

SL. NO.	LATITUDE	LONGITUDE
1	20°19'27.8" N	85°50'28.2" E
2	20°19'28.9" N	85°50'28.2" E
3	20°19'29.0" N	85°50'28.5" E
4	20°19'30.4" N	85°50'28.8" E
5	20°19'31.6" N	85°50'29.4" E
6	20°19'31.8" N	85°50'29.4" E
7	20°19'32.2" N	85°50'29.7" E
8	20°19'32.1" N	85°50'29.9" E
9	20°19'31.9" N	85°50'30.4" E
10	20°19'30.1" N	85°50'29.5" E
11	20°19'30.0" N	85°50'29.7" E
12	20°19'29.1" N	85°50'29.4" E
13	20°19'29.1" N	85°50'28.9" E
14	20°19'28.3" N	85°50'28.8" E
15	20°19'27.3" N	85°50'28.7" E

ମୌଜା ଭୁବନେଶ୍ୱରପଦ୍ମପୁର ନଂ ୧୫ ଗାଡକନା ଶିଟ ନଂ ୧୮

ଥାନା ଭୁବନେଶ୍ୱର ନଂ ୨୫

ଭଦ୍ରକ ଭୁବନେଶ୍ୱର ନଂ ୨୦୭

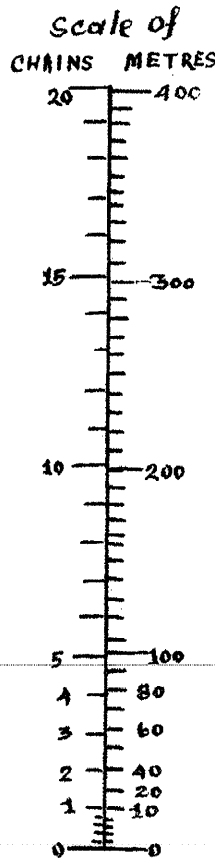
BHUBANESWAR UNIT No XXXIX GADAKANA SHEET No18

Thana Bhubaneswar No25

ଦିଲ୍ ଗୋବିନ୍ଦା

ସ୍କେଲ୍ ୧:୫୦୦୦ = ୧:୧୦୦୦୦ Scale 64" = 1 Mile

Year 2014-15



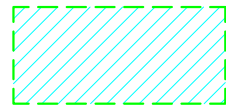
ସ୍ୱତ୍ତ୍ୱ

୧. ଯାହାକି ଓଡ଼ିଶା ସରକାରଙ୍କ ଦ୍ୱାରା ପ୍ରସ୍ତୁତ ହୋଇଛି
୨. କାର୍ଯ୍ୟକାରୀ ଓ ଯାହାକି
୩. କାର୍ଯ୍ୟକାରୀ

Certified that this map has been finally framed and a Copy of it has been finally published in accordance with rule 29 read with rule 60 of O.S. & S. rules 1962 on 22nd July 2014

