswar Development Planning Area. It has been proposed to take up 45 Town Planning Schemes in 58-part Revenue Villages by BDA along the ring road, so that it will be helpful in getting the land for ring road development without going for land acquisition. All these 45 TP Schemes will cover a vast area of 9171.81 acres of land.

BDA has declared its intention u/s 23(1) of the ODA Act, 1982 to take up 04 T.P. Schemes in Bhubaneswar on the alignment of proposed 64.9Km Ring Road. The State Government has already approved 04 nos. of Preliminary Town Planning Schemes i.e. 01/2015, 02/2015, 03/2015 and 04/2015 U/S of 48 of the Odisha Development Authority Act, 1982.

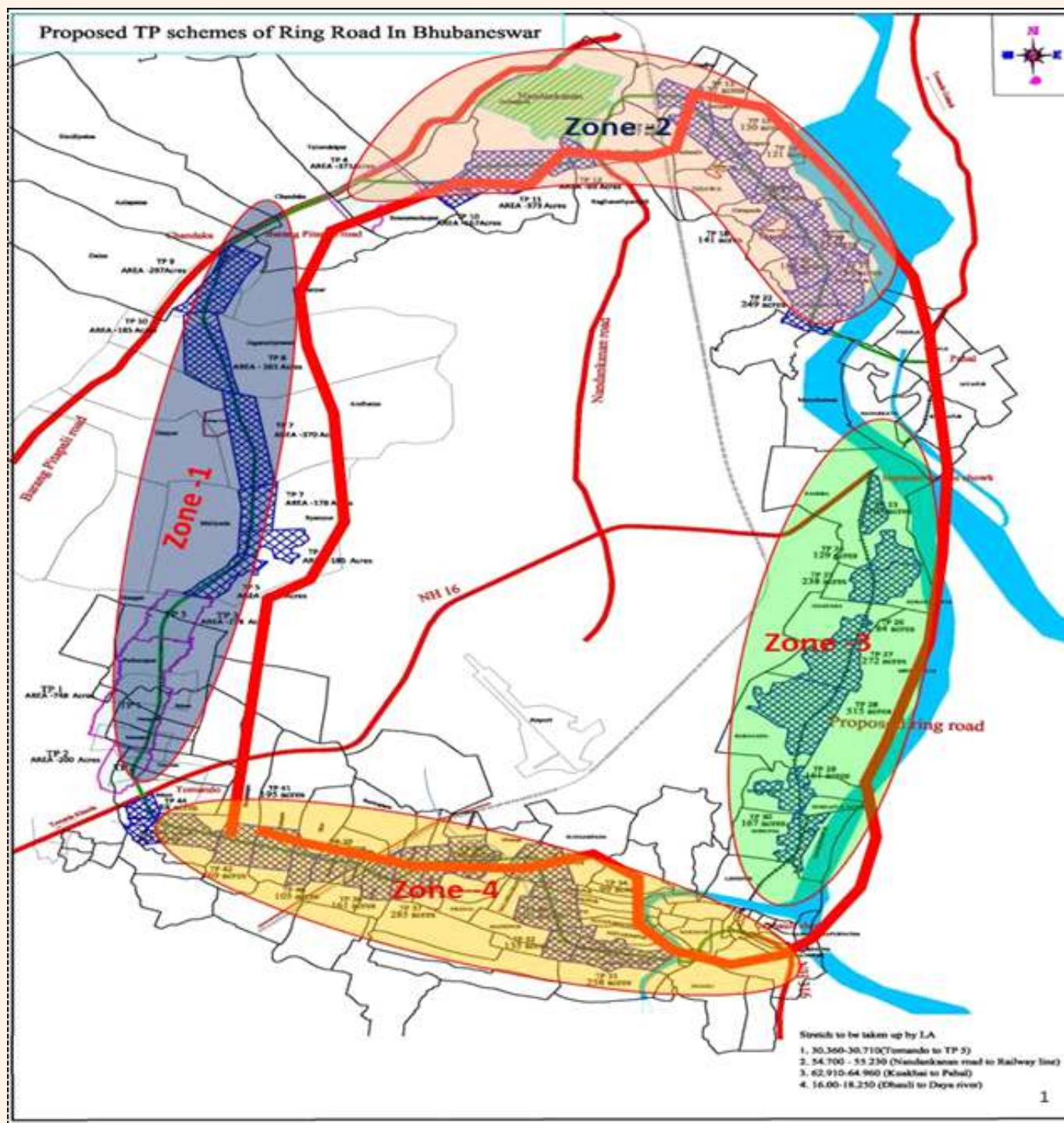
**The entire stretch of Ring road is divided in Four Zones as follows: -**

Sl. No.	Zone	From	To	Running Kms	No. of T.P. Schemes	No. of Revenue Villages covered
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Zone-1	Tamando	Chandaka	15.1 Kms	09	13
2	Zone-2	Chandaka	Pahal	19.51 Kms	14	15
3	Zone-3	NH-16	NH316	15.94 Kms	08	08
4	Zone-4	Dhauili	Tamando	14.35 Kms	14	22
<b>Total</b>				<b>64.9 Kms</b>	<b>45</b>	<b>58</b>

The record correction work for Preliminary Town Planning Scheme No.-01/2015 covering part mouzas Sahajpur, Naragoda, Sijuput and Paikarapur has already been completed. Hon'ble Chief Minister of Odisha has launched the event of distribution of RoR to the land owners of Sahajpur mouza of TPS-1 on 24.12.2020. Accordingly, distribution of RoR for Mouza: Sahajpur, Sijuput, Naragoda and Paikarapur have been initiated by BDA.

BDA has engaged 05 nos. of survey agencies for demarcation of roads and final plots measuring to an area of Ac.1576.55 dec of land coming under Town Planning Scheme Nos.-01/2015, 02/2015, 03/2015 & 04/2015.

### Map Showing Zone wise Distribution of T.P Schemes on Proposed Ring Road



## 2. Preparation of Local Area Plan (LAP) and Town Planning Scheme under AMRUT sub scheme:

- (a) **Preparation of Local Area Plan (LAP) and Town Planning Scheme (TPS) under AMRUT sub-scheme:** BDA had earlier submitted a preliminary proposal to the State Government for preparation of a pilot Local Area Plan and Town Planning Scheme under AMRUT sub-scheme funded by the Central Government. The Old Bhubaneswar Heritage Area has been taken up for the LAP; and extended TPS-29 covering parts of Baragada and Bankuala mouza has been taken up for the TPS under the aforesaid pilot project. The total area of proposed LAP is 338 Ha. The Preliminary and Draft proposals under the AMRUT scheme have been prepared and submitted to TCPO, Government of India for which **the Sanction order has been issued vide no. No. K-1 4011/30/2019-AMRUT-IIA dt. 07.06.2021** by the Ministry of Housing and Urban Affairs, Govt. of India. As per observation of TCPO, further improvements are being incorporated in the in the draft LAP and TPS after which due statutory process shall be followed as per ODA Act, 1983 for finalisation and notification of the LAP & TPS.
- (b) **Notification regarding Modification of CDP u/s-14 of ODA Act, 1982.**-Common notification regarding draft modification of CDP u/s 14 as approved by the Authority, from time to time, was issued vide BDA notification no. 16657/BDA dtd. 15.04.2021. This includes modification in Andharua, Kesharinagar, alignment of approach road in Bhimpur, modification in respect of road from Saswat Vihar to CIPET in Chandrasekharpur mouza and modification of road from Sailashree Vihar Ram Mandir Sq. to Infocity road. The draft notification inviting objection/suggestion has been published in the Odisha Gazette vide no.1173 dated 29.07.2021. After expiry of the statutory period of receiving objection/suggestion, the same shall be finalised following due procedure.

## 3. Preparation of new Comprehensive Development Plan for BDPA :

BDA has duly prepared and notified the CDP for BDPA area which included 205 villages in 2010. The CDP 2010 has come into operation on 08.04.2010. In 2011, 363 number of additional villages with 691 sq. km. was included in BDA jurisdiction vide Gazette notification number 1662 Dt. 18.07.11. The area has immense potential to emerge as a dynamic place to live, visit, work, study, play and invest; attracting more residents, visitors and investors.

To back these aspirations, a more streamlined and comprehensive developmental plan for BDPA along with the newly added areas of a total 1110 Sq.km. area (568 villages) is proposed which will address all current issues of the study area, incorporate necessary changes occurred over the years as per existing ground conditions and develop a holistic set of **“Growth Guidelines”** for the entire region that emphasizes on mixed use and balanced development.



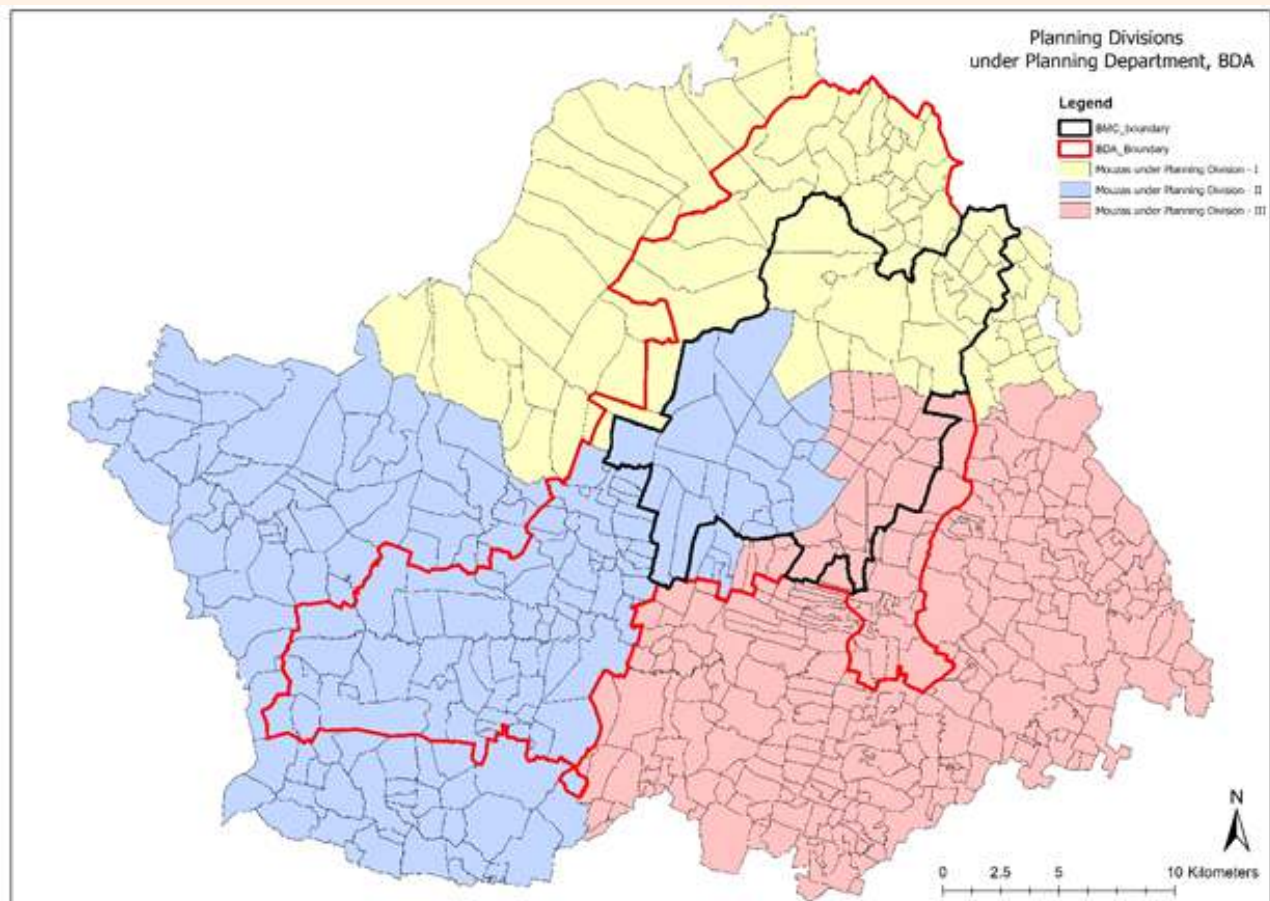
For preparation of Comprehensive Development Plan for newly included villages and area under CDP – 2010, the draft RFP has been prepared which has been approved by the 139<sup>th</sup> Authority Meeting. The same has been shared by the empanelled consultancy firms of State Government to assess the proposals given by them and to finalise the consulting agency.

#### 4. Building Plan Approval Status:

Planning Department deals with statutory approval under section 16 of ODA Act, **Regulations and Schemes:**

1. Through approval of sub-division layout plan and approval of Building Plan in conformity with Development Plan and Building Regulations
2. Issue of Occupancy Certificate to completed buildings
3. Scheme for regularization of unauthorized layouts/subplots, 2017
4. Scheme for Regularization of Unauthorized Construction 2018 and 2019.

For smooth disposal of Building Plan Applications, the Branch has been divided into three planning divisions based on the three geographical divisions of BDPA as per Map below. Each of the three divisions deals with applications for sub-division layout, building plan approval for new/ addition /alteration cases, occupancy etc. coming within their respective areas.





Revenue received from Building Plan Approval:

Sl. No.	Heads of receipt	2019-20	2020-21 (Estimated)
1	Scrutiny Fees	628.82	131.86
2	Sanction Fees	490.10	164.91
3	Compounding fees for unauthorized construction	7731.05	27.59

Fees collected towards "Construction Workers Welfare Cess" from Building Plan Applicants:

Year	2019-20	2020-21
Construction Workers Welfare Cess (CWWC)	Rs. 821.38 /-	Rs. 600.82 /-

Fees collected from Applicants under "Scheme for Regularization of Unauthorized Construction, 2018 and 2019":

Fee	Amount (In Lakhs)
Scrutiny Fee	Rs. 317.84
Compounding Fee	Rs. 2417.69

## 5. Ease of Doing Business – ONLINE E-BPAS SYSTEM :

**ONLINE E-BPAS SYSTEM** has been taken up under the **5T Interventions** of Hon'ble Chief Minister of Odisha. Under the initiative, the Application has been enhanced with various features as below:

- **Integration of external departments for issuance of NOC** – Integration has been complete with the Central Government Portal of National Monuments Authority for issuing NOC within restricted areas around ASI Protected Monuments. Integration with NOC portal of AAI is implemented for BMC area.
- **Empanelment of Survey Agencies for issuing Latitude-Longitude and Site Elevation Certificates for Airport Authority of India NOC** – For the purpose of applying for height NOC in No Objection Certificate Application System (NOCAS) of Airport Authority of India, it is mandatory for the applicant to enter the site coordinates in WGS 84 and site elevation in meters AMSL in NOCAS Application and submit the same through a certificate issued by Authorised Licensed Surveyors/ Architects/ Engineers. For the ease of Applicants, BDA has empaneled two Survey Agencies for the purpose.

- **Implementation of Online processes for Occupancy, Additional / Alteration, Revalidation and Layout** – The said modules are under preparation/development and shall be implemented soon.

**Status of applications** being processed in the e-BPAS Online till 31.03.2021 may be seen as follows:

1.	<b>Total number of Applications received in the year 2020-21</b>	<b>348</b>
2.	Number of Applications approved	132
3.	Number of Applications Rejected/ Show Cause sent	19
4.	Number of Applications Pending with Applicant for Compliance	95
5.	Number of Applications under process	102

## 6. Works under GIS Branch in BDA :

The GIS Branch in BDA has been working for day to day assistance in terms of map preparation in ongoing projects and assignments being carried out by the various branches of BDA. GIS Branch is supporting GA & PG Department, Government of Odisha in terms of Map Preparation and Presentations in their ongoing assignments as and when required.

GIS branch has initiated the process of digitization of Government scheme layouts and private layouts in GIS for better record keeping and data management.

## 7. Initiatives for Heritage Development

### a) Notification of Heritage Signage Guidelines:

In pursuance to Sub-Rule (1) of Rule 52 of ODA (P & BS) Rules 2020, the “**Heritage Signage Guidelines for EkamraKshetra**” was notified by BDA on Dt.22.09.2020 which prescribes control measures and specifications for installation of unified business/ shop signs for commercial establishments within Heritage District of Bhubaneswar. As the first phase implementation of these guidelines, all shop owners, banks, other commercial establishments present along the Ratha Road (both side of the road from Mausli Ma Square to Badheibanka Square) were directed to replace the existing shop signs/ billboards etc. and install new signs as per the specification, colour, design prescribed in the said guidelines.

### b) Improvement of Ratha Road, Old Town:

Ratha Road being the major access to EkamraKshetra Heritage zone and one of the major pilgrimage routes of the Temple Town, it is envisaged to facelift the road

connecting Badheibanka Square to Mausima Square. For the same, façade painting of the building along Ratha Road, refurbishment of existing street lights, installation of heritage signage, provision of street furnitures and landscape elements, identification of vending areas etc. have been initiated.

After due consultation, all shop owners, banks, other commercial establishments present along the Ratha Road have been instructed to replace the existing shop signs/ billboards etc. and install new signs as per the specification, colour, design prescribed by Heritage Cell, BDA.

**c) Development of Sikharchandi Theme Park:**

A design brief has been prepared for development of a theme park at Sikharchandi which will include recreational facilities, fun zones, pilgrimage activities, adventure sports etc. The DPR for the same is under preparation.

**8. Initiatives under Transportation Sector for Bhubaneswar**

**a) Street Design Guidelines:**

In order to bring uniformity in the road designs of different areas of the city, BDA has formulated the draft "Street Design Guidelines for Bhubaneswar" with support from BUKC. The guidelines have been prepared after consultation with various stakeholders and have been approved in the 136th Authority meeting of BDA. As a next step, the guidelines will be sent to Government for approval prior to notification of the guidelines by BDA.

**b) Low Carbon Mobility Plan (LCMP):**

Preparation of LCMP is being supported by the Integrated Sustainable Urban Transport Systems for Smart Cities (SMART-SUT) project implemented jointly by GIZ, HUDD and BDA in Bhubaneswar as a part of Indo-German Technical Cooperation. The LCMP primarily envisions the mobility of people and goods in Bhubaneswar to be secure, reliable, affordable and efficient while also enhancing the economic, social and environmental sustainability of the city. The plan will provide a 20-year vision with goals and targets updated every five years from 2019 to 2040 which will be incorporated within the New Comprehensive Development Plan. The draft report of LCMP is under preparation and will be finalized by October 2020.

