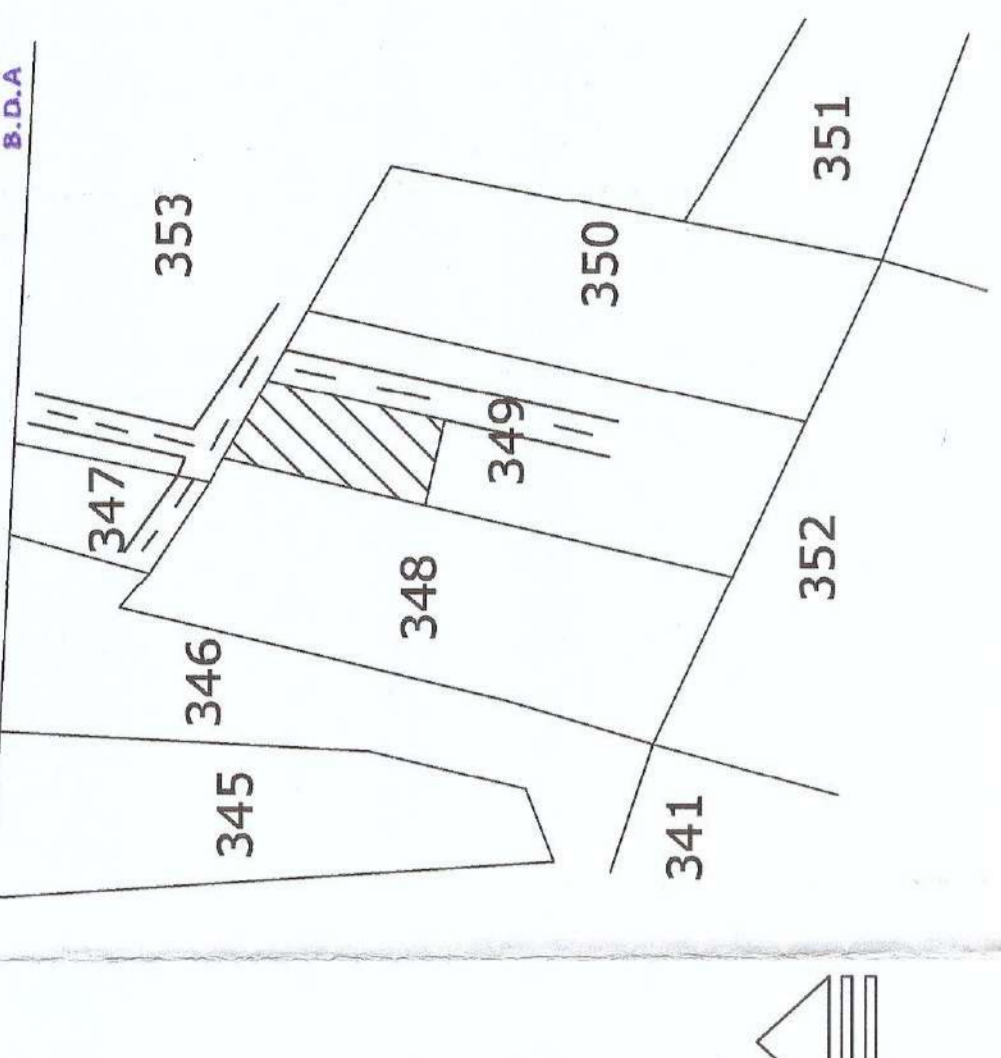
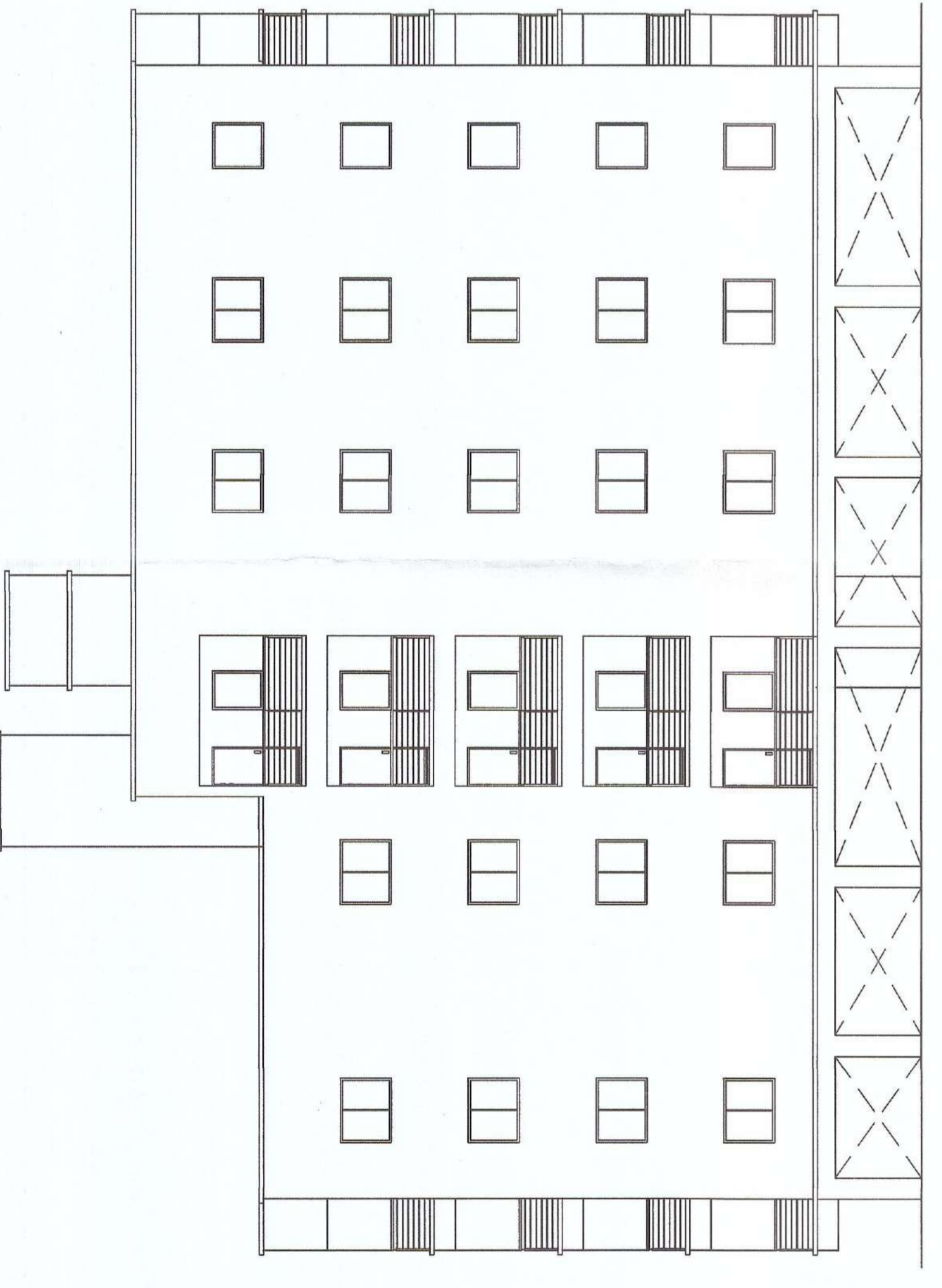
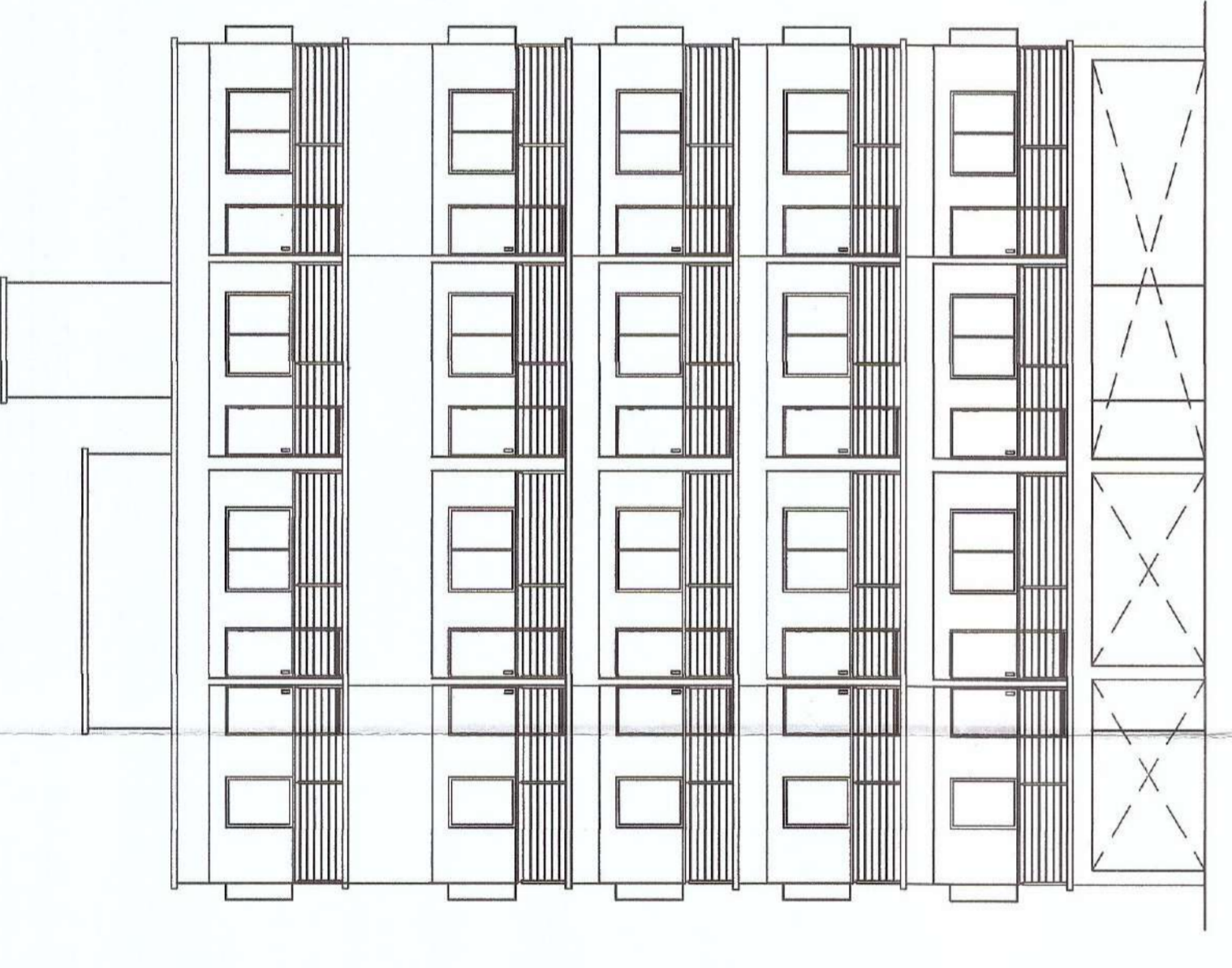
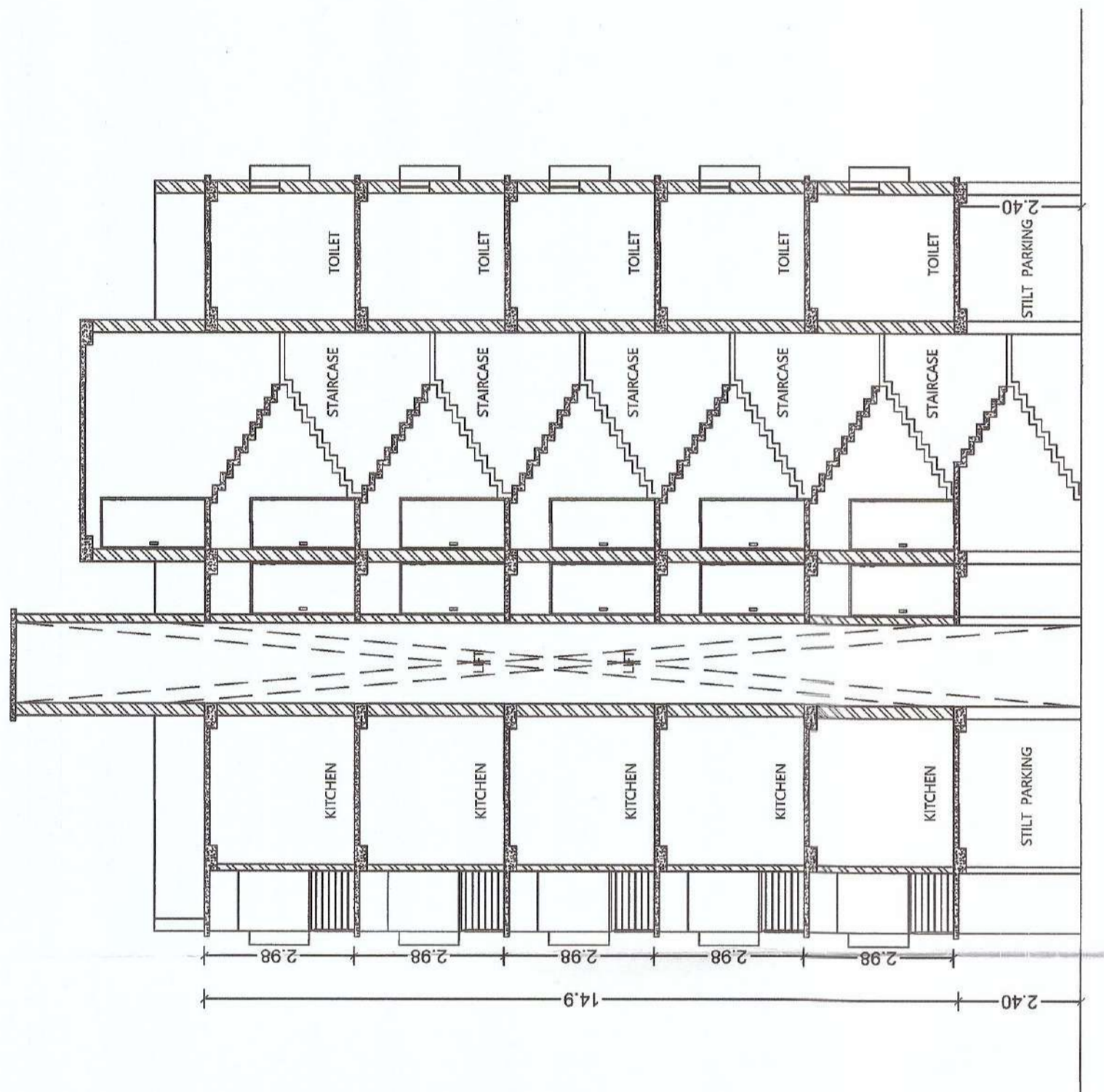