Settlement Officer

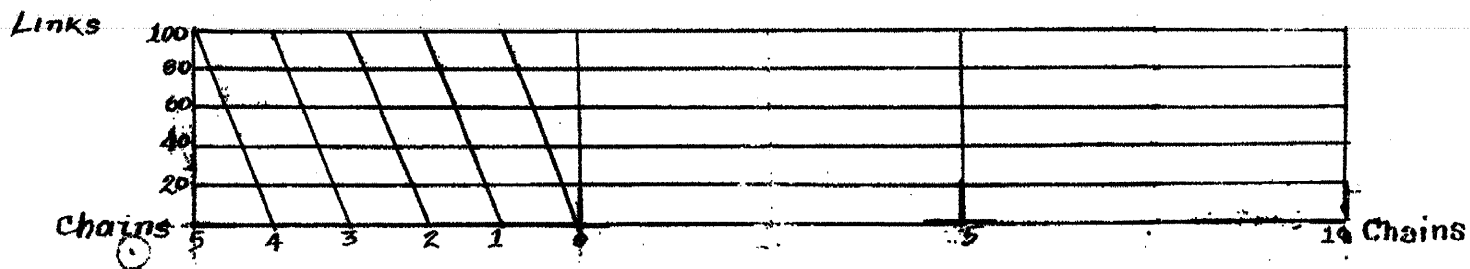
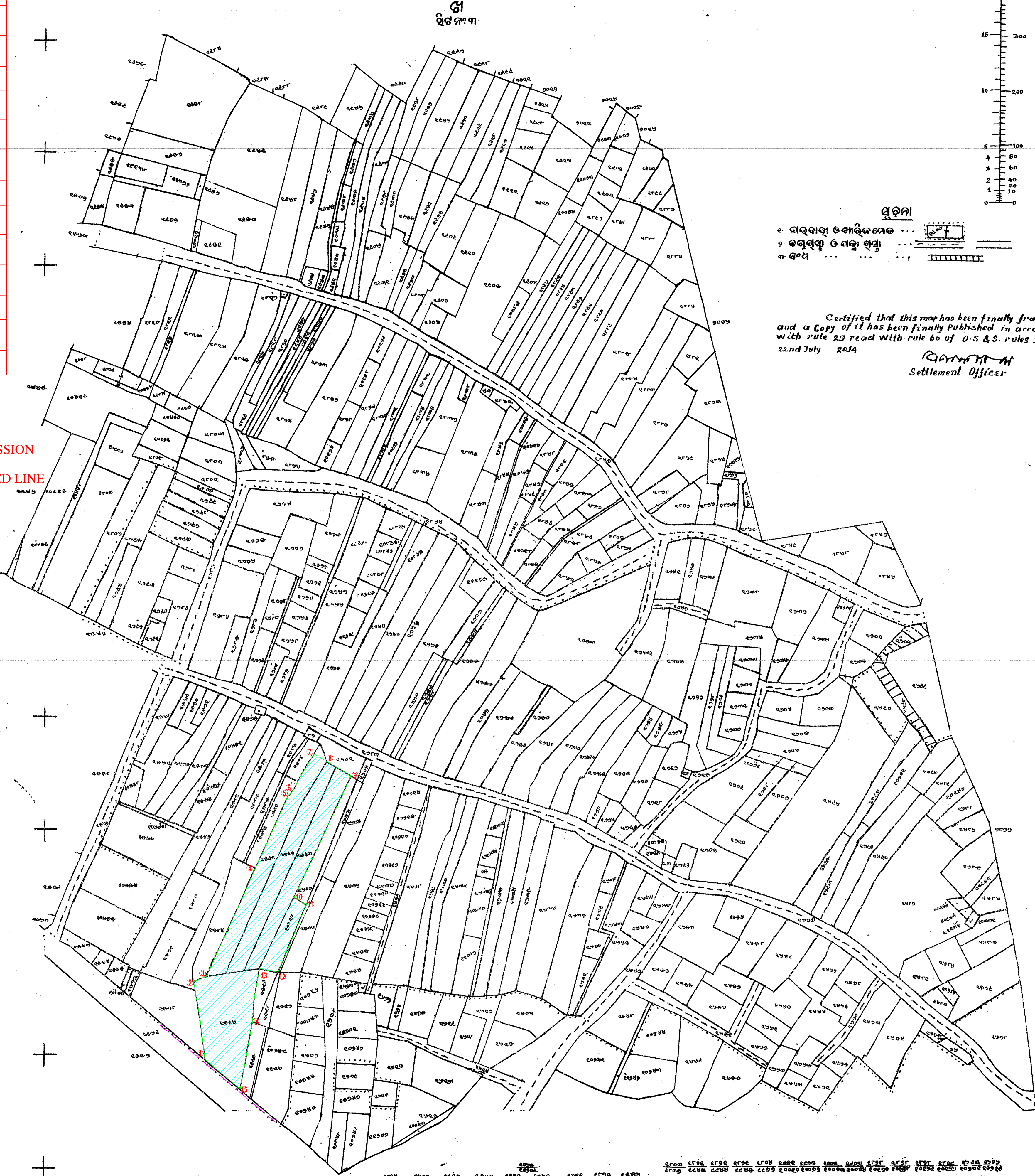
NOTES



PLOT IN POSSESSION



ROAD AFFECTED LINE



Managing Director

Dharma Infraprojects Pvt. Ltd.