**9. Projects and assignments under Legal and Regulatory Branch :**

**A) BDA (P&BS) Amendment Regulations, 2021:** The draft BDA (P&BS) Amendment Regulations, 2021 was notified vide Gazette no. 1113 dated 15.07.2021. The same will be finalised following due procedure and sent to Government for approval. After Government's approval subsequent steps will be taken up for final publication of the amended regulations.

- B) Declaration of IDCO Special Planning Area and Special Planning Authority:** In pursuance with decision taken by the Government, the Authority in its 140<sup>th</sup> meeting held on 23.04.2021 has approved the proposal for declaration of the IDCO Special Planning Area and designation of IDCO as Special Planning Authority for aforesaid areas in accordance with provisions of Section 3A of the ODA Act, 1982. The notification for declaration of IDCO Special Planning Area and designation of IDCO as Special Planning Authority has been published in the Odisha Gazette vide notification no. 1114 dated 15.07.2021 and No.1250 dated 12.08.2021 respectively.
- C) Accreditation of Architects and Registered Technical Persons:** BDA has entered into agreement with 10 (ten) numbers of Architects/Registered Technical Persons to undertake duties and responsibility specified under ODA (CAF) Rules, 2016 and ODA (P&BS) Rules, 2020. The Accredited architects/registered technical persons will undertake approval of building plan of low risk buildings, third party verification of ongoing approved projects and independent inspection of ongoing building operations.
- D) Notification of Standard Building Plans:** Rule 6 of the Odisha Development Authorities (Planning & Building Standards) Rules, 2020 prescribes provision in respect of Standard Building Plans, wherein no prior approval shall be required for undertaking Construction in an approved plot as per Standard Building Plan notified by the Authority, subject to conditions. BDA has notified 100+ standard building plans vide notification no. 10/BDA dated 01.01.2021.
- E) Preparation of BDA (Child Friendly Public Space Design) Regulations:** BDA has engaged BUKC to prepare a Child Friendly Public Space Design regulations. The aforementioned regulations is being reviewed and after finalisation of the draft the same shall be placed before the Authority for approval and taking subsequent steps for notification of the draft and final regulations.

### Targets for 2020-21

Preparation of revised CDP for Bhubaneswar including 363 new villages included in Bhubaneswar Development Plan area in 2011.

Complete Automation of Building Plan Approval system as per the ODA (CAF) Rules, 2016. Implementation of modules like Occupancy, Addition/Alteration, Revalidation application in the e-BPAS Online System

Creation of Digital GIS Database of all Government Schemes and Layout Approvals along with Building Plan Approvals.

Preparation of Town Planning Scheme no 5, 6, 7, 8, 9, 10 under Zone 1 and 11, 12, 13 under Zone 2.

Preparation of Local Area Plan and TP Scheme under AMRUT Sub-Scheme

Notification of Street Design Guidelines

Finalisation of LCMP and Economic Development Strategy for Bhubaneswar

Amendment of BDA Zoning Regulations

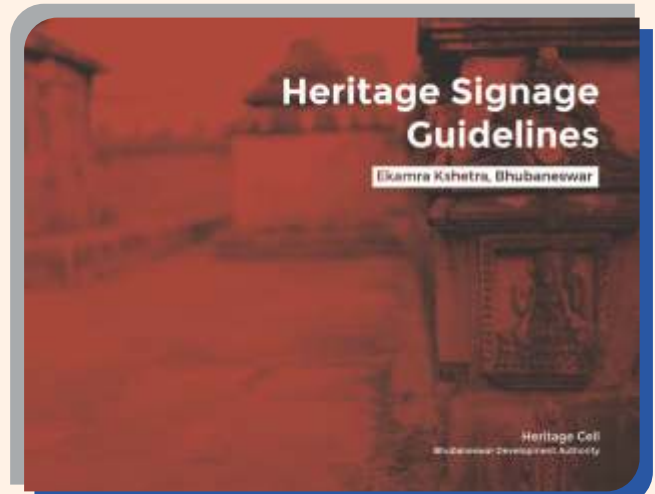




Distribution of RoR to land owners under TPScheme 1



Orientation of shop owners in Old Town to replace shop signage as per prescribed guidelines



Heritage Signage Guidelines for EkamraKshetra notified by BDA under ODA (P&BS) Rules 2020



Facade improvement along Ratha Road in Ekamrakshetra Heritage Area



## ENGINEERING WING

Bhubaneswar Development Authority (BDA) has been established for the Comprehensive development of Bhubaneswar, Khordha, Jatni municipal areas, and different wings are functioning under BDA. The Engineering wing is one of them. There are 4(four) Engineering Divisions and One Horticulture wing in BDA. Each Division and Horticulture wing are headed by Superintending Engineer /Executive Engineer & Chief Horticulturist respectively. The overall charge of the Engineering Branch lies with the Engineer in Chief -cum-Engineer Member.

The Engineering Wing is responsible for implementing different project like housing, commercial, horticulture and the infrastructure facilities. Planning and construction of Inter State Bus Terminal (ISBT) at Baramunda is a major achievement of 2019-20. The work has been awarded on 05.11.2019. Construction of OSRTC bus depot has been integrated as a part of the ISBT work, which is in progress. Concept & planning of construction of Bhubaneswar Town Centre (BTC) has been finalized. It is a major achievement of 2020-21. Detailed DPR for construction of (a) New Rly. Station Building & Plaza amounting to Rs. 450 Crore under EPC mode, and (b) Mixed use Tower and Retail space / Mall amounting to Rs. 625.00 Cr. Under PPP mode have been submitted to Govt. for Administrative Approval. After Govt., approval this work will be put to tender through EPC as well as PPP Modes.

The remarkable achievements during the year 2020-21 and plan activities for the year 2021-22 (Current year) are indicated below.

### ANNUAL ACTIVITIES DURING the Year-2020-21.

Sl. No	Name of Project	Project cost (Rs.in lakhs)	Remarks
1	Development of Road Connecting Sainik School to Damana Chhak(2/500 to 3/490 Bhubaneswar, (Reach-IV).	431.00	LHS side work completed. RHS side work completed except encroached portion.
2	Construction Of Inter State Bus Terminal at Baramunda and Construction of OSRTC Bus Depot At Khandagiri, Bhubaneswar	17435.00	Work is under progress.
3	Imp. Of Internal road of GA plotted Development Scheme at K1, Kalinganagar	267.00	Work completed.

Sl. No	Name of Project	Project cost (Rs.in lakhs)	Remarks
4	Improvement & Strengthening of balance 30feet road internal & peripheryroad of BDA Plotted Development Scheme at K8 KalingaNagar	116.00	Work completed.
5	Construction Of Pathway at BDA park near Monalisha Park At Khordha	70.00	Work completed.
6	Construction of Commercial-cum-Residential Building at K-9 (A),Kalinga Nagar, Bhubaneswar . The Scheme comprises of a building of ( B+S+9) structure with G.F. & F.F. Commercial area & 2 <sup>nd</sup> floor to 8 <sup>th</sup> floor of Residential flats i.e. 56nos. 3 BHK Flats, 14 nos. 4 BHK flats with external infrastructure like P.H. & Electrical installations with STP etc.	6119.00	Work under progress.
7	Construction of Residential Complex at K -9 (B),Kalinga Nagar, Bhubaneswar over 1.59 Acre of land (Plot No.529 of Drg. No. 1365). The scheme comprises of S+4 Residential complex i.e. 128 nos. 2BHK flats with external Infrastructure like P.H.,& Electrical installations with STP etc.	2942.00	Work under progress.
8	Construction of affordable housing ( LIG) at Subudhipur, (7.00 Acre site) (Composite Tender). The scheme comprises of (B+S+12) Residential Complex i.e. 416 nos. 2BHK Flats, & 288nos. 3BHK Flats. with external infrastructure like P.H. & Electrical installations with STP etc.	19964.20	Work under progress.
9	Rainwater Harvesting structure at different Park and Open Space in Bhubaneswar.	152.41	Work completed
10	Renovation of Netaji Subash Chandra Bose Park at Gandamunda, Bhubaneswar.	60.00	Work completed
11	Construction of proposed 100 seated Rental Housing Complex for Migrant Construction Workers at Sampur (Shifted to Ghatikia), Bhubaneswar.	283.41	Work completed
12	Construction of proposed 100 seated Rental Housing Complex for Migrant Construction Workers at Chandrasekharpur, Bhubaneswar. (Shifted to Gadakana)	281.23	Work under progress.

Sl. No	Name of Project	Project cost (Rs.in lakhs)	Remarks
13	Development of Buddha Jayanti Park at C. S. Pur, Bhubaneswar. (Paver Pathway at Hill Top)	85.00	Work under progress.
14	Construction of Rehabilitation Project for Slum & Informal Settlements under HFA for Economically Weaker Section (EWS) at <b>Gadakan</b> Bhubaneswar with Precast Concrete Technology including internal, external EI & PH, site development etc all complete under EPC mode	8506.00	Work under progress.
15	Construction of Rehabilitation Project for Slum & Informal Settlements under HFA for Economically Weaker Section (EWS) at <b>Subudhipur</b> Bhubaneswar with Precast Concrete Technology including internal, external EI & PH, site development etc all complete under EPC mode	2007.00	Work under progress.
16	Construction of Rehabilitation Project for Slum & Informal Settlements under HFA for Economically Weaker Section (EWS) at <b>Satyanagar (Shifted to Ghatikia)</b> , Bhubaneswar with Precast Concrete Technology including internal, external EI & PH, site development etc all complete under EPC mode	5935.00	Work under progress.
17	Illumination of Gym area of the Kalpana Park, Bhubaneswar	0.62	Work completed
18	S/R to E.I of Kalyan Mandap at kalinga Nagar K-7	9.23	Work completed
19	Providing power supply to Bijupattnaik Park at Choudwar, Cuttack	21.75	Work completed
20	Providing power supply to jungle trail at Budha Jayanti Park	4.06	Work completed
21	Providing power supply and illumination to the Sishu Vihar Park at Patia, Bhubaneswar	6.76	Work completed
22	Up-gradation of transformer from 25KVA to 100KVA transformer and extension of LT line to effect power supply 55KW domestic load at 11KV supply with LT individual metering to the 50Nos of beneficiaries from Gadakana Mahaveer basti to Gadakana Kalyani basti.	16.35	Work completed
23	Lighting arrangement for open air theatre at Budha jayanti Park, Bhubaneswar	6.14	Work completed



Sl. No	Name of Project	Project cost (Rs.in lakhs)	Remarks
24	Illumination of Sector-7 Park at Niladri Vihar	2.36	Work completed
25	Power supply to the pump house and M/R to E.I of Shyama Prasad Mukharjee Park	1.99	Work completed
26	Fire fighting work at Raptani Bhawan, Nayapalli, Bhubaneswar	0.69	Work completed
27	Provision of intercom telephone system at different floor of BDA office building.	6.11	Work completed
28	Renovation of E.I of BDA City Centre	70.48	Work completed

Besides above the Horticulture Wing has taken various steps for environmental upgradation of the City through development of parks, open spaces, traffic islands, taking up plantation block, avenue and park areas as well as Urban Forestry. The Horticulture Division has already developed about 60 nos. of parks in and around Bhubaneswar City, Jatni & Khordha Municipal area.

In addition to the above park development some of the major work taken up as follows:

**1. Budha Jayanti Park Landscape work and Nature Trail**

After extensive damage caused to Budha Jayanti Park because of Super cyclone, FANI in 2019, decision has been taken for restoration of Parks with plantation of Tall Tree Saplings supplied by OFDC to revive its greenery. In addition, landscape works like extension of Lawn area shrubbery, ornamental plantation were also taken. A cycle Trek, Nature Trail are being developed on the hill top of the Budha Jayanti Park for the public. Park art centre, Caffetaira are also proposed to be provided inside the park.

**2. Development of Dumuduma Phase-III, Park.**

Development work is going on over a land of 3.00 Acre inside Dumuduma colony, open Gymnasium facility have been installed, Yoga Mandap, Children Play Equipments and other Horticulture development work are in progress.

**3. Development of Sishu Vihar Park at Chandrasekharapur–** A Park is being developed over a land of 1.00 Acre. Park is already provided with open Gymnasium, children play equipments Yoga Mandap, Garden Pathway, Toilet Facility etc. Horticulture work has already been started.

**4. Dr. APJ Abdul Kalam Park at K-8, Kalinga Nagar.-** A park at kalinga Nagar K-8 area is developed in the name of Dr. APJ Abdul Kalam Ex-President of India over an area of 12.00 Acre. Park is being provided with Open Gymnasium facility, Children Play Equipments, Pathway, extensive plantation and a central water body to give the impact of Natural stream flowing inside the Park.

5. **Kalinga Nagar K-5:** Four Nos. of Parks at k-5 residential area are being developed for which Engineering & Horticulture works are in progress. These parks will act as neighbourhood colony parks and to be provided with Garden amenities like pathway, benches, open gymnasium facility landscape lawn etc.
6. **Prachi Park-II.** A park is being developed over a land of about 0.5 Ac. in Prachi Vihar at Chandrasekharapur Garden pathways, benches, Yoga Mandap etc. have been provided in the park. .
7. **Madhusudan Das Park at Pokhariput.**  
Additional Horticultural features like extension of Lawn Area, Plantation, shrubbery; Flower Beds are to be developed as restoration after Fanni damage caused to park.
8. **New features for Netaji Subash Bose Park.**  
A Nature Trail is being developed over an area of about 17.00 Acre of Land including Netaji Subash Bose Park where various plantations like foliage and flower trees shrubs, ground covers will be taken up as per the plantation programme submitted by BUKC. The Nature Trail will serve as a walking track for the visitors of the Park to give a feel of Urban forest inside the park.
9. **Road side Landscape work.**  
Pollution Control Board has granted a sum of Rs.84.00 Lakhs for development of road landscape area to prevent dust. Accordingly steps are taken as per the concept drawing and design submitted by the BUKC. Work already started from housing board office Chhak to BDA City Centre at Unit-IX area.
10. **Modification of the Airport Round about Circle.**  
Modification work are being initiated and the work is going on as per the concept drawing and design submitted by BUKC. at Bijupatnaik roundabout of Airport. New Lighting system with plantation work are going on as per the design.

#### **Additional Works**

1. Tall Tree Sapling about 15000 Nos. have been planted during the year-2019 due to extensive damaged because of Super cyclone, FANI. The Maintenance work is going on including mortality replacement..
2. Road Median Plantation work. Median Plantation of about 30.00 Km in the Major Roads under Primary Road Net Works have been developed and its mortality replacement being done including maintenance going on.
3. Creeper Plantation has been at major parks done and the maintenance is going on.

4. BDA City Centre: Urban Agriculture works have already been started as per the drawing submitted by BUKC.
5. Smart Parks : After redevelopment of smart parks at Sahidnagar by BSCL the parks are handed over to BDA for their maintenance for which work is going on.

### Plan Activities during the Year 2021-22.

Sl. No	Name of Project	Project cost (Rs.in lakhs)	Remarks
1	Construction Of Inter State Bus Terminal at Baramunda and Construction of OSRTC Bus Depot At Khandagiri, Bhubaneswar	17435.00	Construction of OSRTC Bus Depot At Khandagiri completed & Work at ISBT ,Baramunda is under progress
2	Development of Road Connecting Sainik School to Damana Chhak(2/500 to 3/490 Bhubaneswar,( Reach-III).	562.00	The work is under progress
3	Improvement of four Lane road from Patia Big Bazar to Patia Railway Station Ch(0/00 to Ch 1/63)	1238.00	The work will be taken up
4	Construction Of Road From Kelu Charan Park to Patia Rly Station	1775.00	The work will be taken up
5	Improvement & Strengthening of road connecting NH5 to K9(B) at KalingaNagar	89.00	The work is under progress
6	Improvement & Strengthening of balance 30 feet wide internal & Periphery road at PDS K4 at KalingaNagar	215.00	The work is under progress
7	Improvement & Strengthening of internal road at K9 ( B) KalingaNagar	95.00	The work is under progress
8	Improvement & Strengthening of road from Basanta Sahoo Chhak to Trident Galaxy gate at KalingaNagar	30.00	The work is under progress
9	Costruction of Drain & Culvert out side the OSRTC Bus depot ,Khandagiri	19.00	

Sl. No	Name of Project	Project cost (Rs.in lakhs)	Remarks
10	Improvement of four lane road from Patia Big Bazar square to Patia Railway station. Ch-0/000km to 1/630km. (RSRN Part-VI).	1238.00	Tender accepted.
11	Development of road connecting from Netaji Subash Enclave to Patia Rly, station.	20592.00	Tender invited.
12	Construction of Idle bus parking over plot No 200 adjacent to ISBT ,Baramunda	268.00	The work is under progress
13	Construction of Sulabh Souchalaya at Idle bus parking over plot No 200 adjacent to ISBT , Baramunda	52.00	The work is under progress

In addition to above (i) 32 nos. of rainwater harvesting structure in different parks amounting to Rs. 160.35 Cr. (ii) Development of 20 nos. play ground amounting to Rs. 35.47 Lakhs have been taken up during 2021-22. Further demarcation of Plotted Development Scheme at Jagasara and Sanapalla (Khordha) have been taken up.

NAME OF WORK	:	Construction of rehabilitation project for Slum & Informal settlement under HFA for Economically Weaker Section (EWS) at <b>Gadakan</b> , Bhubaneswar with Precast Concrete Technology including Internal, External E.I. and P.H. site development etc. all complete under EPC mode.
PROJECT COST	:	Rs.94.92 Crore
LAND AREA AND DETAILS	:	Total Land Area- 6.364 Acre Land use as per CDP – Residential
PROJECT DETAILS	:	Blocks- 36 Nos. G + 4 EWS Houses. Total No. of Floors - 5 Each Block - 8 x 5 Units =40 Units. Shops - 48 Nos. in Ground Floor at 6 Block. Total Units - {(36 Blocks x 40 Units) - 48 Shops} = 1440 Units - 48 Shops = 1392 Units.