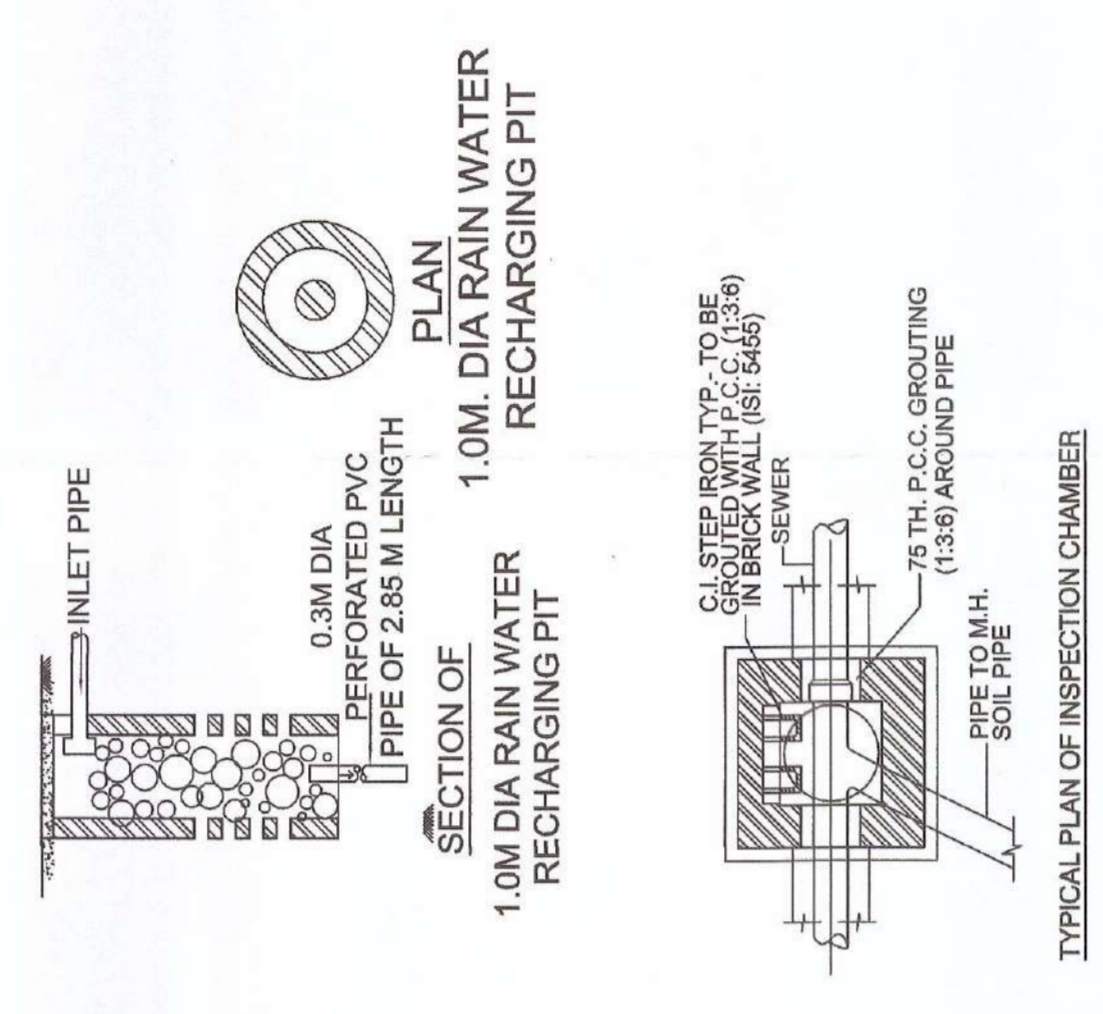
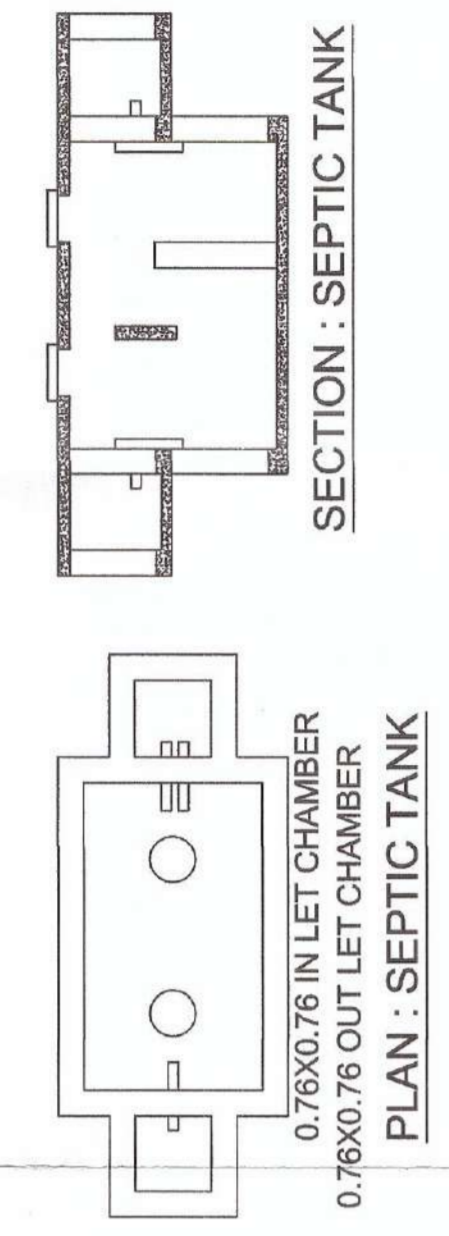
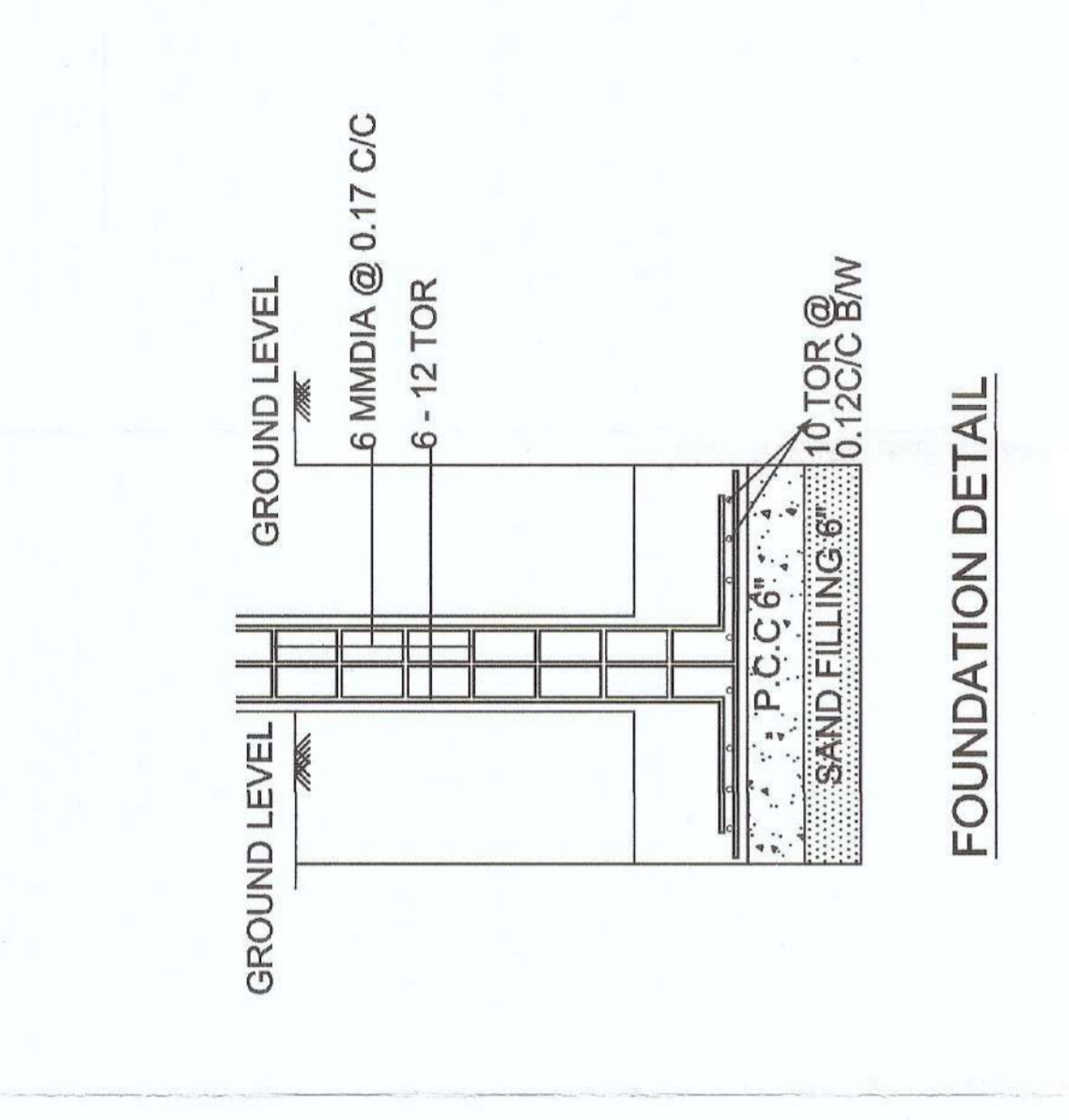