PROPOSED (B+S+5)RESIDENTIAL APARTMENT FOR SRI DIGAMBAR BEHERA SANJU BEHERA,MADAN MOHAN BEHERA,BIPIN BEHERA, RASHMIREKHA BEHERA, NIBEDITA BEHERA.MANASI PATRA,BHABANI SANKAR PANDA, DIBAKAR BEHERA,TRILOCHAN DASH REPRESENTED BY P.A HOLDER SRI JAGAT KUMAR KAR MANAGING DIRECTOR OF DHARMA INFRA PROJECTS, PVT. LTD., OVER PLOT NO - 1594,1591/12075,1591,1593, 1600/10610, 1592, 1592/14973, KHATA NO - 2848,4711/804,1374,4711/223,1327 & 4711/3428, MOUZA - GADAKAN, TAHASIL - BHUBANESWAR , DIST - KHORDHA.



DHARMA INFRA PROJECTS PVT. LTD.

Off. No -5, 2nd Floor, Block-2, BMC Bhawani Mall, Sahid Nagar
Bhubaneswar, Odisha, Pin- 751007, Ph.: 0674-2549900
GST No.- 21AADCD9223C1Z9

Ref:.....

Date : 07.11.2024

To,

The Chairperson,
Odisha Real Estate Regulatory Authority,
Bhubaneswar.

Sub- Clarification regarding the objection dtd. 01.11.2024

I Promoter **M/S. DHARMA INFRAPROJECTS PVT. LTD** being developed the Project Name:- "**DHARMA RAJ**" Over Plot No. 1594, 1591, 1591/12075, 1593, 1600/10610, 1592 & 1592/14973 , Khata no- 2848, 4711/804, 1374, 4711/223,1327 & 4711/3428 , Mauza- Gadakana, P.S:-Mancheswar, Dist- Khordha, Odisha.

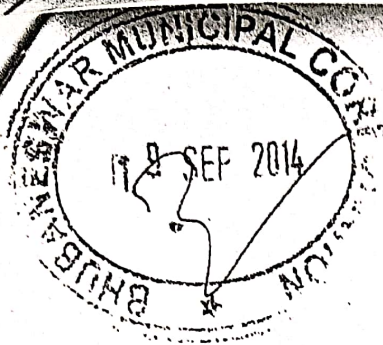
I, Jagat Kumar Kar, Managing Director and authorised by the promoter of the project do hereby submitting the NOC letter from East Coast Railway to BMC, Bhubaneswar regarding maintenance of road in Gadakana village around the boundry wall of the carriage repair workshop of East Coast Railway.

Kindly consider this and process our application for RERA Registration and obliged.

Enclosed: As above

Dharma Infraprojects Pvt. Ltd.

Jagat Kumar Kar
Managing Director
Yours faithfully,



EAST COAST RAILWAY

Office of the
Principal Chief Engineer
North Block, Rail Sadan,
Chandrasekharpur,
Bhubaneswar.

Date: - 11.09.2014

No. W4/260/CGE/Colony Maint/ 641

To
The Commissioner,
Bhubaneswar Municipal Corporation,
Vivekananda Marg,
Bhubaneswar - 751014

Addl. Com./City Engineer/Asst. Com.(Slum)
Asst. Com. (Recovery)/PO,
JNNURM/CFO/Chief Auditor
E.E-I/ E.E-II/ CHO/Estt. Officer/
Secy-Cum-OSD/Dy. Secretary/
Env. Officer/CMMO/A.E(Elect.)

Dear Sir,

Sub:- Maintenance of Road in Rangamatia Village around the boundary wall of the Carriage Repair Workshop of East Coast Railway.

There is a road along the outer periphery of the Carriage Repair Workshop of East Coast Railway. This road serves the General Stores Depot of East Coast Railway and the Mancheswar Railway Station from the Workshop side. Beyond Mancheswar station, this road primarily serves Rangamatia village and its surrounding areas.