Rental Housing Scheme At Ghatikia



NAME OF WORK	:	Construction of rehabilitation project for Slum & Informal settlement under HFA for Economically Weaker Section (EWS) at <b>Satyanagar (Shifted to Ghatikia)</b> , Bhubaneswar with Precast Concrete Technology including Internal, External E.I. and P.H. site development etc. all complete under EPC mode.
PROJECT COST	:	Rs.66.48 Crore
LAND AREA AND DETAILS	:	Total Land Area- 5.27 Acre Land use as per CDP – Residential
PROJECT DETAILS	:	Blocks- 36 Nos. G + 4 EWS Houses. Total No. of Floors - 5 Each Block - 8 x 5 Units =40 Units. Shops - 32 Nos. in Ground Floor at 4 Block. Total Units - {(24 Blocks x 40 Units) - 32 Shops} = 960 Units - 32 Shops = 928 Units.



NAME OF WORK	:	Construction of rehabilitation project for Slum & Informal settlement under HFA for Economically Weaker Section (EWS) at <b>Subudhipur</b> Bhubaneswar with Precast Concrete Technology including Internal, External E.I. and P.H. site development etc. all complete under EPC mode.
PROJECT COST	:	Rs.23.33 Crore
LAND AREA AND DETAILS	:	Total Land Area- 1.492 Acre Land use as per CDP – Residential
PROJECT DETAILS	:	Blocks- 9 Nos. G + 4 EWS Houses. Total No. of Floors - 5 Each Block - 8 x 5 Units =40 Units. Shops - 18 Nos. in Ground Floor at 2.25 Block. Total Units - {(9 Blocks x 40 Units) - 18 Shops} = 360 Units -18 Shops = 342 Units.





Rain Water Harvesting at different Parks of BDA



Unit-2 Ashok Nagar Park



Biju Pattanaik Park



Unit - 8 Park



Mahatma Gandhi Park



Prachi Park (park-2)



Kharavela Nagar Park





Dr. Shyama Prasad Mukharjee Park



Janata Maidan



Buddha Jayanti Park



Sahidnagar Park



Bhoinagar Park



Bhimatangi Park- 2

Remarkable Achievements under Division No.III, BDA, during the Finance Year 2020.21

Sl. No.	Name of works	Remarks
1	Rainwater Harvesting structure at different Park and Open Space in Bhubaneswar.	Work Completed
2	Renovation of Netaji Subash Chandra Bose Park at Gandamunda, Bhubaneswar.	Work Completed
3	Construction of proposed 100 seated Rental Housing Complex for Migrant Construction Workers at Sampur (Shifted to Ghatikia), Bhubaneswar.	Work Completed
4	Construction of proposed 100 seated Rental Housing Complex for Migrant Construction Workers at Chandrasekharapur, Bhubaneswar. (Shifted to Gadakana)	Work under Progress.
5	Development of Buddha Jayanti Park at C. S. Pur, Bhubaneswar. (Paver Pathway at Hill Top)	Work under Progress.
6	Construction of Rehabilitation Project for Slum & Informal Settlements under HFA for Economically Weaker Section (EWS) at <b>Gadakan</b> Bhubaneswar with Precast Concrete Technology including internal, external EI & PH, site development etc all complete under EPC mode	Work under progress
7	Construction of Rehabilitation Project for Slum & Informal Settlements under HFA for Economically Weaker Section (EWS) at <b>Subudhipur</b> Bhubaneswar with Precast Concrete Technology including internal, external EI & PH, site development etc all complete under EPC mode	Work under progress
8	Construction of Rehabilitation Project for Slum & Informal Settlements under HFA for Economically Weaker Section (EWS) at <b>Satyanagar (Shifted to Ghatikia)</b> , Bhubaneswar with Precast Concrete Technology including internal, external EI & PH, site development etc all complete under EPC mode	Work under progress



## ONGOING PROJECTS

### **Commercial-cum-Residential Building (K9 A) at Kalinga Nagar.**

The scheme comprises of a building of (B+S+9) structure with G.F & F.F commercial area and 2<sup>nd</sup> floor to 8<sup>th</sup> floor of Residential flats as follows:

56 Nos. 3 BHK flats.

14 Nos. 4 BHK flats.

with external infrastructure like P.H & Electrical Installation with STP etc.



### **Residential Complex (K9 B) at Kalinga Nagar.**

The scheme comprises of (S+4) Residential Complex-

128 Nos. 2 BHK flats.

with external infrastructure like P.H & Electrical Installation with STP etc.



### **Residential Complex at Subudhipur.**

The scheme comprises of (B+S+12) Residential Complex-

416 Nos. 2 BHK flats.

288 Nos. 3 BHK flats.

with external infrastructure like P.H & Electrical Installation with STP etc.



## UPCOMING PROJECTS

### Bhubaneswar Town Centre.

- Plaza
- 2 Basement
- Shopping Mall.
- Signature Tower



Proposed AHP & ISSRs projects.

SN	Name of the Project	Location
1	In-Situ Slum Redevelopment at Pathabandha	Mouza: Vani Vihar
2	In-Situ Slum Redevelopment at Badagada	Mouza: Badagada
3	In-Situ Slum Redevelopment at Jharana Basti	Mouza: Bhimpur
4	AHP at Gadakan (opp TTS)	Mouza: Gadakana
5	AHP at Gadakan near Kelucharan Park	Mouza: Gadakana
6	AHP at Chandrashekharapur (Sailashree Vihar)	Mouza: Chandrashekharapur
7	AHP at Sampur	Mouza: Sampur
8	AHP at Sijuput	Mouza: Sijuput

**Total 15000 (approx) No. of EWS Housing Units**







Site visit of VC, BDA to Affordable Housing Projects



Site visit of VC, BDA to EWS Housing Project at Gadakana



Site visit of VC, BDA to Slum Rehabilitation Project at Chandrasekharpur



Site visit of VC, BDA to ISBT, Baramunda



## ENFORCEMENT WING

### BDA ENFORCEMENT WING ACTIVITIES & ACHIEVEMENTS DURING YEAR 2020-21

The Enforcement Wing of BDA is now functioning with Additional Commissioner (Enforcement) as the Head of the Branch and two Enforcement Officers are there to assist him. It has a pivotal role in enforcement activities in the BMC and BDA area in order to counter the stiff challenges faced to check unauthorised constructions both on the Government and private land. It has acquired great significance for grounding of different projects on Government land by removing bottlenecks due to unauthorised constructions over that and protecting it. Enforcement activities of this Wing has been improved by strengthening the Enforcement Squads and organising their work schedule.

There are two ODA Courts functioning in Enforcement Wing. The OSD (ODA Act-I) and OSD (ODA Act-II) are conducting ODA courts for initiation and disposal of UAP Cases within BDA area.

2. The BDA Enforcement Wing has engaged its four number of Enforcement Squads for detection of unauthorised constructions, encroachment of Government land, public road, drain etc. If any kind of unauthorised development is detected, the Enforcement Branch takes steps for initiation of proceeding under Sec. 91 (1) of ODA Act, 1982 (UAP Case) in order to prevent such illegal development in BDA area. A good number of UAP cases have been booked against the persons who have undertaken unauthorised constructions in BDA area. Besides, the Enforcement Squads also attend to the public petitions so as to redress the grievances of public in time. Another segment of enforcement activity is detection of Government land for which all the Enforcement Squads have been instructed to identify Government land under encroachment. A number of patches of Government land have been detected and necessary action has been taken for eviction of encroachments there and protection of the same by construction of boundary wall and fixation of sign post. They are also performing site visits on the basis of the UAP cases which are subjudice in the court of OSD (ODA Act) BDA
3. Two numbers of Special Squads namely 'Smart City Squad' and 'Special Joint Squad' are engaged in clearance of foot path and cycle path from Sishubhawan Square to Vani Vihar Square and Airport to Nandankanan respectively so that the two major roads of the city remain clear for smooth movement of people and vehicles. Three no. of Enquiry Teams consisting of an amin and a survey assistant have been formed. They are responsible for detection of unauthorised construction as well as government land in both BDA and BMC area.
4. Another important segment of enforcement activity is preparation of programme on the basis of the decisions taken by the Central Enforcement Monitoring Committee (CEMC) and execution of the same. Vice-Chairman, BDA is the Chairman of CEMC and Additional Commissioner Enforcement is its member convener. All the requisitions of different line



Departments like G.A. Deptt., BMC, R&B etc. are received by the BDA Enforcement Wing and the same are placed before the CEMC for decision. Accordingly programme is prepared and carried out as per schedule. Almost all the requisitions have been included in the CEMC programme. Besides a number of demolition orders passed in different UAP cases have also been included in the CEMC programme for execution. The eviction orders passed in different OPP Cases of G.A. Deptt. have been included in the CEMC programme and executed as a result of which some valuable Government land are made encroachment free. Further, requisition of BMC relating to encroachment of road, drain Sewerage line have been included in the CEMC programme in order to make them free from encroachment. The requisition of R&B Deptt. pertaining to road encroachment have been included in the CEMC programme and successful eviction of the same has helped them in widening of roads, construction of over bridge etc. in different areas. A good number of patches of Govt. land have been vacated through the CEMC programme for protection of the same by the Land Protection Cell of BDA.

5. During second wave of COVID-19, the state Government has taken major initiatives for eradication of the disease caused due to COVID-19 virus. In addition to other state functionaries, BDA has been included in the eradication programme named as COVID-19 Management. In such programme, the staff of Enforcement Branch working under different squads visited different areas under BMC limit and created awareness among the people about COVID-19. They also collected penalties on behalf the BMC from those people who violated the rules of COVID-19. They discharged duties even in holidays and also in night time, when required.

### **Achievements During the Year 2020-21**

Several exemplary activities have already been undertaken by the Enforcement Wing during the year 2020-21 and the achievement of the said period in a nut-shell is given below

Sl. No.	Subject	2020-21
1.	Cases filed under Section 91 (1) of ODA Act, 1982 (UAP Cases)	107
2.	Demolition order passed in UAP cases	69
3.	UAP cases dropped	10
4.	UAP cases disposed of ( DO passed and dropped)	79

### **Status of CEMC Programme**

Sl. No.	Subject	2020-21
1.	Eviction/Demolition Programme fixed by CEMC	205
2.	Eviction/Demolition Programme Executed	165

**Status of Detected Govt. land**

Sl. No.	Subject	2020-21
1.	Govt. land detected	Ac.10.500 (approximately)
2.	Govt. land made free from encroachment	Ac.27.209 including road side land (approximately)

- Most of the requisitions received from different line Departments have been included in the CEMC programme for carrying out eviction.
- Road side eviction has been carried out in different areas for widening and development of road and drain.
- Some of the slums established in different parts of Bhubaneswar City have been evicted and the slum dwellers have been shifted to other places.
- Execution of demolition orders passed in different UAP cases is increased.
- The public petitions are computerized for quick disposal of the same and to keep better track for providing information.
- A good no. of eviction orders passed in O.P.P cases of G.A. Deptts. have been executed by removing the encroachers followed by protection of the concerned Govt. land.

**Eviction under taken over the Govt. Land identified by BLUIS functioning in BDA.**

All the requisition received from BLUIS Cell were placed before the CEMC and joint eviction programme were fixed for the same. The eviction drive was carried out successfully against 40 no of requisition as a result after demolition of the unauthorised construction the total area of Govt. land vacated comes to Ac.2.658 dec.

The Enforcement Branch is doing its best to carry out eviction of unauthorised construction over Govt. land detected by a BLUIS cell.

**Important enforcement activities undertaken by the BDA during the Year 2020-21 mentioned below :-**

- Eviction of unauthorised encroachments in respect of Plot No.332/1882, area Ac.3.600 dec. in Mouza-Chandrasekharapur and the adjoining Govt. plots.
- Eviction of encroachments over Govt. land bearing Plot No.708, Khata No.348(G.A. Deptt.) measuring area Ac.0.482 dec. in Mouza-B.J.B. Nagar.

- Eviction of encroachment over Plot No.2689(pt), 2688(pt),1248(pt), 1249(pt), KhataNo.2333(GA) measuring area of Ac.2.600 dec. in Mouza-Ghatikia (backside of SUM Ultimate Medicare).
- Eviction of encroachment over Plot No.2592, 2575(pt),2625, 2577(pt), Khata No.2339(GA) measuring area of Ac.2.267 dec. in Mouza-Ghatikia in front of IMS & SH.
- Demolition of old houses of 179 RAY beneficiaries at Aurobinda Nagar & Tarini Basti, Ward No.09 in Mouza-Gadakan those who have been allotted BSUP houses
- Eviction of road side encroachments over Govt. land and drain around ITC Hotel to AIIMS Chhak under Khandagiri P.S
- Eviction of encroachment over Govt. land bearing Plot No.457/1952(Pt), Khata No.619(GA) in Mouza-Chandrasekharapur.
- Eviction of encroachment over Govt. land bearing Plot No.263, 264, 265, Kisam Smanan, Khata No.217 Mouza-Damana.
- Eviction of encroachments over land parcel at Badagad Scheme area of BDA
- Eviction of encroachments over the road from Sani Temple to Smrutiban (in front of V2 showroom) in Mouza-Patrapada under Bharatpur P.S.
- Eviction of unauthorized temporary structure over Government land bearing Plot No.358, khata No.179 measuring area Ac.10.000 in Mouza-Tamando
- Eviction of encroachment over Govt. land bearing plot No.18,19,21,23,24 under Khata No.855 measuring area Ac.0.578 dec. in Mouza-Baramunda for laying of sewerline and construction of SPS for Bhubaneswar City.
- Eviction of encroachment over Govt. land bearing plot No.17/2345,17/2532, 17/2483 measuring area Ac.0.134 dec. in Mouza-Baramunda for laying of sewerline and construction of SPS for Bhubaneswar City.
- Removal of unauthorised encroachments over the proposed new road for improvement of old Cuttack-Ganjam Road (portion from Chandaka Square to Kateni Square) under CRDP Scheme
- Eviction of roadside encroachment from both side of Tankapani Road (from Brahmeswar Square to Brahmeswar Temple).
- Sealing of Gymnasium at Indira Gandhi Park, Unit-II, Bhubaneswar under Capital P.S. in connection with OPP Case No.1/2021 initiated in the Estate Court of BDA.

- Eviction of unauthorised encroachments from the Govt. land bearing Plot No.104 & 108, Khata No.62(Anabadi) Kissam-Chhota Jungle, Mouza-Subudhipur
- Eviction of encroachments within the area of Baramunda Bus Stand including entry and exit route of buses for construction of Inter State Bus Terminal (ISBT).
- Eviction of unauthorised boundary wall of houses and sheds along the left side of 200ft. Master Plan PWD Road leading from Utkal Institute of Medical Science to OERC Building, Niladri Vihar, C S Pur.
- Eviction of encroachments within the G.A. Deptt. residential scheme over Plot No.441(pt) & 442(pt) at Kanan Vihar, Ph-II in Mouza-Patia
- Eviction of encroachment over the area proposed for the construction of multi level car parking and bus terminus at Nandankanan, Bhubaneswar.
- Eviction of encroachments within the G.A. Deptt. residential scheme bearing Drg. No.B/367 over Plot No.5(pt), 46(pt), 47(pt), 62(pt), 63(pt), 64(pt) in Mouza-Bharatpur, Sampur
- Eviction of encroachments over Plot No.110(pt) and 111(pt) in Mouza-Subudhipur
- Sealing of the unauthorised construction over Plot No.2195(pt) and 2204(pt) in Mouza-Daruthenga, Bhubaneswar as per the order passed in UAP Case No.17/2021
- Demolition and Sealing of unauthorised construction over plot No.326(pt) & 214(A) under District Centre Scheme of BDA in Mouza-Chandrasekharapur in connection with UAP Case No.113/2017.

**Plans chalked out on Enforcement Activities for the year 2021-22:-**

- Detection of massive Govt. land in Mouza-Pandra, Kalarahanga, Pathargadia, Sampur, Ghatikia, Jatni, Khordha and other areas for protection.
- To take steps for early eviction of encroachment over Govt. land identified by BLUIS CELL, BDA.
- To take expeditious steps for eviction of encroachment over vacant land in different Schemes of BDA.
- Initiation of quick action for disposal of appeal cases and cases in different courts of law with stay/status-quo order which create hindrance in executing demolition orders passed in various UAP Cases under ODA Act.
- To take expeditious steps in order to prohibit any kind of unauthorised activities likely to be undertaken beyond BMC limit with the help of Enforcement Squads of BDA.
- Eviction of encroachments on Govt. land, Roads, Drains, Prohibited Zones etc. shall be taken up adopting zero tolerance principles.





Eviction of encroachments over Govt. land bearing Plot No.708 in Mouza-B.J.B. Nagar



Eviction of encroachments over the Road connecting from Sainik School to Damana Chhak for development Right Parallel Road



Eviction at Aurobinda Nagar and Tarini Basti in Mouza-Gadakan



Eviction of encroachments at Baramunda bus stand for Construction of Interstate Bus Terminal(ISBT)



Demolition of houses at Aurobinda Nagar & Tarini Basti, Ward No.09 in Mouza-Gadakan



Eviction of encroachment over Govt. land in Mouza-Naharkanta and Andilo



## HORTICULTURE

### ANNUAL ACTIVITIES OF HORTICULTURE DIVISION FOR THE YEAR-2020-21

#### 1. **Budha Jayanti Park Landscape work and Nature Trail**

After extensive damage caused to Budha Jayanti Park because of Super cyclone, FANI in 2019, decision has been taken for restoration of Parks with plantation of Tall Tree Saplings supplied by OFDC to revive its greenery. In addition, landscape works like extension of Lawn area shrubbery, ornamental plantation were also taken. A cycle Trek, Nature Trail are being developed on the hill top of the Budha Jayanti Park for the public. Park art centre, Caffetaira are also proposed to be provided inside the park.

#### 2. **Development of Dumuduma Phase-III, Park.**

Development work is going on over a land of 3.00 Acre inside Dumuduma colony, open Gymnasium facility have been installed, Yoga Mandap, Children Play Equipments and other Horticulture development work are in progress.