# MOUZA MAP



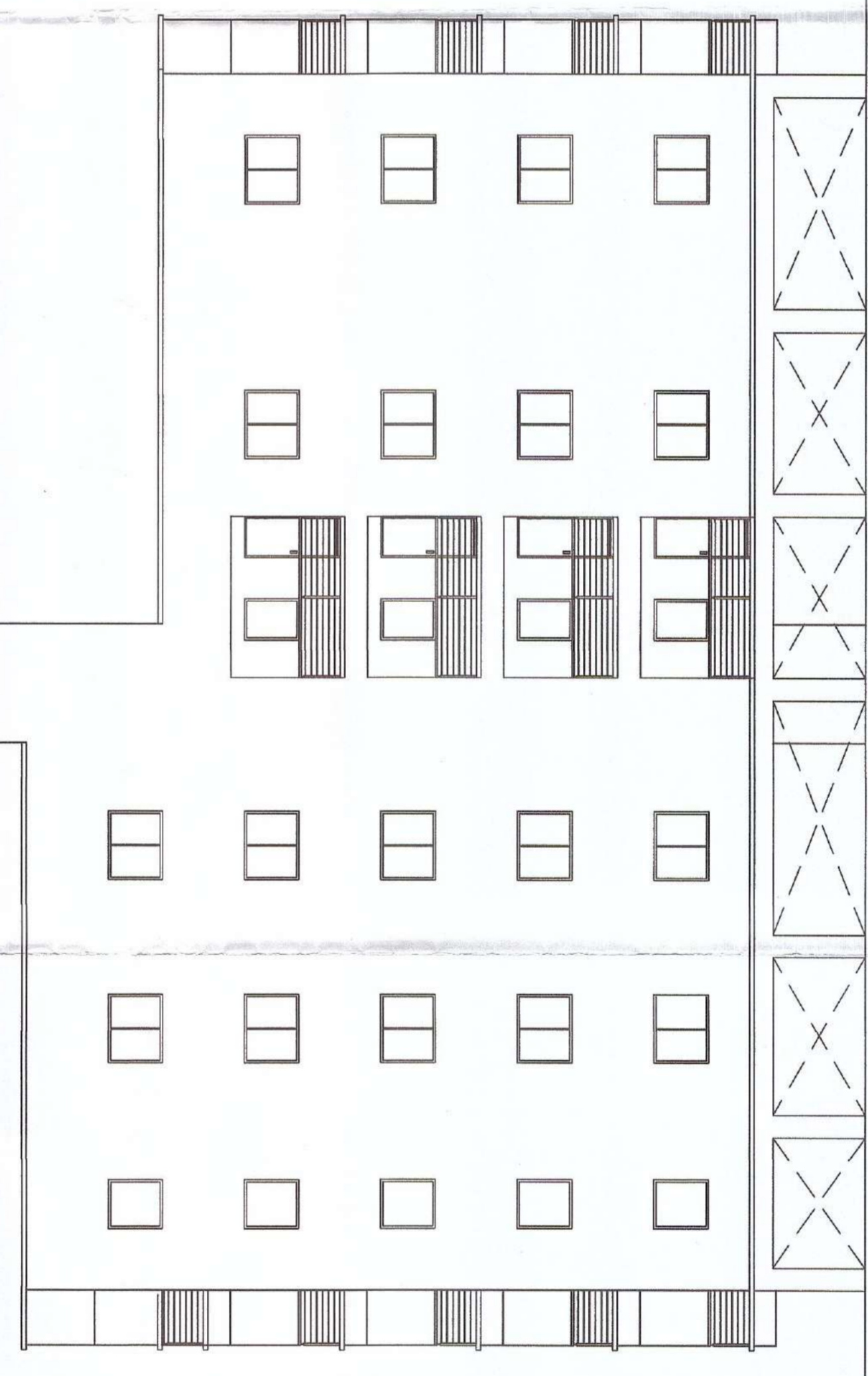
PLOT NO. - 349/575/841  
KHATA NO. - 101/472  
THANA - JATANI  
MOUZA - GORADHARAM  
SAGAR.