Due to rapid growth of the Rangamatia village and the area around it, a number of multi-storied apartments and housing-complexes have come up in the area. All these residents depend solely on this road on the outer periphery of the boundary wall of the Railway Workshop to access their residential areas.

This portion of the road (i.e. beyond Mancheswar station) is primarily used by the local residents within BMC limits. Moreover, BMC has already provided street lights on this road. In view of the above, it is requested that maintenance of this road may be taken over by BMC in the larger interest of developments of the area.

It is requested to please examine and communicate the response of BMC.

Thanking you.

Yours faithfully,

S.P. Samantaray
(S.P. Samantaray)
Chief General Engineer

Copy for information to :

Commissioner Rail Co-ordination & Special Secretary, Commerce & Transport
Department, Govt. Of Odisha, Odisha Secretariat, Bhubaneswar.

CWM, Mancheswar

Sr.DEN/Co/KUR & Sr.DEN/Estate/BBS

W4/260
AE/2E (W4-7)
Pl. discuss today.
MD
26.9



EAST COAST RAILWAY

Office of the
Principal Chief Engineer
North Block, Rail Sadan,
Chandrasekharpur,
Bhubaneswar.

No. W4-260/CGE/Colony Maint/ 3489.

Date: - 15.05.2015

To
The Commissioner
Bhubaneswar Municipal Corporation,
Vivekananda Marg,
Bhubaneswar - 751014

Dear Sir,

Sub:- Maintenance of Road in Gadakana Village around the Carriage Repair Workshop of East Coast Railway.

There is a Railway road along the periphery of the Carriage Repair Workshop of East Coast Railway. This road also connects Gadakana and other villages, including Rangamatia, on the North of the Carriage Repair Workshop. At present this road is primarily serving the above villages as an access from Nandan Kanan Road through OMFED square.

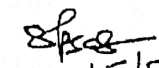
The villagers of this area are regularly approaching East Coast Railway for maintenance of this road. A part of this road, connecting Rangamatia Village to Mancheswar Railway station has already been renovated by BMC on the request of this office vide letter No. W/260/CGE/Colony Maint/6401 dt. 11.09.2014 (Copy enclosed). Due to severe financial constraints, Railway is concentrating on the assets which are directly related to Rail users. Therefore maintenance of the balance portion of the road i.e. from Carriage Repair workshop to Gadakana Village may be taken up by BMC in the larger interest of developments of the area. A sketch of this road is enclosed herewith for better appreciation.

It is requested to please examine and communicate the response of BMC.

Thanking you.

Encl: As above

Yours faithfully,


(S.P. Samantaray)
Chief General Engineer

Copy for information to :

1. Commissioner Rail Co-ordination & Special Secretary, Commerce & Transport Department, Govt. Of Odisha, Odisha Secretariat, Bhubaneswar with a copy of the sketch.
2. CWM, Mancheswar along with a copy of the sketch.

11 NOV 2024



Dharma Infraprojects Pvt. Ltd.
Jagat Kumar Kar
Managing Director

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit

Promoter's Name - **M/S. DHARMA INFRAPROJECTS PVT. LTD** being developed the Project Name:- **"DHARMA RAJ"** OVER Plot No. 1594, 1591, 1591/12075, 1593, 1600, 10610, 1592 & 1592/14973, Khata no- 2848, 4711/804, 1374, 4711/223, 1327 & 4711/3428, Mauza- Gadakana, P.S.-Mancheswar, Dist-Khordha, Odisha.

I, Jagat Kumar Kar, Managing Director and authorised by the promoter of the project do hereby solemnly declare, undertake and state as under:

As per plan approval by BHUBANESWAR MUNICIPAL CORPORATION vide letter noBP/BMC/010651, BHUBANESWAR dtd28.06.2024 over Plot No. 1594, 1591, 1591/12075, 1593, 1600/10610, 1592 & Khata No. 2848, 4711/804, 1374, 4711/223, 1327 Mauza- Gadakana area A0.3277.92 (3277.92Sqmttr.)

