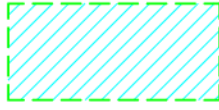


SL. NO.	LATITUDE	LONGITUDE
1	20°10'48.8" N	85°47'54.2" E
2	20°10'48.3" N	85°47'54.2" E
3	20°10'47.9" N	85°47'54.1" E
4	20°10'47.1" N	85°47'54.0" E
5	20°10'47.3" N	85°47'53.4" E
6	20°10'47.5" N	85°47'52.3" E
7	20°10'48.5" N	85°47'52.2" E
8	20°10'49.8" N	85°47'52.1" E
9	20°10'49.2" N	85°47'54.0" E

NOTES



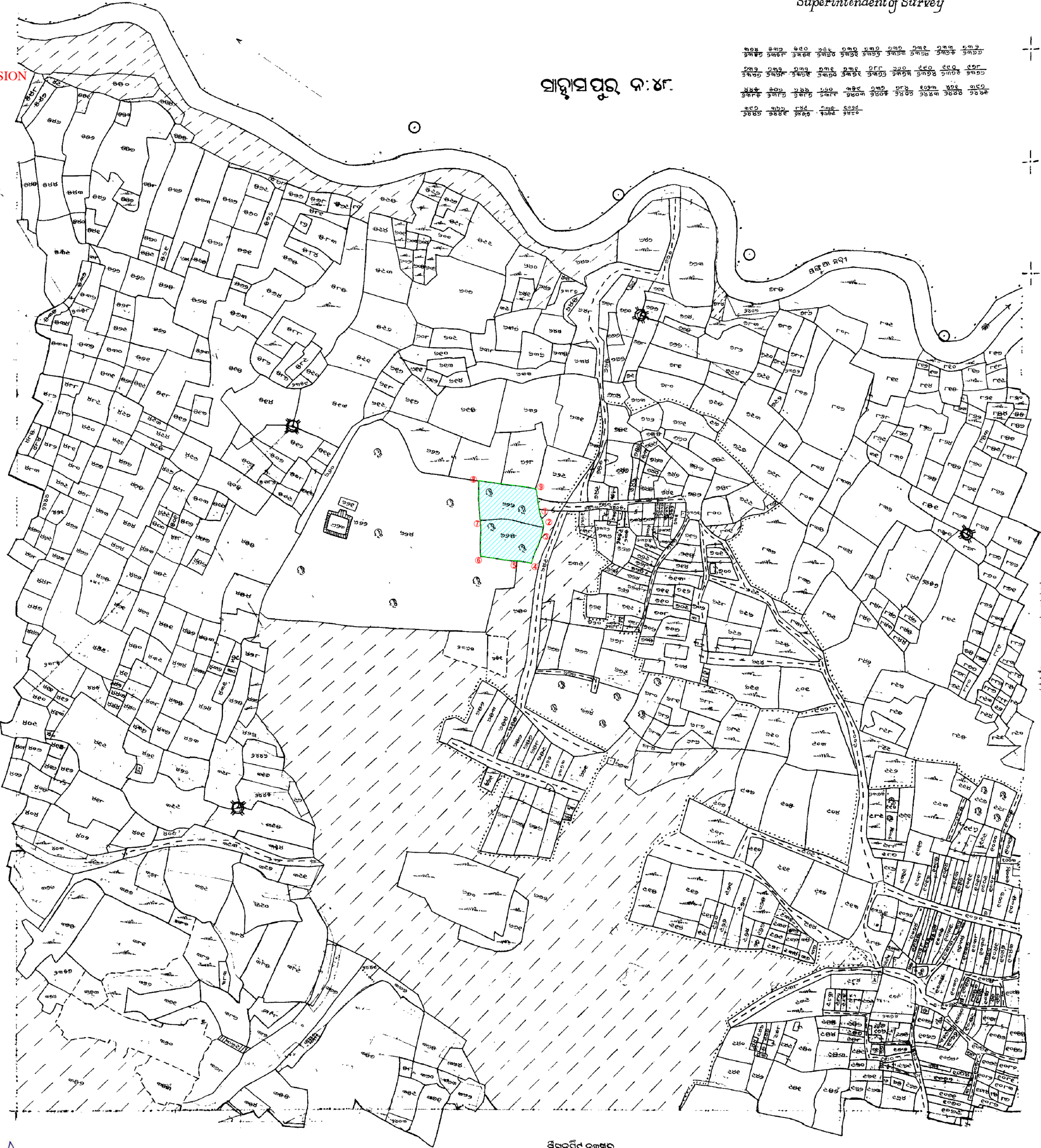
PLOT IN POSSESSION

Panchagaon No 30
ପ୍ରକଳିତ ନାମ ପାପିରା ଶିବନାଥ
ଆନା ନମ୍ବର ୩୦
ଆନା ଭୁବନେଶ୍ୱର
ପ୍ରଜନା ଦାଖିମାଳ
ନିକ୍ଷା ପତ୍ର
ସ୍ୱତନ୍ତ୍ର ଉପଖଣ୍ଡ-୩୪
ପ୍ରାନ୍ତ-୧୫୩-୫୫

ଆକାଶଚାରୀଙ୍କ ଦ୍ୱାରା			
୧	୧୫ ଡିଗ୍ରୀର ଲମ୍ବର ଓ ଲମ୍ବର ଲମ୍ବର ଲମ୍ବର	...	...
୨	୨୫ ଡିଗ୍ରୀର ...	...	...
୩	୩୫ ଡିଗ୍ରୀର ...	...	...
୪	୪୫ ଡିଗ୍ରୀର ...	...	...
୫	୫୫ ଡିଗ୍ରୀର ...	...	...
୬	୬୫ ଡିଗ୍ରୀର ...	...	...
୭	୭୫ ଡିଗ୍ରୀର ...	...	...

Made and published by the authority of Government

Superintendent of Survey



For Baishnodevi Engineers & Consultancy Pvt. Ltd.
Managing Director

PROPOSED SUB DIVISION LAY-OUT APPROVAL FOR M/S. BAISHNODEVI ENGINEERS & CONSULTANCY PVT. LTD. SRI BIRANCHI NARAYAN MISHRA (M.D.) OVER PLOT NO-625 & 626, KHATA NO.- 469/1035 & 469/1935, MOUZA - PANCHAGAON, BHUBANESWAR, DIST-KHORDHA.





Present Status of Road

* 30ft Concrete Revenue Road





BAISHNODEVI

ENGINEERS & CONSULTANCY PVT. LTD.

Date-30/08/2023

To
ORERA,
Bhubaneswar.

Ref:-Clarifications to queries as regards Plot No-625, Khata No-469/1035 and Plot No-626, Khata No-469/1935 in Mouza-Panchagaon as inquired on dt. 28.08.2023.

Respected Sir,

Point No-1:- As regards to the Plot No-625, I have to clarify it that when we convert from meters to decimal and Sqft. for Gift Deed registration purpose, then same error (0.0001)% used to happen which is a common mathematical error for all. So kindly approve the same.