#### 3. **Development of Sishu Vihar Park at Chandrasekharpur–**

A Park is being developed over a land of 1.00 Acre. Park is already provided with open Gymnasium, children play equipments Yoga Mandap, Garden Pathway, Toilet Facility etc. Horticulture work has already been started.

#### 4. **Dr. APJ Abdul Kalam Park at K-8, Kalinga Nagar-**

A park at kalinga Nagar K-8 area is developed in the name of Dr. APJ Abdul Kalam Ex-President of India over an area of 12.00 Acre. Park is being provided with Open Gymnasium facility, Children Play Equipments, Pathway, extensive plantation and a central water body to give the impact of Natural stream flowing inside the Park.

#### 5. **Kalinga Nagar K-5:**

Four Nos. of Parks at k-5 residential area are being developed for which Engineering & Horticulture works are in progress. These parks will act as neighbourhood colony parks and to be provided with Garden amenities like pathway, benches, open gymnasium facility landscape lawn etc.

#### 6. **Prachi Park-II.**

A park is being developed over a land of about 0.5 Ac. in Prachi Vihar at Chandrasekharpur Garden pathways, benches, Yoga Mandap etc. have been provided in the park. .

## **7. Madhusudan Das Park at Pokhariput.**

Additional Horticultural features like extension of Lawn Area, Plantation, shrubbery; Flower Beds are to be developed as restoration after Fanni damage caused to park.

## **8. New features for Netaji Subash Bose Park.**

A Nature Trail is being developed over an area of about 17.00 Acre of Land including Netaji Subash Bose Park where various plantations like foliage and flower trees shrubs, ground covers will be taken up as per the plantation programme submitted by BUKC. The Nature Trail will serve as a walking track for the visitors of the Park to give a feel of Urban forest inside the park.

## **9. Road side Landscape work.**

Pollution Control Board has granted a sum of Rs.84.00 Lakhs for development of road landscape area to prevent dust. Accordingly steps are taken as per the concept drawing and design submitted by the BUKC. Work already started from housing board office Chhak to BDA City Centre at Unit-IX area.

## **10. Modification of the Airport Round about Circle.**

Modification work are being initiated and the work is going on as per the concept drawing and design submitted by BUKC. at Bijupatnaik roundabout of Airport. New Lighting system with plantation work are going on as per the design.

### **Additional Works**

1. Tall Tree Sapling about 15000 Nos. have been planted during the year-2019 due to extensive damaged because of Super cyclone, FANI. The Maintenance work is going on including mortality replacement..
2. Road Median Plantation work. Median Plantation of about 30.00 Km in the Major Roads under Primary Road Net Works have been developed and its mortality replacement being done including maintenance going on.
3. Creeper Plantation has been at major parks done and the maintenance is going on.
4. BDA City Centre: Urban Agriculture works have already been started as per the drawing submitted by BUKC.
5. Smart Parks : After redevelopment of smart parks at Sahidnagar by BSCL the parks are handed over to BDA for their maintenance for which work is going on.





Nature trail at Netaji Park



K-5 Colony Park Development



Airport Biju Patnaik Statue roundabout modification



Budha Park Entrance



Buddha Jayanti Park Lawn Development



Plantation Programme at Kapilaprasad Park  
by Hon'ble Minister Ashok Ch. Panda



Kapilaprasad Colony Park



Dr. APJ Abdul Kalam Park at K-8, Kalinga Nagar, ongoing



Park at Sishuvihar, C.S. Pur under Progress



Pathway in Buddha Jayanti Park



Pathway in Mahatma Gandhi Park







## ALLOTMENT

### ACTIVITIES OF ALLOTMENT BRANCHES

There are two allotment Branches managed by two Allotment Officer at present five Section Officers, thirteen Senior Assistants and four Junior Assistants. It functions under the control of Secretary-cum-Member Estates, BDA. In order to achieve the objectives provided U/S 7 of ODA Act 1982; Allotment Branch carries out the following functions:

- ❖ Allotment of houses/plots/ flats/ commercial assets to general public in the schemes taken up by B.D.A. within the Master Plan area of B.D.A.
- ❖ Disposal of unsold assets through public auction.
- ❖ Execution of lease deed with allottees, issue of NOC for mortgage, facilitating transfer of assets on application from allottees.

#### Schemes launched by B.D.A.

##### Housing Schemes

Number of schemes	No. of assets						Total no. of assets
26	<u>EWS</u> 278 8	<u>LIG</u> 3111	<u>MIG</u> 308 6	<u>HIG</u> 1341	<u>HIG (Duplex)</u> 934	1 BHK-160 Units 2 BHK- 112 units 3 BHK- <u>96</u> units <u>368</u> units	11628

##### Plotted Development Schemes

Number of schemes	No. of assets					Total no. of assets
08	<u>EWS</u> 79	<u>LIG</u> 1674	<u>MIG</u> 2251	<u>HIG</u> 1068	<u>Others</u> 315	5387

##### Commercial Schemes

Number of schemes	No. of assets								Total no. of assets
30	<u>KIOSK</u>	<u>PINDI</u>	<u>Commercial plot</u>	<u>SHOP</u>	<u>SCR</u>	<u>OFFICE SPACE</u>	<u>RESTAURANT</u>	<u>OTHERS</u>	3296
	77	713	524	169 5	121	125	08	33	

Steps have been initiated to mobilise financial resources of BDA in adopting the transparent procedure for disposal of unsold assets/left out plots / houses/ through online e-auction.

Transparent mechanism for disposal of post allotment procedures, like execution of lease deed, issue of NOC, transfer of ownership, BDA is going to introduce online system to provide door-step citizen centric services to the allottees.

Redressal of e-grievance has the prior importance of the Allotment Branch.

Allotment Branch provides all the services to the allottees on echo-friendly manner.

BDA allotted houses (Flats) in favour of 1459 nos. of EWS beneficiaries (Slum Dwellers) selected by BMC residing in 14 different Bastis under affordable housing scheme.

BDA allotted 460 transit houses in favour of the slum dwellers residing in five (5) different Bastis for in situ construction of affordable housing scheme.

### **Projects in Pipeline**

Plotted Development scheme at Sanapalla

Construction of 2 BHK+ Study housing scheme at Subudhipur

Construction of Commercial-cum- Residential Building at K-9 A Kalinga Nagar

Construction of Residential complex at K-9 B Kalinga Nagar

33 plots sale through e-Auction in Mouza- Saheed Nagar & Ghatikia.

K-8 Commercial Complex at Ghatikia.

K-8 Neighbourhood Commercial Complex at Ghatikia.

K-6 A neighbourhood Commercial Complex at Subudhipur.

### **DETAIL OF HOUSING SCHEMES**

Sl.No.	Name of the Scheme	Year of launching	EWS	LIG	MIG-I & II	HIG	HIG Duplex	Flats	Total assets	Remarks
1	Laxmisagar Housing Scheme	1976	745	342	23				1110	
2	Nayapalli Housing Scheme, MIG-A-32, MIG-B-42 , LB-289	1977		289	74				363	
3	Baragarh Housing Scheme	1978	1008	338	164				1510	
4	G.G.P. Housing Scheme	1980-94	300	316	128				744	
5	Palashpalli Housing Scheme	1984					195		195	
6	C.S.Pur,Ph-I Housing Scheme	1987	456	456	1188	156			2256	
7	Khurda Housing Scheme	1987	118	77	52				247	
8	Kapilaprasad Housing Scheme	1989				158			158	
9	C.S.Pur,Ph-II Housing Scheme	1989		701	268	62			1031	
10	Baramunda Housing Scheme	1992					258		258	

Sl.No.	Name of the Scheme	Year of launching	EWS	LIG	MIG-I & II	HIG	HIG Duplex	Flats	Total assets	Remarks
11	Jatani Housing Scheme	1993	80		45				125	
12	Samanta Vihar Housing Scheme	1994			75				75	
13	Kalinga Vihar, Ph-I Housing Scheme	1994-2000		200	200	224			624	
14	Kalinga Vihar, Ph-II Housing Scheme	1994-2000				223			223	
15	Subudhipur Kalinga Vihar, K-6 Housing Scheme	1994-2000	81	120	43	225			469	
16	Pokhariput Housing Scheme, Ph-I	1998			72	66	30		168	
17	Lingaraj Vihar Housing Scheme, Ph-I & II	1998-2000		59	234		133		426	
18	01-02 Housing Scheme	1999				51			51	
19	Ananta vihar Housing Scheme, Ph-III	2000		39	100				139	
20	Lumbini Vihar Housing Scheme	2002					127		127	
21	Udaygiri Vihar Housing Scheme	2002		30	140				170	
22	Arya Vihar Housing Scheme	2002		144	120				264	
23	Ananta Vihar Housing Scheme, Ph-II	2004			160				160	
24	Ananta vihar, Ph-II HIG Duplex finished Housing Scheme	2009					44		44	
		2016					19		19	
25	Netaji Subhas Enclave	2007				176	128 HIG Deluxe		304	
26	Paikarapur Housing Scheme-I & II	2016						1 BHK-160 2 BHK-112 3 BHK-96	368	
Total:			2788	3111	3086	1341	934	368	11628	

## DETAILS OF PLOTTED SCHEMES

Sl. No.	Name of the Scheme	Year of launching	EWS	LIG	MIG	HIG	Different size	Total assets
1	Laxmisagar Plotted Dev. Scheme	1976	19	47	4	12		82
2	Baragarh Plotted Dev. Scheme	1985					239	239
3	C.S.Pur Plotted Dev. Scheme, Ph-II (Residential)	1988	60	286	368	130		844
4	Kalinga Nagar Plotted Dev. Scheme	1991		1341	1627	926		3894
5	Prachi Enclave Plotted Dev. Scheme, Phase-I, C.S.Pur	2000-02			154			154
6	Prachi Enclave Plotted Dev. Scheme, Phase II C.S.Pur	2000-02			98			98
7	Plots allotted in Mz-Jayadev Vihar & C.S.Pur through e-auction.	2017					20	20
8	Plots sale through e-Auction in different schemes.	2019-20					53	53
	Big patch land sale through e-Auction.	2020-21					3	3
<b>Total:</b>			<b>79</b>	<b>1674</b>	<b>2251</b>	<b>1068</b>	<b>315</b>	<b>5387</b>

## DETAIL OF COMMERCIAL SCHEME

Sl. No.	Name of the Scheme	Year of launching	Kiosk	Pin di	Comme rcial Plot	Shop	SCR	Office Space	Restau rant	Others	Total assets	Remarks
1	Laxmisagar Market Complex, Laxmisagar	1990				39		1			40	
2	Ashoka Market Complex, Mastercanteen square	1984				133		5			138	
3	Alok Bharati Market Complex, Sahidnagar	1987						11			11	
4	Priyadarshini Market complex, CRP square	1987		100		152		5	2		259	
5	Kalyani Market Complex, Unit-8,BBSR	1988	04	119		98			2	25	248	
6	Nilakantha Nagar Market Complex, Nayapalli	1989				38		12			50	

Sl. No.	Name of the Scheme	Year of launch ing	Kiosk	Pin di	Comme rcial Plot	Shop	SCR	Office Space	Restau rant	Others	Total assets	Remarks
7	Aiginai ware Housing Scheme, Aiginia	1989	16			10	10	46		7	89	
8	G.G.P. Market Complex	1991				20	6				26	
9	Chandralok Market, CSPur	1991		6		32	22				60	
10	Indradhanu Market Complex, Nayapalli	1991		224		326	46	2	2		600	
11	Baragarh Market Complex, Baragarh	1993				28					28	
12	Samanta Vihar Commercial Complex	1994-2007				48		8			56	
13	District Centre,C.S.Pur	1992		132	379						511	
14	Aradhana Market Complex, CSpur	1996	12			30					42	
15	Deendayal Market Complex,Ashok Nagar	1996				19		2			21	
16	Subham Market Complex, Ram Mandir square	1997				30		2	1		33	
17	Baramunda Market Complex	1999				140		7			147	
18	Barabhujia Commercial Complex, Khandagiri	2004				121		21	1		143	
19	Pokhariput(SCR)Phase -I & III, Pokhariput	2005					11				11	
20	Lingaraj Vihar Shopping Scheme, Pokhariput	2005				9	10				19	
21	Mahatab Market Complex, Kapilprasad, BBSR	1989		132		132					264	
22	Suryakiran Market Complex, Sahidnagar,	1987				24		3			27	
23	Pallashpalli Market	1984				10					10	
24	Krushu Udyan Market Complex, near Rental colony, BBSR	1989				142					142	
25	C.S. Pur,Ph-I Market Complex,	1989				26	16				42	
26	KIOSK in different area	1986	45				-				45	



Sl. No.	Name of the Scheme	Year of launching	Kiosk	Pin di	Commercial Plot	Shop	SCR	Office Space	Restaurant	Others	Total assets	Remarks
27	K-7 Commercial Complex , Kalinga Nagar	2013				56					56	
28	Ananta Vihar, Ph-II Market Complex , Pokhariput, BBSR	2013				32					32	
29	Commercial Plotted Development Scheme C.S.Pur Phase –II	1988			145						145	
30	Commercial complex at Nayapalli	2016								1 floor allotted	01	
<b>Total :</b>			<b>77</b>	<b>713</b>	<b>524</b>	<b>1695</b>	<b>121</b>	<b>125</b>	<b>8</b>	<b>33</b>	<b>3296</b>	



## COMMERCE BRANCH

### COMMERCE BRANCH(ALLOTMENT BRANCH-II)

While Bhubaneswar Development Authority has thrown up various challenges like, the process of Urbanization will require vacant lands to be developed for the purpose of urban settlements. Further to fund various Social Housing Schemes of the EWS and for its own sustenance, monetization of developed assets was felt necessary thereby gave rise to idea of creation of one dedicated Commercial Section under the supervision of Secretary-cum-Member Estate with the Allotment Officer-II as the Branch Officer.

In order to mobilize the financial resources, there was an urgent requirement for putting in place, an effective, efficient, easy and simple mechanism for identification and disposal of such assets through transparent e.auction process.

From the date of setting up of the Commercial Branch the following are the achievements;

#### (1) Disposal of assets through e.auction:

Sl.	E.auction held on	Assets disposed/sold
1	27.08.2020	09 nos
2	10.03.2021	25 nos
3	25.03.2021	23 nos
4	19.05.2021	One Big patch land at (Subudhipur)
5	31.05.2021	Two big patches land at (Subudhipur and Gadakan)

#### (2) Amount augmented through e.auction

Sl.	E.auction held on	Amount augmented (Rs.in crores)	Amount due to be received
1	27.08.2020	9.61 crores	
2	10.03.2021	64.78 crores	
3	25.03.2021	33.85 crores	
4	19.05.2021	40.30 crores	28.21 crores(70%)
5	31.05.2021	81.45 crores	57.01 crores (70%)
	<b>Total</b>	<b>229.99 crores</b>	

#### (3) Disposal of assets through Lottery

Sl.	Lottery held on	Assets disposed off	Amount augmented through lottery
1	19.02.2021	49 nos of 1BHK Type-1 flat & 13 nos of 1 BHK Type-2 flat	<b>10.28 crores</b>

#### (1) Step forward for Commercial Branch:

**Scrutiny & approval process of execution of lease deed & post allotment procedures:** In order to bring transparency and minimize the time involved in manual scrutiny and approval of application for execution of lease deed as well as all post allotment procedures, a decision has been taken for automation of the entire post allotment services through PAMS application developed for this purpose.



## PPP BRANCH

### Activities and Achievements of PPP Branch, BDA (2020-21)

The Public- Private Partnership (PPP) Branch functions under the Estate Division of BDA for all projects being taken up under Public Private Partnership mode. Specific work of this branch includes:

Identify potential real estate projects including premium residential/ commercial and affordable/ slum redevelopment housing projects to be taken up through PPP in BDPA area.

Finalize appropriate structures for PPP and lay down detailed procedures for selection of private partner for taking up these projects.

Coordinate with various departments/ agencies of state government for successful implementation of PPP projects.

Providing handholding support through PMU, BDA to other project development agencies for structuring of affordable & slum redevelopment housing projects or any other projects being taken on PPP mode.

In addition, the branch is assigned with specific projects such as Bhubaneswar Town Centre (BTC) Project for its design finalization and successful implementation.

Further, managing Project Monitoring Unit (PMU), Bhubaneswar Urban Knowledge Centre (BUKC) & LED Billboards installed by BDA is also dealt by this branch. This branch is also assigned to coordinate with various branches/ divisions of BDA for registration of real estate projects being taken up by BDA under ORERA.

Any other work or responsibilities assigned to the PPP branch from time to time by higher authority.

#### **A. Affordable / Slum Redevelopment Housing Projects under PPP Mode:**

As a pioneer organization to achieve the objective of the State Government for Housing for All, Bhubaneswar Development Authority (BDA) has taken up several Affordable & Slum Redevelopment Housing Projects to create a steady supply of affordable housing stocks to cater to the current housing shortage in the EWS segment.

BDA has taken up these social housing projects on Public Private Partnership (PPP) model as per the provision of the state Housing for All Policy. The slum redevelopment and affordable housing projects include:

- 1) **Chandrasekharpur Affordable Housing Project** – A green field affordable housing projects over an area of 20.21 Acre in Mouza: Chandrasekharpur, Bhubaneswar. It has been envisaged to construct 2600 nos. of EWS units over an AHP area along with all physical & social infrastructure facilities by the developer. In lieu of the same, the developer would get 6.50 Acres of the land patch for its own development as per prevailing building regulation of BDA.

**Status:** Construction work is on-going.

- 2) **Nilamadhav Awas Yojna** – An in-situ slum redevelopment project at Chandrasekharpur over a land area of 8.18 Acre. Out of the total area, slum redevelopment project would be taken up over 5.13 Acres of land in which 1200 nos. of EWS units along with all physical & social infrastructure services will be developed by developer. In the balance area, the developer would take up residential/ commercial development as per building regulation for cross subsidization of the project.

**Status:** Construction work is on-going.

- 3) **Shanti Nagar Awas Yojna** - First slum redevelopment project in Bhubaneswar Town Centre District (BTCDD) over a land area of 10 Acres to transform existing slum areas into an integrated housing development under Model- IV of Housing for All Policy of the State Government. After fulfillment of condition precedents, the first phase development has just initiated over 6.246 Acres of land by the developer over which 840 nos. of EWS units would be developed along with infrastructure facilities.