Clarifying: It is an existing road in the field. The road has been constructed and maintained by the Bhubaneswar Municipality Corporation, Bhubaneswar. Our project is adjacent to this access road which is passing over Plot No. 1561, Khata No. 4696 Kissam - Rastha, RT Southern and eastern Railway. In this regard I am also submitting a NOC from the RT East Coast railway to BMC, Bhubaneswar, in which the Railway clearly mentioned that "A part of this Road connected from Rangamatia Village to Mancheswar Railway



Scanned with OKEN Scanner

For
28/8/20

29/8/20



Duni Infomys

KSHAYA KUMAR LENKA
STAMP VENDOR -
BHUBANESWAR COURT
LICENSE NO-33/92
10.18

for me
29/8/20

29/8/20

DECLARATION SUBMITTED BY AN ATTORNEY WHICH SHALL BE SIGNED BY THE
PROSECUTOR OR ANY PERSON AUTHORIZED BY THE PROSECUTOR

Attorney

DECLARATION SUBMITTED BY AN ATTORNEY WHICH SHALL BE SIGNED BY THE
PROSECUTOR OR ANY PERSON AUTHORIZED BY THE PROSECUTOR

DECLARATION SUBMITTED BY AN ATTORNEY WHICH SHALL BE SIGNED BY THE
PROSECUTOR OR ANY PERSON AUTHORIZED BY THE PROSECUTOR

DECLARATION SUBMITTED BY AN ATTORNEY WHICH SHALL BE SIGNED BY THE
PROSECUTOR OR ANY PERSON AUTHORIZED BY THE PROSECUTOR

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khorda

Station has already been Renovated by BMC (maintained by BMC, Bhubaneswar) and it has been demarcated as an existing revenue Road over the Cadastral map and also shown in Google map, CDP Map, Photographs and Revenue Map as road. In Plan approval letter clearly mentioned "The land over which construction is proposed is accessible by an approved means of access of 9.14 Mtr. in width".

In this regard, a copy of NOC from East Coast Railway, CDP MAP, Google Map, Photographs of the access Road, Revenue Map, RoR of Plot No. 1561 Kissam Road and Plan approval letter are Annexed for your reference.

This is for your kind information I request you to consider it and allow registration in favour of the promoter.

Dharma Infraprojects Pvt. Ltd.

Jagat U. Verma
Managing Director
Deponent.

Verification

The contents of my above Affidavit-cum-Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at BBSR on this 11 day of 11-2017

Dharma Infraprojects Pvt. Ltd.

Jagat U. Verma
Managing Director
Deponent.

IDENTIFIED BY ME
ADVOCATE, BBSR
11-11-2017

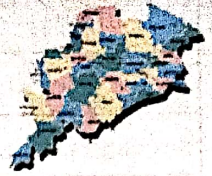


Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khorda
Regd. No.-7791/2009



BHULEKH

LAND RECORDS WEB PORTAL OF ODISHA



Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ଯୁନିଟ ନଂ-39 ଗାଡ଼କଣ

ତହସିଲ : ଭୁବନେଶ୍ୱର

ଥାନା : ନିଉକ୍ୟାପିଟାଲ

ତହସିଲ ନମ୍ବର : 257

ଥାନା ନମ୍ବର : 25

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର				ଭାରତ ସରକାର ଖେତାଟ ନମ୍ବର 2		
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର				4696		
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ				ଦକ୍ଷିଣ ପୂର୍ବ ରେଳପଥ		
3) ସ୍ୱତ୍ତ୍ୱ						
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
6) ବିଶେଷ ଅନୁସୂଚୀ ଯଦି କିଛି ଥାଏ						
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ - 22/07/2014						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ - 01/04/2015						

Dharma Infraprojects Pvt. Ltd.