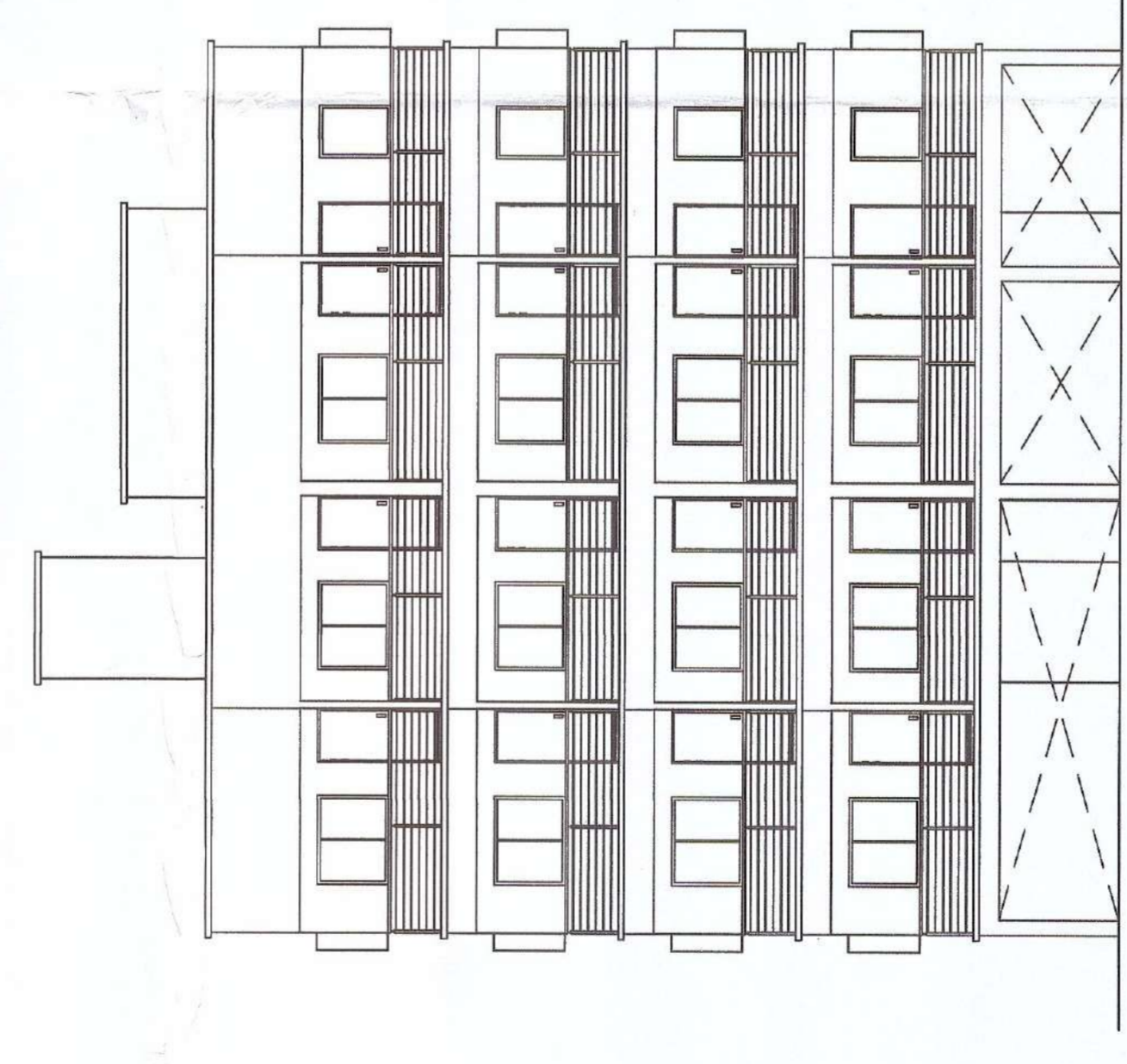
SECTION A-A

REAR ELEVATION

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

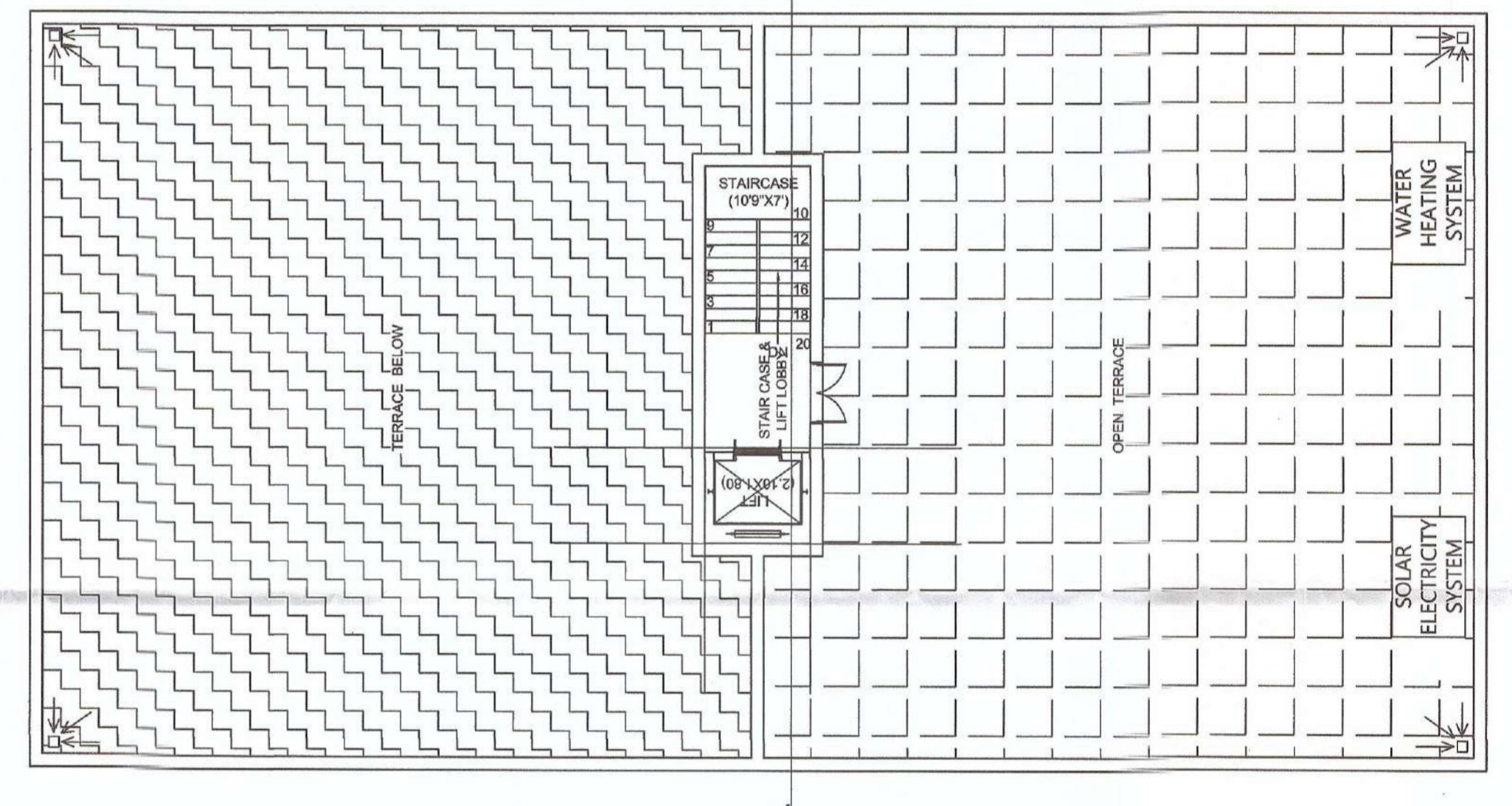
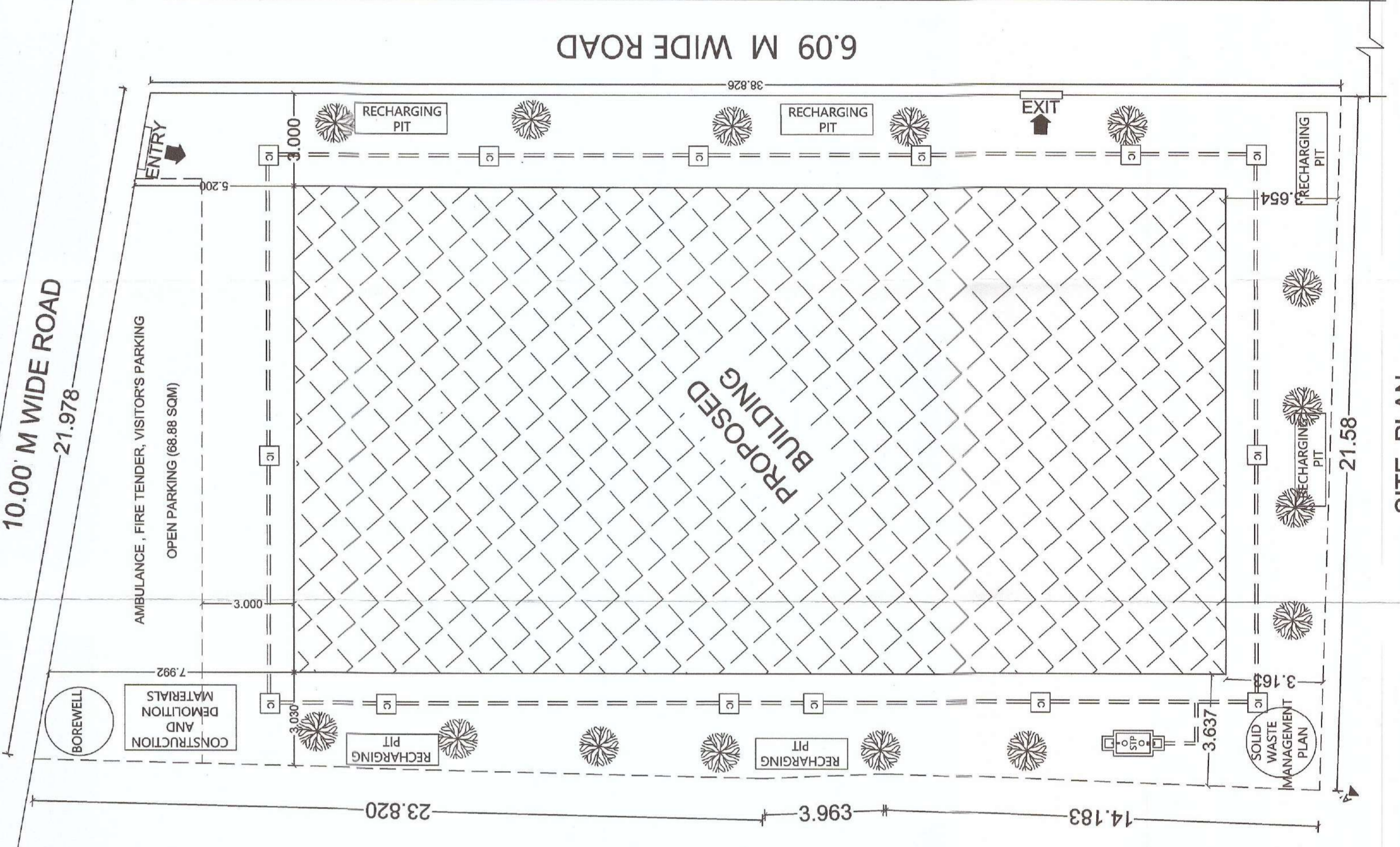