**Status:** Construction work is going on for Phase-I development.

- 4) **Mahaveer Awas Yojna** – It has been envisaged to take up in-situ slum redevelopment project of Mahaveer Basti at Mouza: Gadakana over a land area of 3.82 Acre. As per provision of Model-IV of Housing for All Policy, out of the total land area 2.52 Acres would be developed as slum redevelopment project area where 400 EWS units shall be built by the developer and in lieu of that, the developer would be free-hold right over 1.30 Acres of land for its own development.

Proposed Affordable Housing at Chandrasekharpur, Bhubaneswar

**Status:** BDA and the Developer are in the process of achieving Condition Precedents before commencement of construction activities



### Proposed Affordable Housing at Chandrasekharpur, Bhubaneswar







Views of Proposed EWS cluster, Building Blocks and Multi-amenity Center (MAC) in Affordable Housing & Slum Redevelopment Housing Projects.



Actual Site Photographs of Affordable Housing at Chandrasekharapur, Bhubaneswar



Site visit by Vice-Chairman, BDA , Secretary to CM Transformation and Initiatives (5T) and other higher officials to review the work progress of AH Project

- A. Premium Projects under PPP mode:** BDA has taken up a number of premium residential/commercial projects on PPP mode with engagement of private developer. Some of the remarkable project includes: NBCC Imperia, TATA Ariana and Bhubaneswar One Mall by M/s Unitech Ltd.
- B. Handholding Support to Other Development Authorities:** As per the directives from the State Government, the PPP Branch, BDA is providing transaction advisory services to other project development agencies (PDAs) with the help of PMU, BDA on basis of Success Fees. This



transaction advisory support involves preparation of project structuring, finalization of RFP, support during bidding process for selection of private developer for projects being undertaken on PPP mode. Some of successful transaction advisory services for other development authorities includes:

Affordable Housing Project at Chhend, Rourkela for Rourkela Development Authority (RDA)

Affordable Housing Project at Mouza: Naranpur, Cuttack for Cuttack Development Authority (CDA)

- C. Bhubaneswar Town Centre (BTC) Project:** The Bhubaneswar Town Centre (BTC) or the Railway Station Multi-modal Hub Project (RSMH) is envisioned as the city's first planned Transit Oriented Development (TOD) oriented development in Bhubaneswar. As part of the Bhubaneswar Smart City Proposal (SCP), this project intends to have a comprehensive strategy for the revitalization of 12-acre site in the heart of the city. Bhubaneswar Development Authority (BDA) has been made the nodal agency for planning, designing and executing this project.

The proposed project will include a state-of-the-art railway station, city bus terminal, multi-level car parking and will have dedicated pick up and drop off lanes for taxis, auto-rickshaws and other vehicles. The design incorporates all modern passenger amenities in consultation with East Coast Railway for giving a complete new experience to the passengers. At its core, the project will have an iconic city square with a centrally located high rise tower providing mixed use development such as commercial, retail, hotel & service apartments. It will contain innovative elements like theatre plaza, art plaza along with food courts. This Transit Oriented Smart Development Project would be a trigger for development of planned central business district for Bhubaneswar.



Proposed Bhubaneswar Town Centre (BTC) / Railway Station Multi-modal Hub Project in Bhubaneswar.



The PPP Branch, BDA is assigned to coordinate with different stakeholders such as East Coast Railways (ECoR), Design Consultants and BDA officials for finalization of design proposal for BTC project and its successful implementation. Further, after AAI's nod for a revised height clearance of 120 mt. AMSL so as to have the iconic structure in the way it was envisaged in the Smart City Proposal of Bhubaneswar; the detailed design for the BTC has been finalized.

- A. Registration of BDA projects under ORERA:** This branch is entrusted to coordinate with different departments/ sections of BDA for filing online application for registration of real estate projects under ORERA. This past year three ongoing projects of BDA that includes (1) Residential Project at K- 9A, (2) Residential Project at Subudhipur and (3) Integrated Commercial & Residential Development at K-9(B) project have been registered under ORERA.
- B. Managing PMU, BUKC and LED Billboards installed by BDA:** The Project Monitoring Unit (PMU) has been established by M/s JLL in BDA in order to formulate appropriate strategy for the Authority to identify and monitor various projects and helping BDA in various capacity building works.

Likewise, as a part of Bhubaneswar Smart City Proposal, BDA has established the Bhubaneswar Urban Knowledge Centre (BUKC) as an extended technical arm for providing technical support to BDA, BMC, BSCL & CRUT. The PPP Branch, BDA is entrusted to manage these support units in BDA along with Establishment Branch of BDA.

Displaying COVID-19 preventive measures on the LED Billboards installed by BDA Further, for disseminating information related to various government programme/ information to public; BDA has installed five nos. of LED Billboards through agencies at various locations of Bhubaneswar. For its efficient management; this branch under the supervision of Sr. Admin Officer, BDA is assigned to coordinate with the service providers/ government departments for content management and dealing with regular day-to-day activities.



## LAND BRANCH

### Activities and Achievements of Land Branch-I, BDA (2020-21)

Land is one of the fundamental requirements and constitute an important resources for urban development in order to develop a modern Capital City. We are required to get land from Govt. In G.A. Department and R & D.M. department for various purposes like housing, commercial activities, park and open space etc. We also gets land through land acquisition process and gift from public.

Land Branch-1 files requisition to get the land from G.A & P.G Department and R & D.M. Department of Govt. After sanction of the same, BDA takes over possession of the same and made payments of premium if any.

So far BDA has got an area of acre 1826.027 land from Govt. (both from G.A & P.G and R & D.M. Department) for various developmental activities. BDA files requisition under the provision of CLIP 2015 and the lands are now transferred u/s – 75 of ODA Act on free hold basis.

#### ACTIVITIES DURING THE YEAR 2020-2021

##### 1. Requisitions filed:

- (i) G.A & P.G Department - Ac. 410.703
  - (ii) R & D.M Department – Ac. 255.154
- Ac. 665.857**

##### 2. Allotment of Land in favour of BDA:

- (i) G.A & P.G Department – **Ac. 129.446**

##### 3. Identification & demarcation of Govt. Land:

- (i) G.A & P.G Department – Ac. 130.000
  - (ii) R & D.M. Department - Ac. 238.602
- Ac. 368.602**

##### 4. Revenue map printed 28 nos. of 28 nos. Mouza in survey and map publication, Cuttack.

#### PLAN ACTIVITIES FOR THE YEAR 2021-2022 (LAND BRANCH-I)

Sl.No.	Mouza	Scheme	Total Area
1	Shampur	Affordable Housing Scheme	68.445
2	Saheed Nagar & Ghatikia	32 plots e.auction	--
3	Jharpada	Development of Neighbourhood shopping complex	3.207

Sl.No.	Mouza	Scheme	Total Area
4	Baramunda	Development of Affordable Housing Scheme	3.326
5	Patrapada	Development of Neighbourhood shopping	11.400
6	Patia	Affordable Housing Scheme	4.590
			4.150
			2.650
			11.390
7	Dumudma	Neighbourhood Shopping and Venders Market	1.708
8	Patia	Neighbourhood Shopping and Venders Market	0.820
9	Chandrasekharapur	Affordable Housing Scheme	12.750
10	Patrapada	Establishment of Truck Terminus	Ac. 20.300
11	Patrapada	Affordable Housing Scheme & slum Development Project.	Ac.9.570
12	Chandrasekharapur	Development of Affordable Housing Scheme	Ac.1.977
13	Dumduma	Development of Commercial Activity	Ac.2.438
14	Patia	Development of Commercial Activity	Ac.2.600
15	Patia	Development of Commercial Activity	Ac.8.660
16	Patia	Development of Neighbourhood Shopping and Venders Market.	Ac.2.500
17	Jagasara	Plt. Dev. Scheme	Ac. 67.285
18	Gadakana	Affordable Housing Project	Ac.14.624
19	Chandrasekharapur	Commercial	Ac.3.000
20	Jayadev Vihar	Re-development of Park	Ac.12.812
21	Saheed nagar	Commercial activities	Ac.2.695
22	Baragada	Affordable Housing Project	Ac.0.370
23	Patia	Affordable Housing Project	Ac.2.770
24	Chandrasekharapur	Development of park	Ac.7.960
25	Jayadev Vihar	Development of park	Ac.6.250
26	Sijuput	Affordable Housing Project	Ac.47.661



## SPECIAL LAND ACQUISITION BRANCH

### Achievements of Special Land Acquisition Branch, BDA during the Year-2020-21

1. Forest diversion proposal of Baramunda Housing & Commercial Scheme for Ac.12.944. Forest land has already been taken up and processed by Land Acquisition staff of BDA and the staff of DFO, Chandaka . The compensatory afforestation at Village Niala has been verified for the purpose. The soft copy and hard copy have been handed over to DFO, Chandaka for further action. All other related documents and maps have already submitted to DFO, Chandaka for onward process. Now the forest diversion proposal has been approved by Govt. of India. The recommendation for the project is being processed at this office.
2. Acquisition of Land for Kelu Charan Park to Patia Railway Station (45 mtr.wide) is going on. The land acquisition is under progress under RFCTLARR Act-2013.
3. Acquisition of land at Patia Big Bazar (Nandan Kanan Road) to Patia Railway Station is going on under RFCTLARR Act-2013. The field survey is going on.
4. Execution of Gift deed for the purpose of Public Utility has been completed 5 nos. and mutation cases have been filed before Tahasildar, Bhubaneswar for the year 2020-21 and 3 nos. gift deed have been executed and mutation cases have been filed before Tahasildar, Bhubaneswar and Khordha.

### Plan Activities for 2021-22

Acquisition of land for road work from Bharatpur Mouza to Shampur Plotted Development Scheme will be taken up through agency.





## SPECIAL LAND CELL

### ANNUAL ACHIEVEMENT DURING THE YEAR 2021 AND PLAN ACTIVITIES FOR THE YEAR 2021-22

1. The Special Land Cell has been functioning w.e.f. 01.01.2018 with a mission to detect the Government land acquired in the year 1985, identify encroachers and make it free from encroachment so as to development of lake Zone-II & III located in Mouza-Nayapalli, Madhusudan Nagar, Bhoynagar and Satyanagar. After completion of survey and demarcation of lake area, the staff of this cell has been engaged for survey /demarcation of lands for various project of BDA.

#### **Achievements during the year 2020-21**

2. **Demarcation of Lake Zone-II & detection of Unauthorised Encroachments.** Lake Zone-II located between Janpath and Sachivalaya marg in Mz-Bhoynagar, Unit-9. The survey and demarcation of area measuring Ac. **Ac. 26.450 dec** (Ac. 13.235 dec of acquired private land and Ac.13.215 dec. of Govt. land) of Lake Zone-II carried out. 80 nos. of encroachments in Lake zone-II and 16 Nos. of encroachments in adjoining area of Lake Zone-II has been detected during the period from Sep 2020 to Jan 2021. The requisitions alongwith sketch map of all 96 cases has been submitted to BMC ODA Court for initiation of UAP case under section 91(i) of ODA Act.
3. After completion of survey and demarcation of Lake Zone-II & III, the Special Land Cell has engaged its staff for demarcation various projects. The few important survey/demarcation carried out by staff of special land cell are as under :-
  - (a) Demarcation of Southern side boundary line of Lake Zone-I, in Mouza-Madhusudan Nagar has been carried out in the presence of Engineering Division-I, BDA. Construction of boundary wall by Engineer Division-I is under progress.
  - (b) Survey /Demarcation of Ac.34.245 dec. land of Mz-Chandrasekharapur, Gadakan and Damana carried out and demarcation report submitted alongwith sketch map.

- (c) Survey/Demarcation of 32 nos. of residential plots in Mouza-Saheed Nagar, Ghatikia and Kalinga Nagar (K1), drawing B/360 carried out and survey report submitted alongwith sketch map for facilitating acution of BDA Property.
- (d) Survey/Demarcation of 80 feet wide proposed road starting from Patia Big Bozar to Patia Railway Station (Length 2 K.Ms) carried out and report submitted alongwith sketch map and copy of RoR for purpose of Land Acquisition.
- (e) Survey / Demarcation of 100 feet wide proposed CDP road starting from Bharatpur boundary (drawing No. B/367), GA plotted scheme to Sampur BDA proposed housing scheme area (length 819 mtr) is under progress.
- (f) Survey/Demarcation of 45 mtr wide road from Guru Kelucharan Park to Patia Railway Station is under progress.

**Plans chalked out for the year 2021-22**

- 4. Demarcation of Northern side boundary of Lake Phase-I, Mouza-Madhusudan Nagar, Bhubaneswar.
- 5. Identification of encroacher in Lake Zone-II & III was carried out during the year 2018 to 2020. Since 3 years has been passed, a number of encroachments have been increased in said area. Hence, re-identification/re-demarcation of encroachments in said area (other than encroachment already identified) will be carried out.
- 6. Coordinate & Assist the Enforcement Team for eviction of encroacher from Lake Zone-II & III, against whom demolition order has already been passed by the ODA Court, BMC.
- 7. Demarcation/survey of Govt. as well as private lands as per direction of Authority.



## SCHEME SECTION

1. Development of Mahishakhal slum cluster, Bhubaneswar by constructing (G+4) Housing Project.
2. Development of Patharabandha slum cluster, Bhubaneswar by constructing (G+3) Housing Project.
3. Development of Commercial Complex at K-9 (A), Kalinga Nagar.
4. Development of Residential Complex at K-9(B), Kalinga Nagar.
5. Construction of Neighborhood Shopping Complex at Kalinga Nagar, K-7, K-8, K-6 at Subudhipur & Lumbini Vihar.
6. Development of Open Gym (Fitness & Equipment) at 15 different parks in Bhubaneswar.
7. Development of Scheme for beautification & Maintenance of all Parks by BDA.
8. Electrical installation of all Projects as well as their maintenance.
9. Development and Expansion at Chandrasekharapur, Bhubaneswar.
10. Development of Scheme and design for construction of HIG/MIG/EWS category houses at Sanapalla, Khordha in 2500 acres (PDS).
11. Scheme made for construction of commercial complex at Khordha.
12. Construction of Transit house at Kanyashrama, Niladri Vihar, Bhubaneswar.
13. Construction of HIG Duplex Housing scheme at Pokhariput, Bhubaneswar.
14. Construction of four laning road from K-8 to K-7, Kalinga Nagar, Bhubaneswar.
15. Construction of Historical monuments, heritages, design, planning and beautifications under Smart City.
16. Construction of Residential Complex at K-6, Subudhipur.
17. Construction of Rehabilitation project, EWS housing scheme at Gadakana.
18. Construction of Rehabilitation housing project at Subudhipur.
19. Construction of Rehabilitation EWS housing project at Satyanagar, Bhubaneswar under EPC Mode.
20. Illumination of street light from Banafulla Basti to Nandankanan Zoo.
21. Development of Kalinga Nagar, K-8 Park.
22. Development of Park at Ananta Vihar Housing Scheme.
23. Development of Park at N-3 and N-5 at Nayapalli, Bhubaneswar.
24. Development of Park at Dumuduma Sector-V Housing Scheme.
25. Development of Park at Niladrivihar Sector-3.
26. Construction of B.T.C Project near Mastercanteen, Bhubaneswar.
27. Construction of Interstate Bus stand at Baramunda, Bhubaneswar.
28. Construction of Smart City Multi Label Car- Parking (M.L.C.P).



## **ARCHITECTURAL AND URBAN DESIGN CELL**

1. Architectural Design renovation of Akash Sobha (BDA) Building, Bhubaneswar
2. Inception including preliminaries.
3. Feasibility study, preparation of design brief including services.
4. Out laying proposals/proposal/conceptual drawings.
5. Detailed working drawings and broad specifications
6. Project planning and detailed drawings.
7. Conducts architectural design competition.
8. Periodical supervision during execution and gives advice with respect to architectural planning and design.
9. Technical security regarding compound ability of all ODA Act case file of Enforcement Section by technical staffs.





## FINANCE WING

### FINANCE DEPARTMENT

Management of funds and proper exercise of control for better fiscal discipline is of pivotal importance for any organization. BDA has a sound Financial Management system. One Sr. Finance Officer of OFS (SAG) cadre is functioning as Member Finance & Accounts in BDA, He is assisted by another OFS Officer of the rank of Senior. Class-I designated as Accounts Officer-cum-Manager Finance along with other supporting staff. This wing deals with preparation and approval of Annual Budget of the Authority, maintenance of Accounts, day to day transactions and other financial management of the Authority.

### **ACHIEVEMENT**

- Final IT Return for the financial year 2019-20 has been filed.
- Accounts Audit for the financial year 2019-20 has been finalized.
- Funds to the tune of Rs.50.00 crore have been allocated for the projects like Bhubaneswar Town Centre (BTC) & Rs.100.00 crore has been earmarked for Inter State Bus Terminal (ISBT) projects during the year.
- BDA have received an amount of Rs.4028.11 lakh from H&UD Deptt. regarding its share of Increased Stamp duty for the Financial Year 2019-20.
- Release of funds from Govt. grants for Rs.4260.00 lakh for various developmental works such as Construction of ISBT, Rehabilitation project for Slum and informal settlement under HFA, Construction of boundary wall for protection of Govt. land and Construction of 100 bedded Rental Housing Complex. CIDF funds for Rs.1721.00 lakh for development of parks, have been released in time to different Engineering Divisions of BDA. Besides a sum of Rs.5331.00 lakh is released out of BDA funds for execution of different BDA own works.
- Local Fund Audit (L.F.A) has completed audit for the Financial Year 2018-19. & taken up audit for the Financial Year 2019-20.