Pangul M. 102
Managing Director



400	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	0	8500	0.3440	
398	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	0	1000	0.0405	
408	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	0	2300	0.0931	
419	ରାସ୍ତା		0	3800	0.1538	
1361	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	0	3300	0.1335	
421	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	0	3400	0.1376	
422	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	1	9450	0.7871	
6613	ରାସ୍ତା	କଟାରାସ୍ତା	0	3000	0.1214	
2029	ରାସ୍ତା	ରେଳରାସ୍ତା	1	6150	0.6536	
2030	ରାସ୍ତା	ରେଳରାସ୍ତା	0	0400	0.0162	
6653	ରାସ୍ତା	କଟାରାସ୍ତା	0	6600	0.2671	
6757	ରାସ୍ତା	ରେଳରାସ୍ତା	1	2300	0.4978	
6850	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	1	1200	0.4532	
6847	ରାସ୍ତା	କଟାରାସ୍ତା	0	2100	0.0850	
6989	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	2	4900	1.0077	
6991	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	0	9700	0.3925	
6992	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା ବ୍ରାଫ୍ଟିଙ୍ଗ	0	0450	0.0182	
2044	ରାସ୍ତା	ରେଳରାସ୍ତା	0	3750	0.1518	
6883	ରାସ୍ତା	କଟାରାସ୍ତା	0	3000	0.1214	
7026	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	0	0500	0.0202	
7027	ରାସ୍ତା	ପକ୍ଷରାସ୍ତା	0	6100	0.2469	
6852	ନୟନଯୋଗୀ		0	7500	0.3035	
6746	ନୟନଯୋଗୀ		4	3750	1.7705	
6768	ନୟନଯୋଗୀ		0	3500	0.1416	
6775	ନୟନଯୋଗୀ		1	2750	0.5160	
6776	ନୟନଯୋଗୀ		0	4150	0.1679	
6654	ନୟନଯୋଗୀ		0	6100	0.2469	
6655	ନୟନଯୋଗୀ		0	5650	0.2286	
6652	ନୟନଯୋଗୀ	Dharma Infraprojects Pvt. Ltd.	1	6300	0.6596	



Home

Location

State: Odisha

District: 20 ଖୋର୍ଦ୍ଧା

Tehsil: 2 ଭୁବନେଶ୍ୱର

RI: 42 ଗାଡ଼ଜଣ

Village:

39 ଭୁବନେଶ୍ୱର ସହର ଯୁନିଟ ନଂ-39 ଗାଡ଼ଜଣ

Sheet No: 18

Plot Info

ଦକ୍ଷିଣ ପୂର୍ବ ରେଳପଥ

ଭାଗ: 0.33 ଏକର, 0.134 ହେକ୍ଟର

Reports:

ROR Front Page

([http://bhulekh.ori.nic.in/ViewRoR.aspx?](http://bhulekh.ori.nic.in/ViewRoR.aspx?DistCode=20&TehCode=2&VillCode=398)