FRONT SIDE ELEVATION

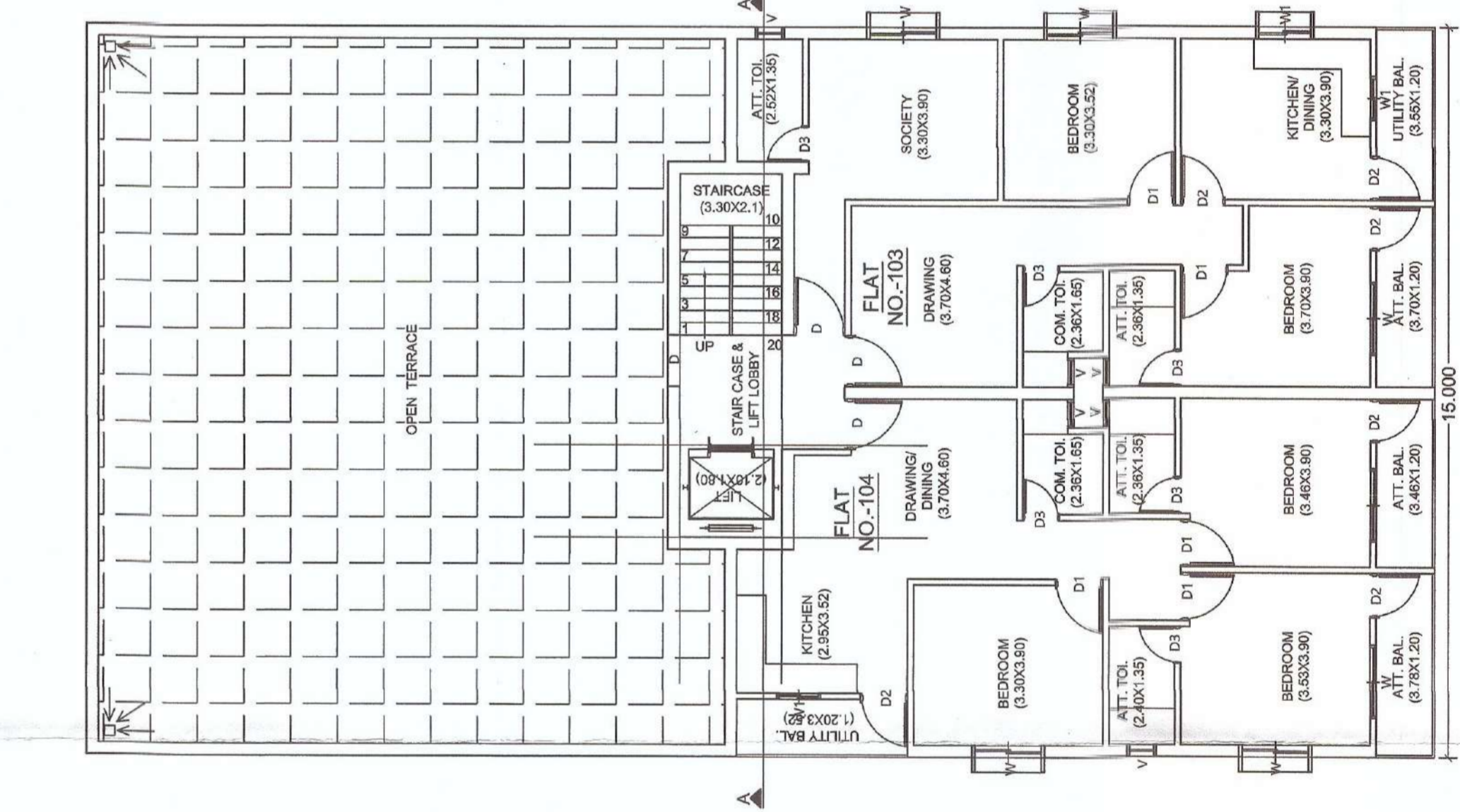
NOTE  
ALL DIMENSIONS ARE IN METERS

SL. NO.	TYPE	SIZE	DESCRIPTION
1	D	1.50 X 2.1	GRILL DOOR
2	D1	0.875 X 2.1	FLUSH DOOR
3	D2	0.88 X 2.1	FLUSH DOOR
4	D3	0.78 X 2.1	PVC DOOR
5	W	1.6 X 1.2	MRS. GLAZED WINDOW
6	WT	1.2 X 1.2	MRS. GLAZED WINDOW
7	V	800 X 600	MRS. GLAZED VENT.