## Proposed Budget Estimate for 2021-22

Rs. in lakh

Budget Estimate for the year 2021-22	
<b>Opening Balance</b>	
Revenue Account	17540.21
Capital Account	15950.13
<b>Total</b>	<b>33490.34</b>
<b>Receipt</b>	
Revenue Account	14805.51
Capital Account	57485.30
<b>Sub-Total</b>	<b>72290.81</b>
<b>A-Total Receipt</b>	<b>105781.15</b>
<b>Expenditure</b>	
Revenue Account	10130.22
Capital Account	73277.90
<b>B-Total Expenditure</b>	<b>83408.12</b>
<b>Closing Balance (A-B):-</b>	
Revenue Account :-	22215.50
Capital Account:-	<u>157.53</u>
<b>Total:-</b>	<b>22373.03</b>

## Budget Estimate &amp; Road Map of 2021-22

Proposed Revenue Receipt -

Rs.14805.51

Proposed Capital Receipt -

Rs.57485.30

Proposed Revenue Expenditure

Rs.10130.22

Proposed Capital Expenditure

Rs.73277.90

- **Major Sources of Revenue Receipt:-**

- Rs.2478.00 lakh towards fees and development charges under Planning Wing.
- Rs.4386.61lakh towards overhead charges from Govt. deposit works .
- Rs.4028.11 lakh towards share of Increased Stamp Duty.
- Rs.1080.00 lakh towards different heads from Allotment Branch

- **The Major Sources of Capital Receipt:-**

- Sale proceeds from land and Buildings- Rs.34194.00 lakh
- Funds receivable from Govt. for deposit works- Rs.19292.30 lakh
- Rs.1000.00 lakh receipt from OUIDF towards loan for affordable Housing schemes and Rs.3000.00 lakh from OUIDF for ISBT project as loan .

- **The Major Capital Projects proposed during the F.Y. 2021-22.**

- Construction of LIG houses over Ac.7.0 of land at Subudhipir-Rs.10000.00 lakh.
- Construction of Commercial-cum-residential complex at K-9A-Rs.4710.90 lakh
- Construction of EWS/LIG housing scheme at Kalinga Nagar K-9B-Rs.1500.00 lakh.
- Slum redevelopment at Patharabanda under RAY project during this Financial Year Rs600.00 lakh will be spent as per work programme.
- Construction of rehabilitation project for slum and informal settlement under HFA for economical weaker section (EWS) at Satyanagar (shifted to Ghatikia) Subudhipur and Gadakan Rs.6000.00 lakh.
- Construction of Affordable Housing Scheme (LIG) at Ghatikia Rs.4000.00 lakh .
- Affordable Housing Scheme at Patharabandha and Badagada Rs.5000.00 lakh.
- **Surplus fund for Rs.22373.03 lakh is envisaged in the Budget for 2021-22**



## ESTABLISHMENT BRANCH

### ANNUAL REPORT 2021 OF ESTABLISHMENT BRANCH, BDA

Establishment Section is the heart of BDA. In the fact that it plays a key role in day to day administration. It deals with the different personal claims of staff, like pay, allowances & other service matters including proceeding, gratuity, court cases, promotions as well as other miscellaneous work of all employees of BDA. The Sr. Administrative Officer is the head of the section and deals with all Establishment related files of employees of BDA.

During the year 2020-2021, three long serving Officers of engineering cadre i.e. one Asst. Executive Engineer & two Asst. Engineers have been promoted. In the ministerial cadre, three nos of Sr. Asst. & four nos of Jr. Assts have been promoted to the post of Section Officers & Sr. Assts. respectively. Further two Amin have been promoted for the post of Field Inspector. One BLUIS Cell has been constituted in BDA under the control of Enforcement Branch as Bhubaneswar Land Utilization Information System for identifying and utilisation of all govt. land in the city. BDA has adopted online processing of files since January 2021.

Apart from these, steps have been taken for restructuring the various cadres in BDA. The restructuring of ministerial staff, Horticulture & Planning Section is on the anvil. Efforts are being taken by the Office Establishment Section for framing of service conditions and rules of total BDA cadre employees.

**The present staff position in BDA is as follows:-**

Sl. No	Category-wise of employees	BDA Cadre in No.	Deputation in No.	Total strength in No.
01	Group-A	18	15	33
02	Group-B	89	08	97
03	Group-C	137		137
04	Group-D	357		357
05	DLR	01		01
06	Contractual Amin	01		01
07	Contractual J.E	04		04
08	Contractual Field Inspector	03		03
09	Contractual Enforcement Assistant	14		14
10	Contractual Enforcement Inspector	05		05
11	Consultant, PP Cell	01		01
12	Retd.Govt.employees on re-employment basis	08		08
13	Project Engineer (Retired)	02		02
	Total	640	23	663





## LEGAL BRANCH

### ANNUAL ACTIVITY REPORT -2020-21

The Legal branch deals with all types of cases usually filed in different Courts against BDA. It receives notices from various Courts on behalf of BDA, engages Advocates from the panel of Lawyers prepared for the purpose with approval of Higher Authority. It also co-ordinates with all the sections and advocates for facilitating the quick adjudication and disposal of the pending cases.

Legal Branch is headed by O.S.D. (Legal) who functions under direct supervision of Secretary, BDA. One Asst. Law Officer is there, who manages with all the court matters. To assist the Asst. Law Officer and accomplish other regular functions, one S.O and two ministerial staff are also working there. Legal Branch is monitoring all the legal matters of BDA as well as early disposal of cases pending before the different courts in order to vacate the stay/status quo orders etc.

The OSD (Legal) has been appointed as Legal Keeper of BDA U/s 120(1) of the ODA Act to certify copies of documents required by public and to be filed in Courts.

Apart from handling and monitoring the legal matters, Special care is taken by the Legal branch for drafting and vetting of the final parawise comments, Counter affidavit, Indemnity bond and the model code of Brochure/Manual for allotment and auction process of different assets of BDA, keeping in view of the common legal aspects and for betterment of the General Public. A special drive has also been initiated through the Legal/Solicitor Firms to provide services in various legal matters relating to implementation of projects both under PPP/Non-PPP, formulation of various Regulations under ODA Act and amendment of ODA Act and Rules framed there under from time to time along with other important legal matters such as vetting of Contract/Agreement, MOU and Tender documents prepared by the different Branches/Sections of BDA, especially by Engineering, Planning and Allotment.

The position of pending and disposal of all the cases Court wise as on August, 2021 is reflected as Annexure-A.

### ANNEXURE-A

#### LEGAL BRANCH

The position of Pending and disposal of all cases received from Court wise as on AUGUST-2021.

#### POSITION OF CASES IN DIFFERENT COURTS AS ON 31.08.2021

Sl.No.	Name of the Courts	Cases Booked	Cases Disposed	Cases Pending
1	Supreme Court of India	08	0	08
2	N.C.D.R.C., Delhi	03	0	03
3	High Court of Orissa	1628	83	1545
4	State C.D.R.C., Odisha	27	03	24
5	Lower Courts at Bhubaneswar	1243	396	847

Sl.No.	Name of the Courts	Cases Booked	Cases Disposed	Cases Pending
6	Dist. C.D.R.F.,Bhubaneswar	263	199	64
7	Sub Judge	03	02	01
8	Munsif	03	02	01
9	OAT,Cuttack	02	-	02
10	RPFC	03	02	01
11	Debts Recovery,Cuttack	06	01	05
12	OHRC	06	0	06
13	Board of Revenue,Cuttack	54	23	31
14	RDC,Cuttack	01	01	0
15	District Judge, FTC	01	01	0
16	Adhoc Addl. Dist. Judge	05	02	03
17	SDJM,Bhubaneswar	04	02	02
18	Labour Court	4	04	0
19	Commissioner Consolidation	02	02	0
20	National Green Tribunal Eastern Zone Bench, Kolkata	02	0	02
21	DCP-cum-EM, Bhubaneswar	02	-	02
22	Court of State Commission for Person with Disabilites, Bhubaneswar	01	01	-
23	Permanent Lok Adalat, Bhubaneswar	19	11	08
24	OSPCRH	02	-	02
25	Addl. DCP, Bhubaneswar	04	-	04
26	Collector, Khurda	01	-	01
27	ORERA	03	-	03
28	IGR Orissa, Cuttack	04	-	04
29	NHRC*	01	-	01
30	Lokayukta	04	-	04
<b>Total</b>		<b>3309</b>	<b>735</b>	<b>2574</b>



## IT BRANCH

### Activities and Achievements of IT Branch for the year 2020-21

The IT Branch is started functioning in BDA in the year 2017 to look after all IT related works. Some of the important activities/achievements of IT branch during the year 2020-21 are as follows:

- **Implementation of e-Office:** The office automation system e-Office has been made operational in BDA from June 2021 for online file creation/disposal to increase productivity of the organization and in turn to expedite citizen services. So far 673 nos. of files are created & processed through e-Office. Online registration of DAKs are also implemented under which 2095 nos. of DAKs are registered till date.
- **UAN Registration process:** Registration of Unique Account Number (UAN), which is the pre-requisite for citizens to apply for assets under different housing/ plotted/ commercial schemes launched by BDA time to time, participate in e-Auction etc. has been made live under Property Allotment Management System (PAMS). So far 1835 nos. UAN applications are received & processed online.
- **Online allotment process:** To enhance citizen services, inviting of online applications for allotment of assets has been made live under PAMS. Last time during Nov'2020 Paikarapur, Phase-I housing project was published, in which 78 nos. online applications were received. These applications were processed through PAMS till issue of allotment orders. Steps are being taken for providing similar online facility for post allotment services like; Lease Deed, Transfer, NOC etc.
- **Implementation of Face Detection Attendance System:** To avoid spread of virus during Covid # 19 Pandemic, contactless Face Detection Attendance System has been implemented in BDA main office, sub-division office & 15 nos. cluster parks situated at different locations including installation of CCTV cameras in the entrance/exit areas, lobby areas etc. of BDA office building.

#### **Other regular works of IT branch :**

- Handholding & technical support on all e-Gov applications to different branches.
- Scanning of in-process files of different branches & uploading of same to DMS by the scanning cell, IT Branch, to assist different branches in using e-Office.
- Content Management for BDA website including uploading of tenders, notices etc.
- Maintenance of all e-Abhijoga grievances of BDA including grievances received under citizen portal.
- Maintenance/trouble shooting, report generation etc. of following in-house developed packages presently used in BDA:
  - Receipt of Regularization/Renewal/Revised building plan applications in the Information Counter.
  - Building plan file movement tracking system used in Planning branch.
  - Generation of pre-filled bank challan used in the ICICI bank counter, 1<sup>st</sup> floor.
  - Bank receipt system (Challan) used in Finance branch.
- Purchase of computer H/W & peripherals and their maintenance.
- Maintenance & renewal of Internet Leased lines, NICNET and OSWAN connections
- Attending H/W & S/W related complaints received from different branch including troubleshooting of LAN related issues.



## **BLUIS CELL**

### **ACTIVITIES AND ACHIEVEMENTS UNDER BHUBANESWAR LAND USE INTELLIGENCE SYSTEM (BLUIS) CELL AND MIS BRANCH. - YEAR 2021**

BLUIS Cell has been effectively functioning at BDA under the supervision of Manager(MIS)–cum Nodal Officer(BLUIS) with effect from 24.06.2020 as per the direction of GA & PG Department, Govt. of Odisha to implement and monitor BLUIS in safeguarding the Govt. land under encroachment. The Cell generates reports regarding Alerts, Land made free from encroachment, pending cases with different officials like WO, ZDC, CEMC and appraise about the status to the concerned authorities like Vice-Chairman, BDA, Commissioner, BMC, Director of Estate, GA & PG Department, Addl. Commissioners (Enforcement) of BDA & BMC, Zonal Deputy Commissioners in the review meetings regarding the eviction of unauthorised encroachments over govt. Land. The Cell also conducts training & awareness programs for proper and more use of the BLUIS app & Portal by departmental officials and citizens.

Bhubaneswar Land Use Intelligence System (BLUIS), is an AI based Mobile App (BLUIS) and Portal (<https://bluis.odisha.gov.in>) which aims at detecting unauthorized constructions on government lands under the control of General Administration (GA) Department, Bhubaneswar Municipal Corporation (BMC) and Bhubaneswar Development Authority (BDA). BLUIS is a Geo-tagged repository of all the government lands in Bhubaneswar, created through high resolution satellite imagery to detect all changes taking place on government lands.

The detection of unauthorized construction is being done using monthly updated High Definition Satellite imageries compatible with land revenue cadastral maps. The solution leverages the latest advancements in the technology such as Artificial Intelligence/Machine Learning to detect the changes in the land use and unauthorized constructions.

BLUIS has empowered citizens to be a part of the city-making process and proved to be a nearly real-time encroachment detection system with easy to operate User Interface (UI) for concerned officials and also the citizens. It has facilitated the inter-agency coordination between G.A., BDA and BMC, who are involved in allotment, planning & development and safeguarding of the government land respectively.

During this year, the work flow of the BLUIS App was revised and new reports were also included in the Portal for better management and monitoring of the unauthorised constructions / encroachment alerts.



No. of BLUIS - Alerts / Cases which have been - Detected, Attended and Resolved are as follows:-

BLUIS Alerts		Mar.,2020-Aug.,2020	Sep.,2020-Aug.,2021	Cumulative Total
Total No. Of Alerts Detected		226	428	<b>654</b>
Attended	Resolved	184	257	<b>441</b>
	Under-Process	39	129	<b>168</b>
To be Attended		3	42	<b>45</b>

Around 52+ acres of government land have been freed from encroachments and are available for development of public infrastructures after BLUIS Portal/App came into force. The approx. value of the freed land is Rs. 250 crore.

BLUIS was shortlisted for National Awards for e-Governance (NAeG) 2020-21 under the Category-5 - "Excellence in Adopting Emerging Technologies" among 67 nos. of application under this category.



A virtual presentation was made by Addl. Chief Secretary, GA & PG, Govt. of Odisha before the Jury on 16.07.2021 and

**BLUIS is going to be awarded in the 24<sup>th</sup> National Conference one-Governance.**

### Future Plan for BLUIS

- ❖ Arrange regular Meeting / Training programs for the Ward Officers / ALOs / Zonal level Officers, GA Department / BDA/ CEMC officials.
- ❖ Public awareness program will be carried out to sensitize people about their roles & responsibility in helping the Govt. to protect Govt. land from unauthorized encroachment and land grabbers, through use of BLUIS Mobile App.
- ❖ Geo tagging of land under IDCO, BDA & BMC for BLUIS.
- ❖ Implementation of BLUIS in other Cities of Odisha for safeguarding the government land.

## **SAP ERP IMPLEMENTATION IN BDA BY MIS BRANCH**

SAP ERP - an Enterprise Resource Planning Software is being implemented in BDA under the Smart Solution Project by a Master System Integrator (MSI) under the supervision of Manager, MIS.

Different Modules of SAP like HR-Payroll, Finance (FI), Material Management (MM), Project System (PS), Plant maintenance (PM), Flexible Real estate management (REFX) are being implemented in different branches and will be integrated for real time and online system.

The SAP - HR(Payroll) has been tested and verified by entering Payroll data w.e.f. Sep-2020 till Mar-2021 and was found to be correct. The Payroll data for the month of Apr-2021 to Jul-2021 are being processed and verified. It is targeted to run the new SAP Payroll System parallel along with the old system for at-least 2 to 3 months before discontinuing the old system. The MSI provides necessary hand-holding support during the process of live implementation.

The SAP - FI modules have been made operational with live data in main office and engineering divisions. The Opening Balance for the Account Heads for the financial year 2021-22 (i.e. Closing Balance as on 31<sup>st</sup> March, 2021) will be entered soon after final closing and auditing of accounts for the FY 2020-21 is completed.

In the Engineering Divisions & Horticulture branch PS, MM & FI modules of SAP-ERP have been operational, and 11 projects have been uploaded and RA bills have been prepared for payment. MM module has also been implemented in Main Office store section and IT branch for better and smooth management of purchases, inventory and issue of office stationery and IT items.

Regular Training & Hand holding support is being imparted to users of Finance, Engineering, Establishment and other branches for operation of the above SAP modules. Also MSI has developed the HR & FI & MM related statutory compliance reports & BDA specific print formats for records & smooth operation.



### **Future Plan for SAP\_ERP**

- ❖ To implement the SAP-HR, ESS – Employee Self Service (a web based tool to enable employees to update their own data) and MSS - Manager Self Service (an web enabled tool used for Managers to take report or update the data of subordinates, approve online Leave request etc).
- ❖ The SAP Flexible Real Estate Management (RE-FX) module will be implemented in Allotment branch for proper Real Estate Management to manage contracts & rents.
- ❖ Making all the SAP modules nearly real time and integrated so as to facilitate the authority with MIS reports relating to Engineering Projects, Fund / Cash Flow analysis, Human Resources Management, Inventory Management and Property Sale & Transfer Management.



## PROJECT MONITORING UNIT (PMU)

### PROJECT MONITORING UNIT (PMU)

Bhubaneswar Development Authority (BDA) set-up a Project Monitoring Unit with experts from various fields to implement and monitor various projects being undertaken by BDA.

- M/s. Jones Lang LaSalle Property Consultants (India) Pvt. Ltd. (JLL) is managing the PMU operation in BDA and engaged in successful implementation & monitoring of a number of projects.
- Since time of establishment, PMU has undertaken a number of initiatives that includes Procurement, Capacity Building, Development of PPP projects, Assistance in financing of projects, Management support etc.
- PMU has actively supported BDA in various initiatives such as
  - Development of Affordable Housing Projects of Bhubaneswar Development Authority through EPC & PPP mode
  - Preparation of Land bank for Affordable Housing Projects
  - Identification of vacant Government Land for monetization
  - Financial analysis and market study for the Bhubaneswar Town Centre (BTC) project
- PMU has assisted BDA at policy level: Analyzed the Apartment Ownership Act and Rules and Preparation supporting documents and formats for registration of contractor and buyers under the Amended Apartment Ownership Rule
- During the last year, PMU has also successfully undertaken and closed many procurement works for BDA. Few notable completed / ongoing procurements were:
  - Preparation of RFP Document for development of Affordable Housing Projects on PPP mode at Sailashree Vihar and Gadakana.
  - Preparation of Standard Bid Document for development of Affordable Housing Projects on PPP mode.
  - Preparation of Standard Bid Document for development of Affordable Housing Projects on EPC mode.
  - RFP for the selection of Agency for preparation of Comprehensive Development Plan (CDP) for the BDPA Area
  - Prepared brochure for E-Auction of 6.88 Acres of land at Subudhipur

Appointment of Supervision Consultant for the ongoing and new Affordable Housing Projects on PPP & EPC mode.