DistCode=20&TehCode=2&VillCode=398

ROR Back Page

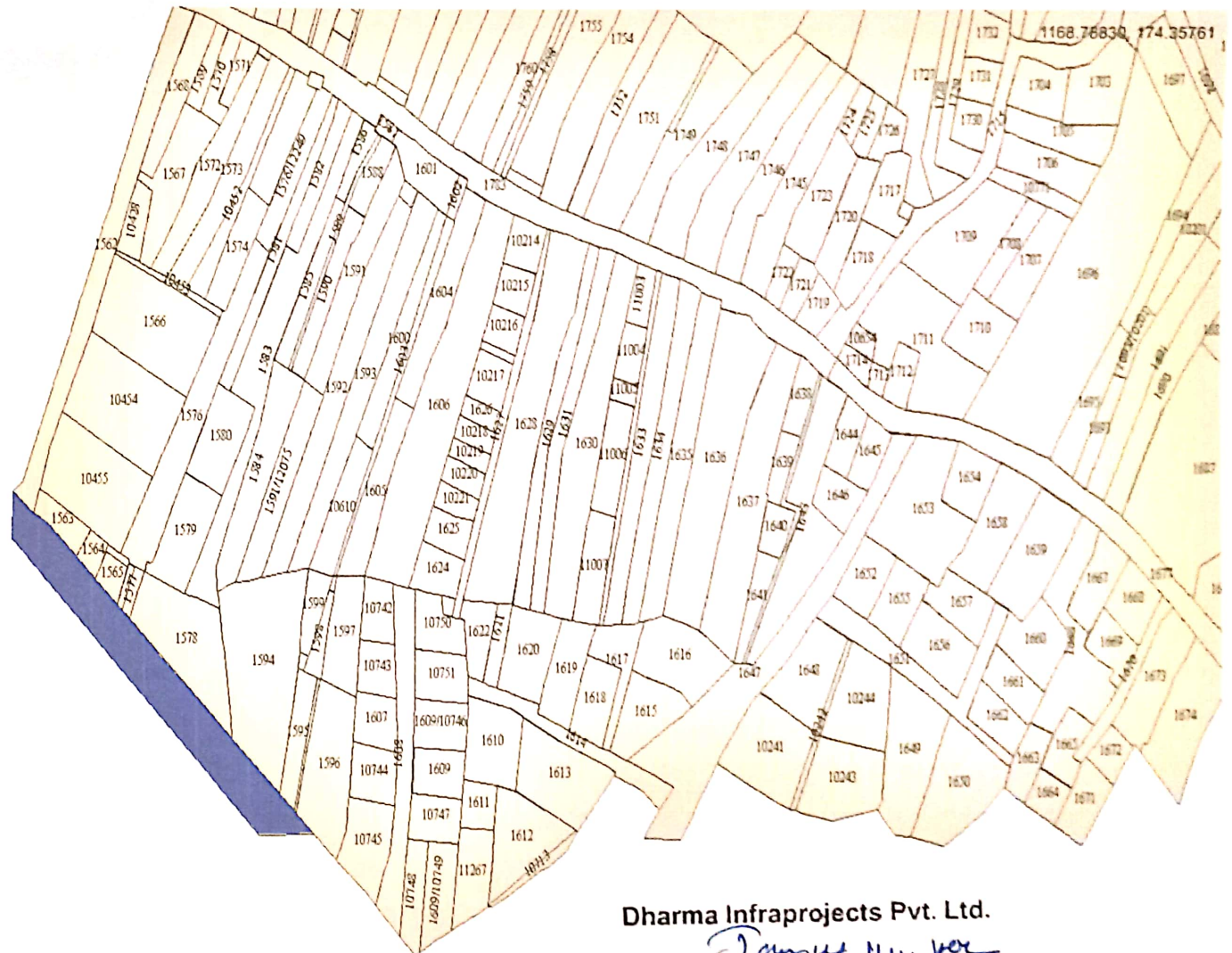
([http://bhulekh.ori.nic.in/ViewRoR.aspx?](http://bhulekh.ori.nic.in/ViewRoR.aspx?DistCode=20&TehCode=2&VillCode=398)

DistCode=20&TehCode=2&VillCode=398

ROR Home Page

(<http://bhulekh.ori.nic.in>)