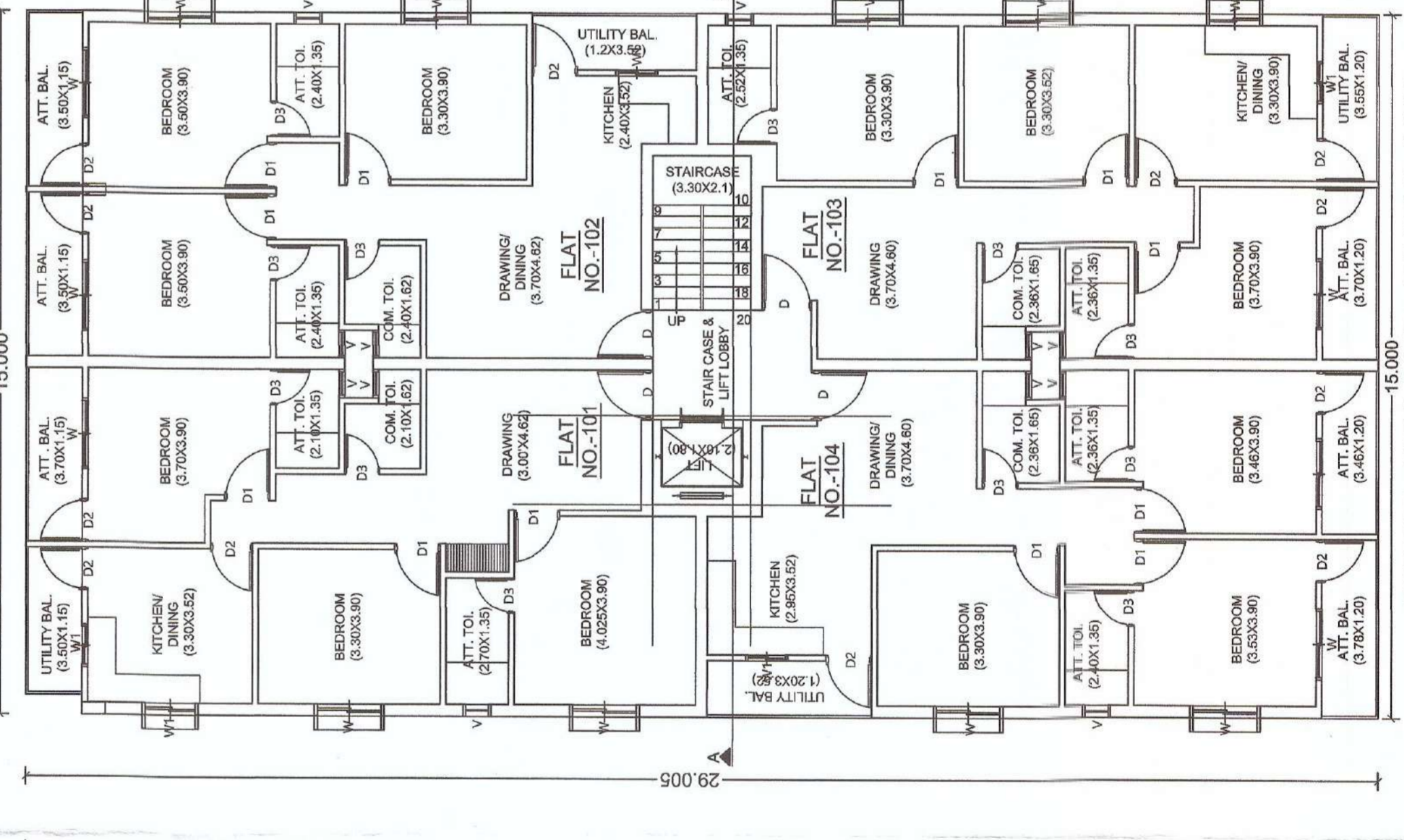
AREA STATEMENT  
PLOT AREA = 821.81 SQM  
STILT FLOOR AREA = 434.99 SQM  
FIRST FLOOR AREA = 421.28 SQM  
SECOND FLOOR AREA = 421.28 SQM  
THIRD FLOOR AREA = 421.28 SQM  
FOURTH FLOOR AREA = 421.28 SQM  
FIFTH FLOOR AREA = 224.97 SQM  
TOTAL F.A.R. AREA = 1500.76 SQM  
TOTAL BUILT-UP AREA = 2,345.08 SQM  
F.A.R. ACHIEVED = 2.34  
SOCIETY AREA = 18.82 SQM  
PARKING PROVIDED = 414.32 SQM+OPEN=68.88 SQM  
PARKING PROVIDED = 482.69 SQM (25%)  
SERVICE AREA = 20.67 SQM  
RECHARGING PIT = 30 CMT (6 NOS.)  
PLANTATION = TREES 11 NOS.  
NO. OF DWELLING UNITS = 18



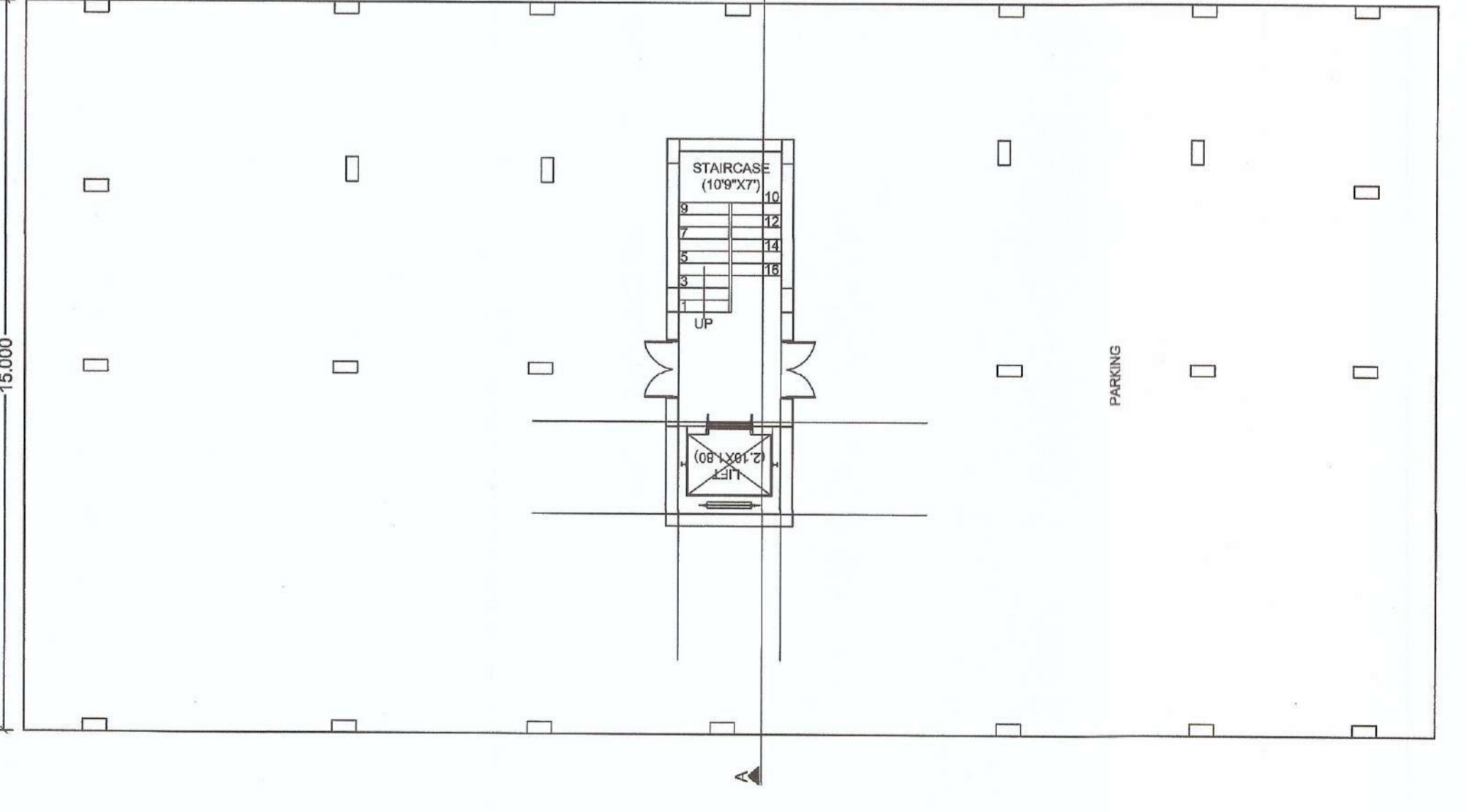
TERRACE FLOOR PLAN



FIFTH FLOOR PLAN



FIRST, SECOND, THIRD AND FOURTH TYPICAL FLOOR PLAN



STILT FLOOR PLAN

JOB TITLE :-  
PROPOSED S+5 STORED RESIDENTIAL MIG CATEGORY APARTMENT FOR BIMALA KEDIA OVER PLOT NO. - 349/575/841, KHATA NO. - 101/472, THANA - JATANI, MOUZA - GORADHARAM SAGAR.

DRAWING TITLE :-  
APPROVAL DRAWING OF S+5 APARTMENT

SCALE : 1:100

ARCHITECT  
KAMDHENU PROMOTERS  
MANAGING PARTNER

APPLICANT :- G.P.A HOLDER, KAMDHENU PROMOTERS



## KAMDHENU PROMOTERS

*Apna Kaam Aapka Makaan*

Plot No.: 111/1978, 1st Floor,  
Khandagiri, Bhubaneswar-751030  
Ph. No : 9937024781

16.05.2023

To

The Chairperson,  
Real Estate Regulatory Authority,  
Bhubaneswar, Odisha.

Sub: Clarification regarding approach road.

Sir,

Most humbly, I beg to state that an objection raised by ORERA on dtd.25.04.2023 regarding clarification on approach road. In this regard, I am to clarify that as per order of the Authority, herewith I am submitting correction letter issued by BDA vide letter No.16167 dtd.15.05.2023.

In view of the above, I am requesting you to kindly approval to my project "Krishna Avenue" for which I shall be highly obliged to you.

Yours faithfully,

Authorised Partner  
Kamdhenu Promoters



**BHUBANESWAR DEVELOPMENT AUTHORITY  
BHUBANESWAR**

No. 16167 /BDA, Bhubaneswar,  
**LPBA-200/2021**

Dated. 15.05.2023

**CORRIGENDUM**

Permission under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act, 1982 (Orissa Act, 1982) has been accorded in favour of Mrs. Bimala Kedia, Kamadhenu Promoters, Managing Partner Sri Bunty Modi (GPA Holder) for construction of S+5 storied Residential Apartment (MIG) category building over Plot No.349/575/841, Khata No.101/472 in Mouza- Goradharam Sagar, Jatani in the Development Plan area of Bhubaneswar Development Authority, Bhubaneswar.