Expression of Interest for Empanelment of Survey Agency / Manpower Agency for BDA.

Concept note & preliminary financial model for the redevelopment proposal for Priyadarshini Market, Bhubaneswar.

Selection of Advertising Agency for LED Bill Boards of BDA

Preparation of Road-map for Development of Affordable Housing in Bhubaneswar

Selection of Survey Agency for Survey, Collection of Land Records and Demarcation of Roads & Final Plots of Land for Implementation of Town Planning Scheme by Bhubaneswar Development Authority (BDA)

Selection of Survey Agency for Identification and field verification of the unutilized plots of land within BDA scheme area.

- Few Public Private Partnership (PPP) Projects that are being implemented / to be implemented on private sector participation; where PMU extended its support at various stages of project implementation includes:

Development of Integrated Residential Complex over 12 Acres of land in Mouza, Shankarpur on PPP Mode

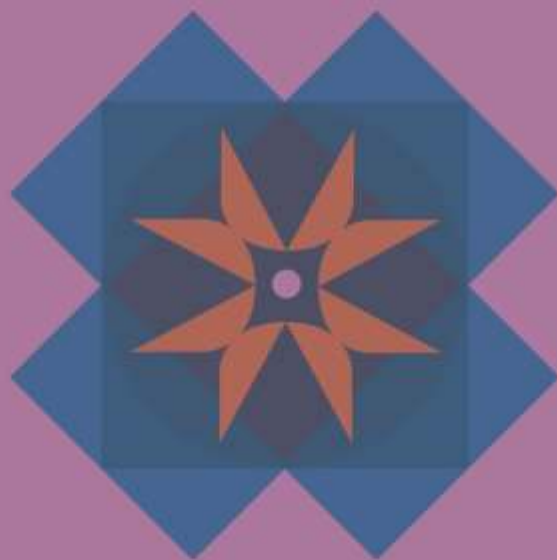
Development of Integrated Residential complex over 9.775 Acres of land at Paikarapur through PPP mode

Development of Truck Terminal Project on PPP





## BHUBANESWAR URBAN KNOWLEDGE CENTRE (BUKC)



# BUKC

Bhubaneswar Urban  
Knowledge Centre

BHUBANESWAR URBAN KNOWLEDGE CENTRE

## BHUBANESWAR URBAN KNOWLEDGE CENTRE



*As an innovative model of institutional governance, attempted for the first time in India, BUKC was conceived as an idea generation and implementation incubator that manages not only applied research in planning, but delivers good governance practices through citizen-driven participatory planning practices. BUKC's emphasis on Child-Friendly Smart Cities brings in a fresh perspective on designing cities for tomorrow's citizens.*

The 2015 India Smart Cities Challenge saw Bhubaneswar etching a name for itself in the urban history of Indian cities by securing the first position among 98 cities. In a unique competition among cities where people were put at the centre of the process, Bhubaneswar's proposal was acknowledged to have established the highest technical standard for plan preparation in the country.

It was recognized that the transformation envisioned by the Bhubaneswar Smart City Proposal will only be successfully manifested if Responsive Governance is placed as its primary strategic direction. With a strong legal backing of acts, policies and regulations supporting smart growth principles of New Urbanism, Bhubaneswar embarked on its journey to implement smart solutions through citizen-centric collaborative decision making and a unique institutional capacity enhancement initiative- The Bhubaneswar Urban Knowledge Centre (BUKC) (Programme Management Consultant: IBI Group India Pvt Ltd.)

Bhubaneswar's continued success in implementing its Smart City vision is attributable to its leadership supported by BUKC serving as an independent wing of BDA, proactively researching and identifying catalyst projects, formulating collaborative plans, bridging communication gaps between government sectors, and providing implementation oversight. As the name suggests, BUKC is planned to be at the centre of various activities related to Bhubaneswar's urban development, while ensuring seamless integration between various departments and agencies at the city as well state level.

BUKC is the harbinger of change in Bhubaneswar. Key components of BUKC include:



**Multi-disciplinary Applied Research Technical team:** BUKC comprises of a 20+ person core team of urban planning, transportation planning, urban design and communication professionals creating synergies in each project that is typically lacking in conventional development projects.



**Urban Innovation Exchange:** For the first-time in India, a permanent in-house team was created in BDA with representatives from the governmental agencies, national and international experts, and BUKC professionals to facilitate a smooth exchange of ideas and foster innovation in urban management initiatives collaboratively with smart solution projects.



**Active Participation:** Testing a range of new and expanded means by which the public is engaged in city building in line with IAP2 strategies.



**Key Performance Indicators (KPI) based Implementation Monitoring:** Formulate new methods of monitoring and evaluating the performance of key aspects of the operation of the city.



**City Branding:** BUKC brings the lens of promotion and marketing to enhance the attractiveness of Bhubaneswar as an investment destination, as well as creating a sense of ownership and pride in the citizens.

## BUKC DOMAINS



Child-friendly Smart Cities (CFSC)



Urban Transportation Cell (UTC)



Smart Planning Cell (SPC)



Urban Design Cell (UDC)



Communication, Outreach & Knowledge Management cell (CKM)



Support for CITIIS Program



BDA Capacity Building Strategy



Support to city agencies BDA, BMC & BSCL

## BUKC - "A PARADIGM SHIFT" FOR BHUBANESWAR

Below are the noteworthy city milestone achievements wherein BUKC played a PIVOTAL Role...

### Project Duration:

November 2016 - June 2020 - BUKC 1.0

September 2020 - till date - BUKC 2.0

### CITY MILESTONES

### OUTCOME

2016

- After winning Smart City Proposal, BBSR caught global attention by establishing an Urban Knowledge Centre in the country is a milestone in itself in city's growth trajectory observed over the past few years.
- India's 1<sup>st</sup> Child-Friendly Smart Cities Centre established as a part of BUKC

#### BUILDING BASICS

Kick starts realization of Smart City vision - participatory decision-making, responsible governance & open access to information and technology, to be a: Transit oriented city | Livable city | Child-friendly city | Regional economic centre | Eco-city

2017

- 1st set of Child-Friendly Smart Parks
- Initiated 1st of its kind Urban Lecture Series (ULS)
- City agencies on Social Media
- 22nd Asian Athletics Championship hosted by City
- STAMP, Citizen campaign
- BTC | ISBT | Janpath | Sachivalaya Marg Design
- 1st Indian City to win the Pierre L'Enfant award for planning excellence

#### SETTING NEW BENCHMARKS

Citizen participation became central to planning  
Hosting international events  
Global recognition  
Dynamic development programs

2018

- Establishment of CRUT
- Public Transit and NMT overhaul- MoBus & Mo Cycle
- Bhubaneswar Art Trail (BAT)
- Public Space Development using Tactical Urbanism
- CM Grievance App | BBSR.ME - Unified city portal
- Bhubaneswar Operation Centre | Common Payment Card | Adaptive Traffic signal
- STAMP 2.0
- Men's Hockey World Cup
- J.FEST
- Urban Floods - City Drainage Strategy

#### FACE LIFT BBSR

State-of-the-art Transit facilities  
International events  
City beautification  
Technology Integration  
Resilient Practices  
Step closer to a livable city

2019

- Building Permission Approval System - BPAS
- Cyclone Fani - Citizen engagement & awareness campaigns
- CITIIS proposal- re-visioning public open spaces
- MuSafaiwala Campaign
- MoSarkar Campaign
- Best City Bus Service Project award - Urban Mobility India (UMI) Conference and Expo

#### RE-IMAGINING ASSETS

Responsive Governance  
Building stewardship  
Step towards Resiliency

2020-till date

- Upholding city heritage- Ekamrakshetra Area Development
- First Parks & Open Space Master Plan
- First Child Friendly Public Space Design Guidelines
- Cycle 4 Change
- Bhubaneswar Street Design Guidelines
- Activating public spaces- Park Utsav
- Fighting COVID 19

#### REDEFINING BASICS

World class heritage city  
Step towards healthy & child friendly city  
The city is still defining the new normal....

the journey continues...

Global Recognition

Events

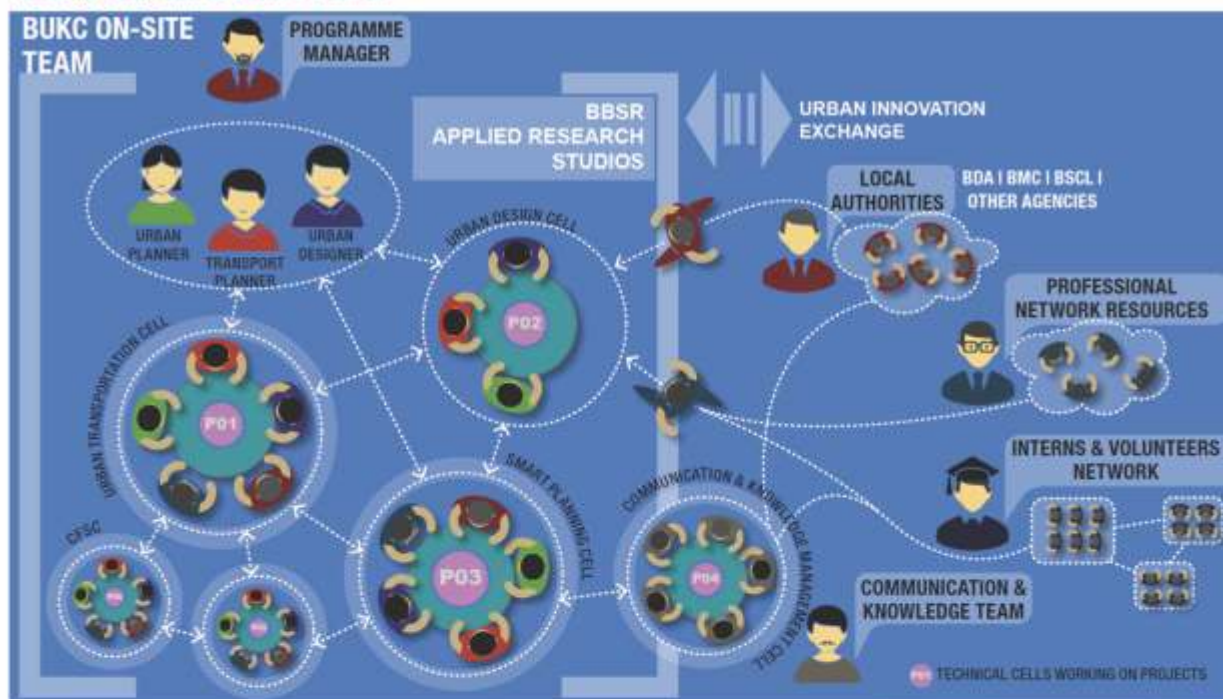
Projects

Branding &amp; Citizen Connect

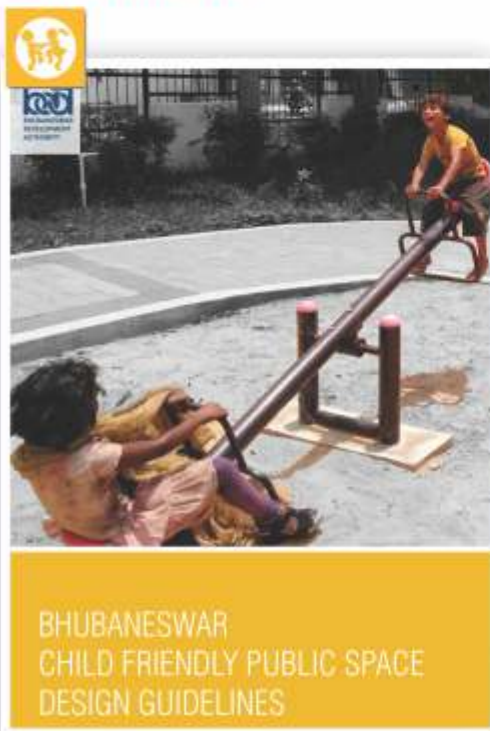


BHUBANESWAR URBAN KNOWLEDGE CENTRE

## BUKC TEAM STRUCTURE



## BUKC PROJECTS



**BHUBANESWAR  
CHILD FRIENDLY PUBLIC SPACE  
DESIGN GUIDELINES**

### Bhubaneswar Child Friendly Public Space Design Guidelines

These set of globally researched and locally adapted guidelines by BDA, based on past learning and experiences of the city, is a set of guidelines or baselines for development and redevelopment of public spaces in Bhubaneswar. Like NACTO's- "Designing Streets for Kids" guide, this, Bhubaneswar specific design guide build upon the approach of putting people first, with a focus on the specific needs of children and their caregivers in context of Bhubaneswar. However, the design details, guidelines and recommendations can easily be adapted by other Indian cities also. This guide is recommended to be used along with other city level documents such as Draft Bhubaneswar Street Design Guidelines, Draft Parks & Open Spaces Master Plan, Ward 13 Neighborhood Plan as well as under preparation documents such as Low Carbon Mobility Plan and Comprehensive Development Plan etc. and aims to:

- Provide, ready to refer, locally adapted tools, strategies, design details, ideas, recommendations and guidance for development and redevelopment of public spaces such as streets, parks & playgrounds and institutions
- Inspire and inform officials from different government agencies, leaders, practitioners, private developers and engage communities – including children.
- Provide palette of locally implemented and tested design details, materials, plants, play equipment and maintenance mechanism.
- Once notified by Odisha Gazette Notification, this guide will provide legal framework binding public and private departments, agencies and other infrastructure providers to follow it.
- Provide an implementation checklist for development of public spaces.



## Public Space Design for Informal Settlements of Bhubaneswar

Under the project initiated under Jaga Mission, BUKC was assigned the task of designing and planning 5 public spaces within various informal settlements of Bhubaneswar which had the potential to be developed into public spaces for the community. To be able to design the public space as per the needs and demands of the community residing in the area, BUKC team carried out surveys, focus group discussions and interviews with people of various age groups. Predominantly tribal, the communities wanted the spaces to reflect their culture and their traditional practices.

The design and concept, hence, revolves around their festivals, art form, color palette and traditional practices. To assist the authorities to implement the site in a short amount of time, the site was designed keeping in mind local material palette, minimum physical infrastructure changes and basic cleanliness as well as leveling of the ground. The concept behind providing a free space was for children of the community to use it as a play space or a space to express their freedom.

"To develop universally accessible community spaces by improving existing infrastructure, making it child-friendly and creating utilitarian art/ facilities that relate with their culture and improve their quality of life"



## Child Friendly Hospitals

BDA realized that the third wave might have a larger impact on children. Hence it was advised to prepare quickly implementable design solutions for existing primary health centres which would make them child friendly. The design solutions are developed on five guiding principles as per the child friendly public space design guideline draft prepared by BDA. The five guiding principles are accessibility, safety, legibility, environment and learn.

## MO School

Under the MO School programme, 10 government schools & 4 colleges selected as pilot for the programme, which includes face lifting of the institutes. Face lifting comprises of interventions including appearance of the building in respect to the colour and wall murals, improving basic infra facilities such as drinking water facility, eatery & toilets to suffice numbers as per NBC 2016, Lockers/ storage for students, cycle stands, benches, play equipment, safety improvements - CCTV, visually porous compound walls, universally accessible school premise - use of ramps, railings etc. for Divyang students, tree plantation & ground cover to control micro climate & dust issue etc. Hence the proposal for Unit 9 Girls' High School is done as per the requirements.





## City Junction Improvement

The Urban Transport Cell under BUKC undertook design of 5 major junctions in the city to demonstrate use of non-conventional design approach and boost the concept of Complete Streets. It is proposed to implement these junction designs in 2 phases - Temporal Phase (Tactical urbanism, No permanent construction, Improvements with use of barricades, planter boxes, etc.) and Permanent Phase (Changes in the final design based on feedback received from the phase-I, perceptions of locals, authorities, TVCs & pedestrian surveys, etc.). The team identified a list of 5 major junction in Bhubaneswar as the first step based on existing situation analysis of the city & stakeholder consultation. Ravi talkies Chakk in the Ekamrakshetra of Bhubaneswar was identified as the priority junction to be undertaken for improvement.

### Spatial Interventions

- Compact junction with median ends aligned to movement pattern on the approach arms to provide a safe space for pedestrians & cyclists
- Consistent carriageway of 3.5 m lane width
- Continuous footpath of at least 1.8 m wide
- ATCS Signalized junction to streamlining the traffic on the compact junction
- MoBus BQS proposed

### Policy Intervention

- Commercial activities from the shops & establishments conducted in their premises and not encroach upon the ROW
- No free lefts allowed from any of the approach arms to Ravi talkies Chakk

### Public Awareness

- Social Media posts created for the same to create awareness among the citizens regarding the policy changes
- Enforcement Intervention
- No on street parking enforcement drive by BMC/ BDA enforcement cell on Lewis Road within 50m of the junction during peak hours for 1 week
- Ward officer oversaw that temporal intervention is not misused or vandalized

## Bhubaneswar Street Design Guidelines

In order to tap the potential of urban streets, Bhubaneswar Development Authority has initiated Project 'URBS'- Urban Regeneration through Bhubaneswar Streets in an effort to improve liveability in the city. Project URBS has been conceptualized to enhance the liveability of Bhubaneswar through a multi-pronged approach, of which Street Design Guidelines is one part & it will help establish the framework for urban regeneration of streets and public spaces. One of the components of Project URBS was developing the Street Design Guidelines for the city.

The guideline intends to provide a step-by-step approach to formulating a COMPLETE STREET. A Complete Street is a street that is intended for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Designing for Complete Streets is an exercise that acknowledges the needs and limitations of each user group and their interaction with the others. The street design guidelines for Bhubaneswar is directed to all such organizations and professionals who are associated with the planning, design, construction, approval and maintenance of existing and new streets within the jurisdiction of BDA. The street design guidelines for Bhubaneswar is applicable to all streets under the jurisdiction of BDA.