Map Report



Dharma Infraprojects Pvt. Ltd.
Jayant M. Rao
 Managing Director

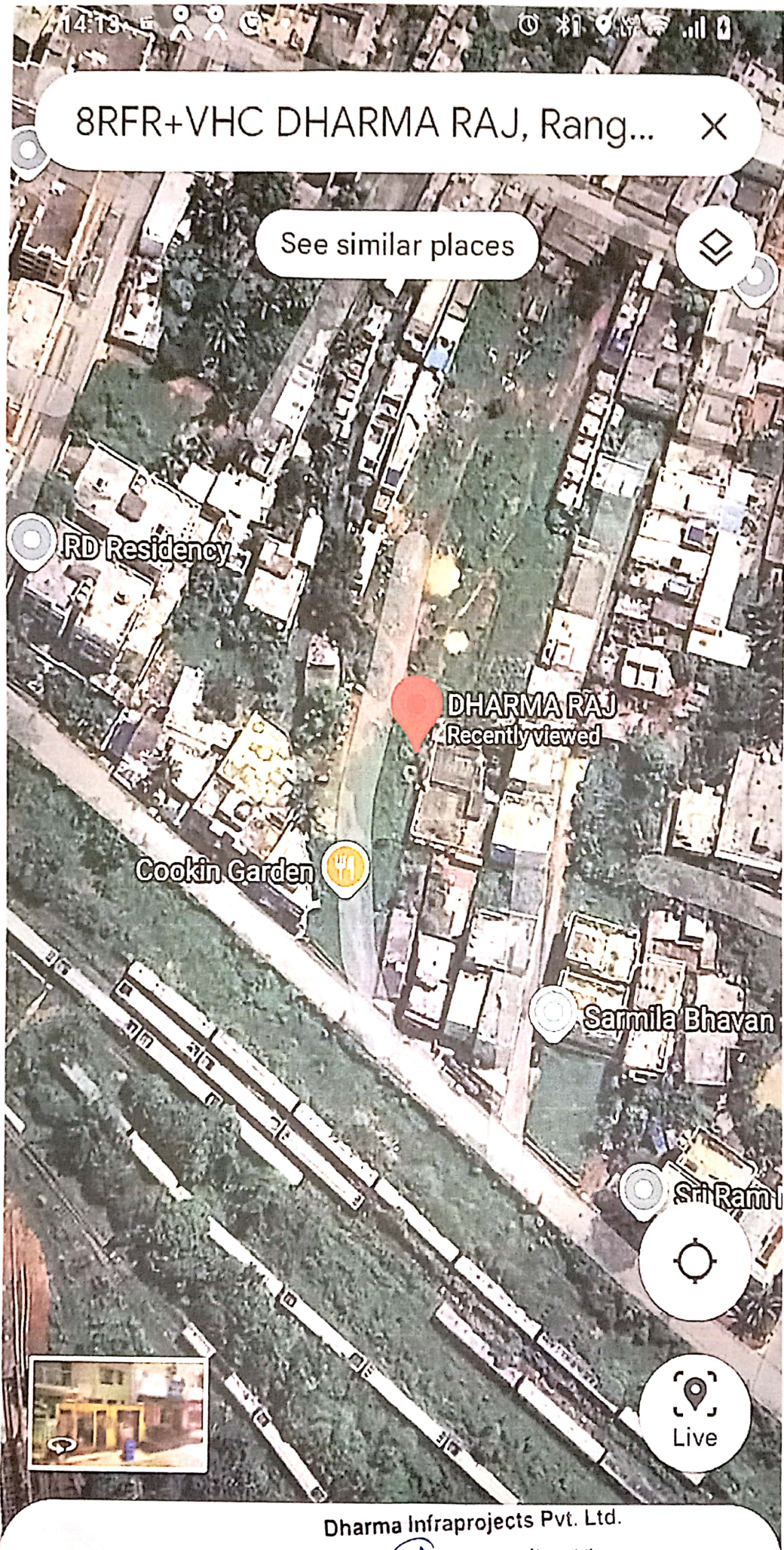
District : 20 ଖୋର୍ଦ୍ଧା, Tehsil : 2 ଭୁବନେଶ୍ୱର, RI : 42 ଗାଡ଼ଜଣ, Village : 39 ଭୁବନେଶ୍ୱର ସହର ଯୁନିଟ ନଂ-39 ଗାଡ଼ଜଣ, Sheet No : 18

Updated on 2024-07-15 13:13:12.402092

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1: 1066

<https://app3bhunakshaodisha.nic.in/bhunaksha/>



8RFR+VHC DHARMA RAJ, Rang... X

See similar places

RD Residency

DHARMA RAJ
Recently viewed

Cookin Garden

Sarmila Bhavan

Sri Ram



Dharma Infraprojects Pvt. Ltd.

DHARMA RAJ

Tangut. M. V.
Managing Director

X





DHARMA RAJ

No ratings or reviews · 4.2 km
Apartment complex

Dharma Infraprojects Pvt. Ltd
Dharma Infraprojects
Managing Director