But inadvertently, there was a mistake in their approved plan that the plot was accessed through the Revenue Plot No.353 & Mouza : Goradharam Sagar, Jatani which was shown as road in the site plan. However, as per the Revenue map the plot was accessed through the revenue Plot No.10 in Mouza- Jatani Town Khasmahal which was used as public road.

Hence, permission letter issued vide **No. 25685/BDA dt.29.07.2021** is hereby corrected/rectified & read as the accessed road on Revenue Plot No.10 in Mouza; Jatani Town Khasmahal instead of Revenue Plot No.353, Mouza – Goradharam Sagar, Jatani.

All other terms & conditions remain unchanged.

*Duskar Mohanty* 12/5/23  
Authorized Officer/Planning Member  
Bhubaneswar Development Authority

Memo No. 16168 /BDA Dt. 15.05.2023

Copy along with two copies of the approved plan forwarded to Mrs. Bimala Kedia, Kamadhenu Promoters, Managing Partner Sri Bunty Modi (GPA Holder), Plot No.111/1978, 1<sup>st</sup> Floor, Khandagiri, Bhubaneswar for information.

*Duskar Mohanty* 12/5/23  
Authorized Officer/Planning Member  
Bhubaneswar Development Authority



## KAMDHENU PROMOTERS

*Apna Kaam Aapka Makaan*

Plot No.: 111/1978, 1st Floor,  
Khandagiri, Bhubaneswar-751030  
Ph. No : 9937024781

18.04.2023

To

The Chairperson,  
Real Estate Regulatory Authority,  
Bhubaneswar, Odisha.

Sub: Clarification regarding approach road.

Sir,

Most humbly, I beg to state that an objection raised by ORERA on dtd.10.04.2023 regarding clarification on approach road. In this regard, I am to clarify as under:

**Objection:**1. As per Site plan Plot No.- 353 which approach road passes to the project plot is not matching with the revenue cadastral map. 2. Approach Road over plot no.- 349 is a private plot with kissam Bagayat. Needs to be clarified.

**Clarification:** There is a road over plot No.353 which is a private road but the plan has been approved over 10 mtr. wide revenue road which is passes through revenue **Plot No.10 Khata No.235** and the approach road is under **Jatni Town Khasmahal** mouza. In this regard, following documents has been attached herewith for your kind reference:

1. Rectified cadastral map showing approach road and Plot No.10 as road
2. ROR copy from Bhulekh that says the plot No.10 is Rasta.

Further, subsidiary roads have been constructed over Plot No.349 by the land owner to access their internal plots, but still the main approach road is available over revenue Plot No.10 and BDA also extended approval based on the this.

In view of the above, I am requesting you to kindly consider my clarification and extend necessary approval to my project "Krishna Avenue" for which I shall be highly obliged to you.

Yours faithfully,

KAMDHENU PROMOTERS

MANAGING PARTNER

Authorised Partner  
Kamdhenu Promoters

Goradharmasagar No 34

ପ୍ରଚ୍ଛିଦିତ ନାମ ଗୋରାଧର୍ମସାଗର ବିଭକ୍ତସ୍ୱର

ଥାନା ନମ୍ବର ୩୪

ଥାନା ଜଗଣି

ପ୍ରଗନା ଖୋର୍ଦ୍ଧା

**ଜିଲ୍ଲା ପୁରୀ**

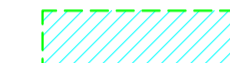
ପ୍ଲଟ୍ ନମ୍ବର-୧୧-ମାଲିକ

ପତ୍ର-୧୯୫୩-୫୪

ବଡ଼କୁଆଁ ନ.୩୯

SL. NO.	LATITUDE	LONGITUDE
1	20°09'41.0" N	85°41'47.4" E
2	20°09'39.8" N	85°41'47.1" E
3	20°09'40.0" N	85°41'46.4" E
4	20°09'41.2" N	85°41'46.7" E

NOTES



PLOT IN POSSESSION



EXISTING ROAD

Jatnitownkhasmahal No 37

ପ୍ରଚ୍ଛିଦିତ ନାମ ଜଟଣିଟାଉନ ଖାସପାଦାଲ ବିଭକ୍ତସ୍ୱର

ଥାନା ନମ୍ବର ୩୭

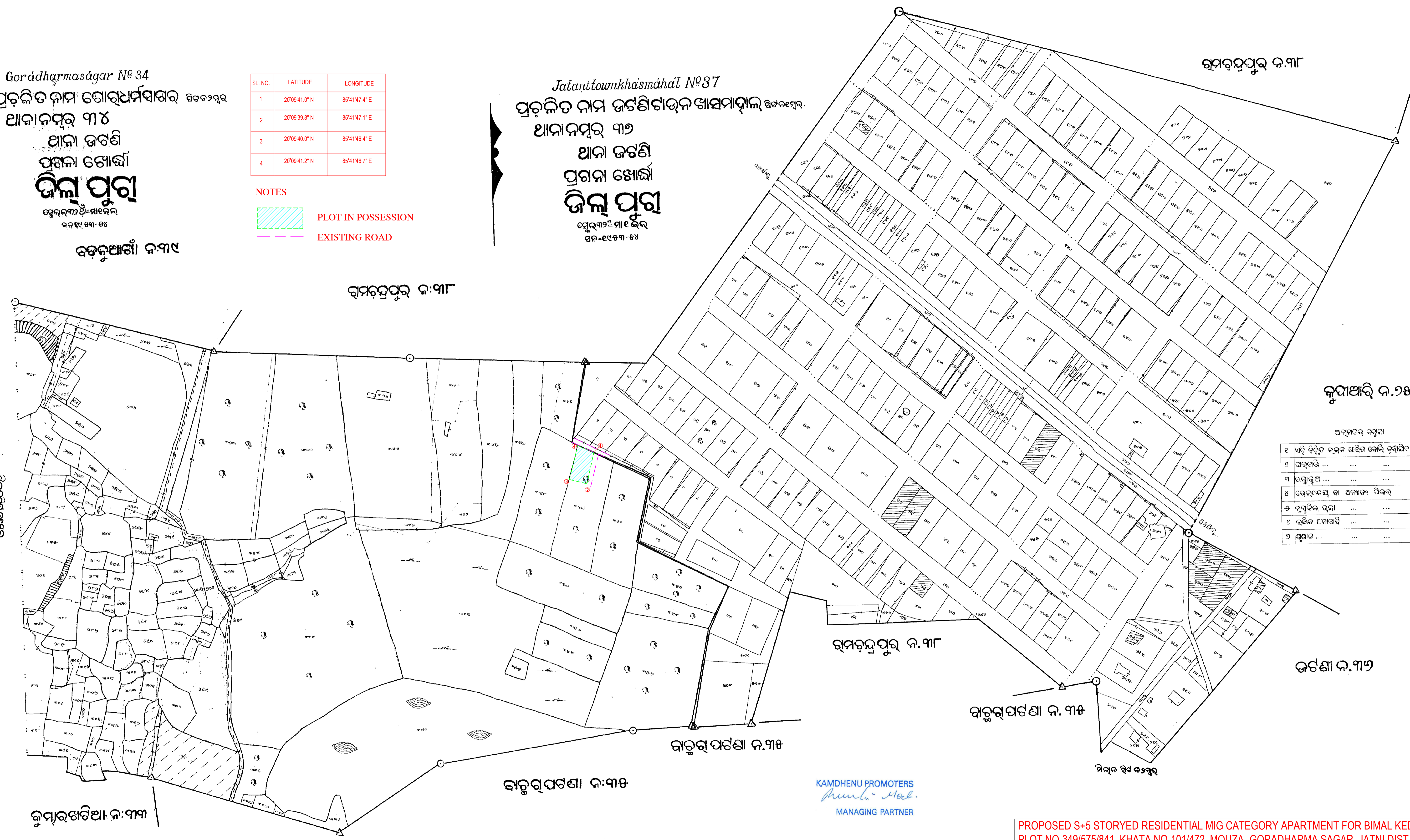
ଥାନା ଜଗଣି

ପ୍ରଗନା ଖୋର୍ଦ୍ଧା

**ଜିଲ୍ଲା ପୁରୀ**

ପ୍ଲଟ୍ ନମ୍ବର-୩୧-ଲିଲ

ପତ୍ର-୧୯୫୩-୫୪



କୃତାଧାରୀ ନ.୨୫

ଆବଶ୍ୟକୀୟ ନିୟମ

୧	ଏହି ବିକ୍ରିତ କ୍ଷେତ୍ର ଖାସିତ ହେବି ବୁଝାଯିବ ...	...
୨	ରାଜୁର ପଟଣା ...	...
୩	ରାଜୁର ପଟଣା ...	...
୪	ବେଲ୍‌ଫୋର୍ଡ ବା ଅନ୍ୟାନ୍ୟ ଚିହ୍ନ ...	...
୫	କୃତାଧାରୀ ବା ...	...
୬	ରାଜୁର ପଟଣା ...	...
୭	କ୍ଷେତ୍ର ...	...