Bhubaneswar to be envisioned as a child friendly city plan to create connected and walkable neighborhoods; accessible, safe, inclusive and vibrant public spaces along with integrating sustainable mobility choices



## STREET DESIGN GUIDELINES

PROJECT 'URBS'- URBAN REGENERATION THROUGH BHUBANESWAR STREETS



MARCH 2020



Bhubaneswar Development Authority



## Child Friendly Parks Design

The city took an initiative to develop child friendly environment throughout the city under Smart city mission. This guideline frames the design criteria for development of child friendly urban parks and open spaces. A total of 13 nos park have been designed. 5 of these are being developed under BDA grant and implementation of the same have been initiated starting with Kids Park, Laxmisagar (0.75 acres) which shall be followed by Pocket Park Dumduma (0.18 acres) and Nature Play Park, Bharatpur (5 acres). Based on the Parks Open space masterplan 2041, it was decided by the Authority to develop these residential and neighbourhood scale parks in the wards which lacks any designated park space. These parks also comply with the basic element requirements as showcased in the aforementioned report.

These designs of the parks developed are prepared considering the child- friendly guidelines as well. Based on the community needs and suggestions slight design modifications have also been considered by the engineering and BUKC team.

The other 8 Child friend parks are being developed by BDA/ BMC under the CITIIS grant having a similar design consideration. The designs have been approved and the Engineering team has initiated the estimate preparation of the same and soon will be floating the tender of these parks.



## Bhubaneswar Parks Redevelopment

Bhubaneswar has several major parks and open spaces which serve the city for its recreational needs. Many of these city level parks shows immense potential of improvement in order to make the park aesthetically pleasing and inclusive and to modify them to make them child- friendly. To fulfill the same and cater to user needs, the Development Authority had identified several park with major footfall like Biju Patnaik Park, Buddha Jayanti Park, Netaji Subhash Chandra Bose Park, etc for the redevelopment works.

One of a kind Hiking- biking track called the Buddha Jayanti Jungle trail – 3 Km long has already been started on the ground on the rocky hillock forming a backdrop of the Buddha Park. The elements such as flower garden, stone pathways, cafeteria, the hilltop garden and viewing decks shall be the attraction of this trail.

As a programmatic intervention, BDA developed the first Park Library in Biju Patnaik Park which is managed by Bakul foundation. A two-wheeler parking was developed at the rear entrance of the park, utilizing the conservancy lane to fulfill the parking needs. Netaji Subhash Park is also being redeveloped to make the park more child friendly. The redevelopment plan was prepared considering the minimum elements requirements for a community level park as mentioned in the Parks Open space master plan- 2041 (prepared by the development authority). The park now has a jogging track, rain shelters, Acupressure pathway and is now universally accessible. A unique nature trail – 1.6 Km long is also being developed for a forest strolling experience with a arrival plaza, different plantation paths, mounds spaces, flower gardens, art structure and log play areas.

These redevelopment works area being done by BDA as prototype and hence could be replicated in other parks as well considering similar site context

## SHUBANESWAR URBAN KNOWLEDGE CENTRE



## Land Monetization

Land holdings are one of the most significant tangible assets of government. Monetizing these assets acts as an important source of revenue for BDA. In order to cater these revenue generation process, a team was formed to determine the potential challenges and opportunities in the local real estate market; understand the local and international government land monetization strategies to come up with appropriate strategies and operating models suitable for the local site context, and use of various other tools like formation of land bank strategy, preparation of various affordable housing schemes and private development schemes suitable for the respective identified land parcels to raise revenues for government for upgradation or development of required infrastructure without burdening the state or the central government in the form of grants, etc.

## City Communication &amp; Branding

The communication team beseechingly pushed boundaries, procuring regular social media posts amidst the pandemic and designing branding collaterals for important events and actively enhancing citizen engagement via stakeholder meetings. Following are some of the works undertaken by the cell:

- Designing all branding collaterals, media management for inauguration of Odisha's first ever Town Planning scheme of BDA by Hon'ble CM Naveen Patnaik
- Designing all branding collaterals, media management for inauguration of LED streetlight on Cuttack-Puri bypass road by Hon'ble CM Naveen Patnaik
- Designing all branding collaterals for setting up drive-in Covid vaccination centres in Bhubaneswar
- Continuous Social Media posts, Press Releases on status of Covid testing, positive figures and vaccination in Bhubaneswar
- Social Media posts and Media Release on launch of BDA's post-allotment process online project
- Arrangement and Participation in stakeholders meeting for LAP and Town Planning schemes
- Designing advertisements, Social Media posts for sale through auction of BDA plots under Assets Monetization scheme

**COVID-19**

**Walk-In Facilities for the COVID Vaccination (COVAXIN) 18-44 & 45+ age group (1st & 2nd Dose)**

**Timing for Vaccination**

**09.00 am to 01.00 pm**  
**03.00 pm to 06.00 pm**

**You can walk-in to any UPHCs/UHCs which are Vaccination Centre to take your Vaccine**

*(Please don't overcrowd at the Vaccination Centre)*

**N.B:-**

- Carry a valid ID proof to the Vaccination Centre
- The Vaccination Centre Unit-1 Girls High School has been changed to Unit-1 UP School, near Kamata Nehru Women's College

**mask-up SHUBANESWAR**

**SHUBANESWAR MUNICIPAL CORPORATION**

**Always Follow**

**Shubaneswar**



## City Investment To Innovate Integrate and Sustain (CITIIS)

Motivated by the contemporary challenges of climate resilience, active living, and healthy cities, the B-Active Project is envisioned as a path-breaking initiative applicable to the diverse neighbourhoods in Bhubaneswar under CITIIS challenge launched by MoHUA partially financed by Agence Francaise de Developpement (AFD). The project proposal was conceived in 2018 and was selected among 12 smart cities in India. Based on the theme of Public Open Spaces, it focuses on creating healthy, active and inclusive communities by developing vibrant public spaces. Project area includes planned city and a portion of centuries old heritage area totaling to 10sq. km impacting approximately 1.8 lakh population. The project focuses on enhancing quality of public spaces including streets; water bodies, parks & open spaces, playgrounds and heritage precincts. All these project proposals are interwoven to create a comprehensive, resilient and sustainable ecosystem in a public participatory manner. For the end users, the project will increase access to city assets and enhance user participation in the activities and opportunities.

The B-Active project attempts to implement to the extent possible the Sustainable Development Goals no. 11 & 13 through its various projects. The project comprises of total 31 different projects out of which eight are physical infrastructure projects (Shapers) supported up by policy and institutional setup interventions (enablers) and programmatic initiatives (activators). Total estimated project cost is 189.65 Cr inclusive of operation and maintenance cost.



## Cycle 4 Change

The India Cycles4Change Challenge is an initiative of the Smart Cities Mission, Ministry of Housing and Urban Affairs, Government of India to inspire and support Indian cities to quickly implement cycling-friendly initiatives in response to COVID-19. Under this challenge, the participating cities (smart cities & those with more than 5 lakh population) had to design & implement a pilot intervention focused on promoting cycling as a mode of transit. BUKC team is continuously working in close coordination with the Bhubaneswar Smart City Limited in providing technical support for the same. A neighborhood loop of 6.2 km was identified, designed by the BUKC team, and implemented in coherence with the state works department. The team supported not only in design and implementation of the pilot phase but also in preparation of the submission as well as effectively presenting the pilot intervention in front of a panel of judges as prescribed by MoHUA. A scale up strategy for the entire city of Bhubaneswar has also been identified based on stakeholder consultation and expert peer review by the BUKC team and the same has been submitted as part of the phase I submission of the Cycles4Change Challenge. Bhubaneswar city was selected as part of the Phase-1 as a result of these efforts.



## Felicitation to Scholars

BDA provides scholarship of Rs. 5,000/- (Five thousand) only each to five numbers of meritorious children of officers/employees for securing 90% or above marks in the 10<sup>th</sup> standard examination 2021.



### **Suryasnat Biswal**

S/o Smt. Latika Nayak & Sri Dillip Kumar Biswal, Asst. Accountant., BDA has scored 98.4 % in Class - X CBSE Examination in the year - 2021 from DAV Public School, Paradip Port

### **Dibya Ranjan Sahoo**

S/o Smt. Kabita Sahoo & Sri Dharendra Kumar Sahoo, P.H. Assistant., BDA has scored 98 % in Class - X CBSE Examination in the year - 2021 from Kendriya Vidyalaya, No-4, Bhubaneswar



### **Cheeranjiv Samal**

S/o Sri Jitendra Kumar Samal, ENF Assistant., BDA has scored 95.6 % in Class - X CBSE Examination in the year - 2021 from Kendriya Vidyalaya, No-2, Bhubaneswar

### **Sai Satyam**

S/o Sri Subhransu Sekhar Mohanty, Sr. Assistant., BDA has scored 92 % in Class - X ICSC Examination in the year - 2021 from St. Joseph's School, Kendrapada



### **Pratham Mishra**

S/o Smt. Lipika Rath & Sri Pramod Kumar Mishra, Sr. Assistant., BDA has scored 91.2 % in Class - X CBSE Examination in the year - 2021 from BJEM School, Bjb Nagar, Bhubaneswar

# TELEPHONE DIRECTORY OF BDA

Akash Shova Building, Sachivalay Marg, Bhubaneswar-751001, Odisha  
Email: bdabbsr1983@gmail.com, Phone: 0674-2396437, Fax: 0674-2390633, Website: www.bda.gov.in

Sl. No.	Name of the officer	Designation	Land line no.	Intercom no.	Mobile no	email address
1	Sri Sanjay Kumar Singh, IAS	Vice-Chairman	2396124	501		vicechairmanbda@gmail.com bda.vicechairman@gov.in
2	Sri Kabindra Kumar Sahoo	Secretary-cum-Member Estate	2392280	511	9437084525	secretarybdabbsr@gmail.com
3	Sri Rajendra Ku Nayak	EIC-cum-Engineer Member	2396239	541	9437154926	chiefengineerbda@gmail.com
4	Sri Harish Chandra Nayak	Additional Comm.-cum-Member Enforcement	2532435	551	9437156194	enfmembdbdabbsr@gmail.com
5	Sri Sanjay Das	Finance Member	2392473	531	9937614298	fmbdabbsr@gmail.com
6	Sri Gouri Sankar Bhuyan	Planning Member	2390691	521	9437036440	planningmemberbdabbsr@gmail.com
7	Smt Soojata Misra	Sr. Administrative Officer	2391600	535	9437233566	
9	Sri Sukanta Kumar Behera	Spl. Land Acquisition Officer cum A.O.- I		589	9438166662	beherasukantakumar@gmail.com
8	Sri Sabyasachi Hota	Allotment Officer-II		515	9437136925	
10	Sri Damodar Mahalik	OSD (ODA Act)		552	9437194886	mahalikdamodar917@gmail.com
11	Sri Mayadhar Behera	Land Officer	2532435	558	824935463	
12	Sri Kailash Chandra Mahalik	Addl. Land Officer			9583419815	
13	Sri Surendra Kumar Dash	OSD (Legal)	2391428	554	8895349175	
14	Sri Biranchi Narayan Mohanty	OSD (Spl. Land Cell)			9040574590	
15	Sri Pramod Kumar Patro	Enforcement Officer		553	9437279826	patrapramodkumar@gmail.com
16	Sri Akshaya Kumar Badu	Superintending Engineer, Div-I			9437130071	
17	Sri Lokanath Prasad Mohapatra	Superintendent Engineer, Div.No.II		575	9437279955	lpMohapatra@gmail.com
18	Sri Ambika Prasad Mohanty	Executive Engineer, Div-III		588	9439654073	ee3bda@gmail.com
19	Sri Sanjay Mishra	Executive Engineer, Div-IV		555	9437590940	bdadiv4@gmail.com
20	Ms. Alaka Manjari Balita	TA to EM			8249717686	
21	Sri Ramesh Ku Swain	Manager (Finance)		559	8895437169	
22	Sri Ashis Kumar Das	Manager (MIS) cum Nodal Officer (BIUIS)			7008197700	Ashiskudas66@gmail.com
23	Sri Ashokananda Dhar	Chief Horticulturist (I/C)		587	9437036198	ashokhdar6@gmail.com
24	Sri Pradipta Pradhan	Manager (IT)			8917272696	boit.bda@gov.in
25	Smt. Suparna Surabhita Das	Asst. Town Planner			9583432274	heritagecell.bda@gmail.com
26	Sri Sambit Sovan Mallick	Asst. Town Planner			9556571797	sambitshovan@gmail.com
27	Sri Omkar Mohanty	Asst. Town Planner			9937854012	omkar.mohanty@gmail.com
28	Smt. Manasi Mohanty	Jr. Town Planner			9938692279	manasi.bdatps@gmail.com
29	Smt. Namita Mohanty	Jr. Town Planner		533	9437286669	namita.subudhi@gmail.com
30	Sri Budhadev Tripathy	Assistant Law Officer			9861063645	budhadevalobda@gmail.com
31	Sri Pradipta Kumar Behera	Asst. Horticulture Officer			9778916433	
32	Sri Manoranjan Sethi	(OSD, Commerce)	2392801	516	9437519582	manoranjan_bda@yahoo.co.in
33	Sri Sridhara Moharana	Sr.Audit Officer (Retd) DAO Div-III		538	9777537599	
34	Sri Ramachandra Hansdah	S.O. (Horticulture)			9853270457	
35	Sri Sisir Ku Jena	S.O. (Planning)		534	9437762343	
36	Sri Chhoturam, Soren	S.O. (Legal)		564	7873733013	
37	Smt. Pratiba Baskey	S.O. (Allotment/III)			9437211319	
38	Sri Kailash Ch Swain	S.O. (Allotment/I)		540	9437114011	
39	Sri Abhiram Murmu	S.O. (Enforcement)		557	9437968262	
40	Sri Prasanna Kumar Mishra	S.O. (Establishment)		536	9937457104	pkmishra623@gmail.com
41	Sri Jagannath Mallick	S.O. (F & A-II) & Land		561	9438732353	
42	Smt. Sabitarani Mohapatra	S.O. (Scheme & Architect)			9777752214	
43	Sri Muralidhar Mallick	S.O. (F&A-I)		560	9937150290	
44	Sri Manoranjan Mohanty	S.O. (Allotment-I)			7751072208	
45	Sri Manoranjan Mishra	S.O. Allot-IV			9437190338	
46	Sri Tapan Kumar Das	S.O. Land Acquisition Cell			8249923097	
47	Sri Manaswi Khuntia	Accountant cum DAO Div-I & II			9437164578	
48	Sri Bichitra Kumar Swain	Accountant cum DAO Div-IV & Horticulture			9438185461	
49	Sri Arun Kumar Guman Singh	Issue Superintendent		517	9437630301	
50	Sri Dillip Ku Biswal	Cashier (Main Office)			9437282626	
51	Sri Krushna Chandra Mishra	Store In-Charge			7978967366	
52	Sri Subhansu Sekhar Mohanty	Liaison Officer, Enforcement			9437134524	



**pnb Home loan**

- Quick Disbursement
- Low Interest Rates
- Less Paperwork






Together for the better



1-800-180-2222 or  
1-800-103-2222 Toll Free  
[www.pnbindia.in](http://www.pnbindia.in)

हमारे ग्राहक... हमेशा आगे



**We'll bring your  
affordable home dream to life**

Avail subsidized housing loans from PNB under  
**Pradhan Mantri Awas Yojna**



Together for the better





**A home is  
Dream, Comfort  
and Convenience  
coming together.**

Presenting pnb Home Loan

**@ 6.80%\*  
onwards**

Applicants having annual household income  
upto ₹18 Lac are eligible\*

**No processing charges**  
up to 31.03.2022 under

**New Year Bonanza Offer**

**Highlights**

- Upfront interest subsidy upto ₹2.67 lac\*
- Interest rate starting from 6.80%\*
- 0.05% additional concession for women borrowers

**Repayment  
up to  
30 years**

\*\*&C apply



**पंजाब नैशनल बैंक**  
...भरोसे का प्रतीक।



**punjab national bank**  
...the name you can BANK upon!

**Best Wishes for 39<sup>th</sup> Foundation day  
from**



**ICICI Bank**





Building your home is our  
responsibility too.

\*T&C apply

Presenting Home Loans with attractive  
interest rates and maximum LTV\*.

IDBI BANK Ltd  
Ground Floor Iswar Complex, Damana Square  
Chandrasekharpur, Bhubaneswar-751016  
9791982666, 9930449834 or 9437489866



**IDBI BANK**  
Bank Aisa Dost Jaisa



Your personal needs  
are ours to fulfil

**HDFC BANK**  
Always #ThereForYou

### HOME LOAN

Interest Rate  
starting at **6.75%\* p.a.**

Online Application Process



### CAR LOAN

Loan @  
**7.65% onwards**

**Zero Foreclosure  
Charges\*\***



### EASYEMI

Up to **22.5% CashBack**  
+ **No Cost EMI** with  
Debit/Credit Cards &  
Consumer Loans<sup>^^</sup>



### PERSONAL LOAN

EMI at **₹2,149/lakh\***  
onwards

Disbursal in  
**10 seconds\*\***



\*Offer is valid for new on credit score up to 720. Maximum loan tenure is 36 months. Offer not applicable for super loans. Offer is based on customer profile and eligibility. GST applies to the full amount of the loan. Credit is at the sole discretion of HDFC Bank Ltd. The offer cannot be clubbed with existing pre-approved offers. It is an "offer" and not a "guarantee". \*\*TAC Apply. Credit is at the discretion of HDFC Bank. Offer is subject to credit review and approval. For more information, please visit [www.hdfcbank.com](https://www.hdfcbank.com). <sup>^^</sup>TAC Apply. Cashback is for Cash EMI applicable on select brands. GST applies to the full amount of the loan. <sup>^^</sup>10 seconds disbursal for select customers only.

## HDFC BANK SureCover FD

More than just an investment for  
those who mean a lot to you.



Book a Fixed Deposit  
from ₹2 Lakh  
up to ₹10 Lakh



Get a life cover  
equivalent to FD amount  
for 1<sup>st</sup> year\*



Enjoy assured  
returns

Talk to us today!

Tridibesh Sahoo  
Bapujinagar Branch  
**94371 22400**

\*Based on HDFC Bank Fixed Deposit (FD) interest rate.  
\*Based on Annual Premium of ₹10,000 and Age 18 on market capitalization  
based on BSE data as on 31st Dec 2020.





## 39<sup>th</sup> Annual Day Celebration on 1<sup>st</sup> September 2021





---

Akash Shova Building, Sachivalaya Marg,  
Bhubaneswar, Odisha 751001