KAMDHENU PROMOTERS  
*Kamdhenu Promoters*  
 MANAGING PARTNER

PROPOSED S+5 STORIED RESIDENTIAL MIG CATEGORY APARTMENT FOR BIMAL KEDIA OVER PLOT NO-349/575/841, KHATA NO-101/472, MOUZA- GORADHARMA SAGAR, JATNI, DIST-KHURDA

Schedule I Form No.39-A		ଝଡ଼ିୟାନ				
ମୌଜା : ଜଟଣୀ ଚାଉନ ଖାସମାହାଲ		ତହସିଲ : ଜଟଣୀ				
ଥାନା : ଜଟଣୀ		ତହସିଲ ନମ୍ବର : .				
ଥାନା ନମ୍ବର : 37		ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା				
ଜମିଦାରଙ୍କ ନାମ ଓ ଖେଡ଼ାଟ ବା ଝଡ଼ିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେଡ଼ାଟ ନମ୍ବର 1				
1) ଝଡ଼ିୟାନର କ୍ରମିକ ନମ୍ବର		235				
2) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ସର୍ବସାଧାରଣ				
3) ସ୍ୱତ୍ୱ						
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ						
<b>BLANK SPACE FOR STAMPING</b>						
ଅଭିନ ପ୍ରକାଶନ ତାରିଖ - 27/03/1962						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

KAMDHENU PROMOTERS

*Pranab Moh.*

MANAGING PARTNER

ଖତିୟାନର କ୍ରମିକ ନଂ : 235		ମୌଜା : ଜଗଣି ଚାଉଳ ଖାସମାହାଲ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
185	ରାସ୍ତା		1	9850		
193	ରାସ୍ତା		1	1050		
211	ରାସ୍ତା		1	6550		
218	ରାସ୍ତା		1	3650		
315/513	ରାସ୍ତା		0	0150		ବେଆଇନ ଦଖଲ ଲିକାବତୀ ଦେଇ, ପିତା- ଭେଙ୍କଟ ପାଟିଚେଟି,, ଜାତି- ବାରାଡି, ସାକିନ-, ନିଜଗାଁ ସନ 1935 ଠାରୁ ହାଲ, କିସମ ହତା ।
232	ରାସ୍ତା		0	0700		
239	ରାସ୍ତା		1	1750		
261	ରାସ୍ତା		3	7950		
209	ରାସ୍ତା		1	1900		
110	ରାସ୍ତା		0	7850		
123	ରାସ୍ତା		1	0350		
142	ରାସ୍ତା		1	7500		
149	ରାସ୍ତା		4	3300		
164	ରାସ୍ତା		0	5300		
172	ରାସ୍ତା		0	6400		
271	ରାସ୍ତା		0	3400		ଦାଖଲ ଖାରଜ ପ୍ରେସିଡିଙ୍ଗ କେଶ, ନମ୍ବର- 2137/87 ହୁକୁମ, ମୁତାବକ ପୁର 271 ସମନ୍ଧ ଏ, 0.050 ( ପୁର 292 ର ଉତ୍ତର, ତରଫ ଅଂଶ ) କୁ ଖାରଜ କରି, ପତିତ କିଶମରେ ଅନାବାଦି ଖାତା, 234 ରେ ଦରଜ

KAMDHENU PROMOTERS

*Prakash Moh.*

MANAGING PARTNER

						କରାଗଲା ।
277	ରାଷ୍ଟ୍ର		0	1800		
297	ରାଷ୍ଟ୍ର		0	2850		
314	ରାଷ୍ଟ୍ର		0	6350		
338	ରାଷ୍ଟ୍ର		0	3250		
339	ସତକ		0	0250		ବେଆଇନ ଦଖଲ ମହନ ସୁନ୍ଦରା, ପିତା- ହୃଷି ସୁନ୍ଦରା, ଜାତି-, ଖଣ୍ଡାୟତ, ସାକିନ- ଜଟଣୀ ସନ, 1930 ମସିହା ଠାରୁ ହାଲ କିସମ, ଘର ।
340	ପୁରାତନ ପତିତ		0	0150		ବେଆଇନ ଦଖଲ ମହନ ସୁନ୍ଦରା, ମୁତାବକ ନମ୍ବର 339 ହାଲ କିସମ, ବାରି ।
452/464	ଚଉରା		0	0100		
417	ରାଷ୍ଟ୍ର		0	0100		
428	ରାଷ୍ଟ୍ର		0	0200		
434	ରାଷ୍ଟ୍ର		0	2100		
439	ଦୋଳ ମଣ୍ଡପ		0	0050		
130/462	ରାଷ୍ଟ୍ର		0	0150		ବେଆଇନ ଦଖଲ ଘନଶ୍ୟାମ ଦାସ, ପିତା- ଗଙ୍ଗାବିଷ୍ଣୁ ରାମା,, ଜାତି- ଅଗ୍ରବାଲା, ସାକିନ-, ଜଟଣୀ ସନ 1930 ମସିହା ଠାରୁ, ହାଲ କିସମ କୋଠାଘର ।
402	ରାଷ୍ଟ୍ର		0	0350		
345	ରାଷ୍ଟ୍ର		0	2530		
395	ରାଷ୍ଟ୍ର		1	1000		
410	ରାଷ୍ଟ୍ର		0	1600		
10	ରାଷ୍ଟ୍ର		0	5150		
40	ରାଷ୍ଟ୍ର	KAMDHENU PROMOTERS <i>Manish Moh.</i>	7	2000		

MANAGING PARTNER



443	ବିଜେଇଲି		0	0600	ବନଦୁର୍ଗା ଠାକୁରାଣୀ ବିଜେଇଲି, ।
77	ରାସ୍ତା		2	0200	
444	ଘର		0	0150	ବନଦୁର୍ଗା ଠାକୁରାଣୀଙ୍କ ରୋଷଘର, ।
90	ରାସ୍ତା		1	4200	
445	ବେଢ଼ା		0	0900	ଆମ୍ବ/3, କୋଚଳା/2, ବନଦୁର୍ଗା, ଠାକୁରାଣୀଙ୍କ ବେଢ଼ା ।
98	ରାସ୍ତା		1	3500	
435	ଦୋଳ ମଣ୍ଡପ		0	0050	
35/473	ରାସ୍ତା		0	2150	
354/488	ରାସ୍ତା		0	0200	ବେଆଇନ ଦଖଲ ଗୁଜୁଳା ଆପଲ୍ଲା, ରାଓ ପିତା- ଗୁଜୁରାଏତ ରଜୁଲ,, ଜାତି- ତେଲଙ୍ଗା, ସାକିନ-, ନିଜଗାଁ ସନ 1950 ମସିହା ଠାରୁ, ହାଲ କିସମ ବାରି ।
399/468	ରାସ୍ତା		0	0060	ବେଆଇନ ଦଖଲ ବେନୁ ଦାସ, ପିତା- ଶାମ ଦାସ, ଜାତି- କରଣ,, ସାକିନ- ଜଗଣି, ସନ 1940, ମସିହାଠାରୁ କିସମ ଘର ।
399/503	ରାସ୍ତା		0	0030	ବେଆଇନ ଦଖଲ ପୂର୍ଣ୍ଣଚନ୍ଦ୍ର, ମଣ୍ଡଳ ପିତା- ରେଣୁପଦ ମଣ୍ଡଳ,, ଜାତି- କାୟସ୍ତ, ସାକିନ- ଜଗଣି,, ସନ 1940 ମସିହା ଠାରୁ କିସମ, ଘର ।
399/504	ରାସ୍ତା		0	0030	ବେଆଇନ ଦଖଲ ବେନୁ ଦାସ, ମୁତାବକ ନଂ 399/468 କିସମ ଘର, ।
399/505	ରାସ୍ତା		0	0050	ବେଆଇନ ଦଖଲ ରାମକୋ ଦିବ୍ୟା, ସ୍ଵାମି- ରାମନାରାୟଣ ମହାରାଜ,, ଜାତି- ବ୍ରାହ୍ମଣ, ସାକିନ-, ନିଜଗାଁ, ସନ 1940 ମସିହା ଠାରୁ, କିସମ

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399/506	ରାସ୍ତା		0	0030	ବେଆଇନ ଦଖଲ ଗଣପତି ପଟ୍ଟନାୟକ, ପିତା- ଦାମୋଦର ରାଇଡୁ ଜାତି-, କରଣ, ସାକିନ- ଜଗଣ ସନ 1940, ମସିହା ଠାରୁ କିସମ ଘର ।
402/501	ରାସ୍ତା		0	0400	
402/502	ରାସ୍ତା		0	0150	ବେଆଇନ ଦଖଲ ରାମକୋ ଦିବ୍ୟା, ମୁତାବକ ନମ୍ବର- 398/505
15/500	ରାସ୍ତା		0	4900	
62/507	ରାସ୍ତା		0	0350	
234/508	ରାସ୍ତା		0	0150	
235/509	ରାସ୍ତା		0	0150	
236/510	ରାସ୍ତା		0	0150	
<b>55 plots</b>			<b>38</b>	<b>6030</b>	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 11/04/2023 12:25:49 IP :49.37.113.29

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*Praveen Moh.*

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