Point No-2:- As regards to the Plot No-626, I have to clarify it that when we convert from meters to decimal and Sqft. for Gift Deed registration purpose, then same error (0.0001)% used to happen which is a common mathematical error for all. So kindly approve the same.

Point No-3:- I have to clarify that earlier, BDA had inquired in respect of the connecting road to Plot No-625 & 626 in Mouza-Panchagaon, by item no-23 of its letter vide Letter No-BP/BDA,Bhubaneswar-2562 (LPBA 157/2020) on dtd-19th January, 2021 and after duly inquired by the Tahasildar, Jatni has issued the clearance letter in respect of the connecting road to revenue Plot No-626 vide its Letter No-3903 dtd-24.06.2021. Further, after receipt of the said clearance letter by the Tahasildar, Jatni, it was placed before the BDA 241st DP & BP committee meeting for approval of sub-divisional land (Layout) of our project "SAI SUBAS" over revenue Plot No-625 & 626. Accordingly, BDA DP & BP committee has approved our land (layout) proposal.

Further, it is to be stated that a portion of plot no-650 used as public road which is connecting to our project is correct as per the BDA DP & BP committee and Tahasildar, Jatni report vide its Letter No-3903, dtd-24.06.2021 along with RI report and the sketch map. (All the documents attached)

For Baishnodevi Engineers &
Consultancy Pvt. Ltd.

Authorized Signatory
Managing Director

Plot No.- 278/3181, Patrapada, Near SBI Aiginia Branch, Po:- Patrapada
P.S- Khandagiri, Dist.- Khurda, Bhubaneswar, Odisha, Pin- 751019, Tel: 0674-2471955,
Mob.: 9040091801, E-mail: baishnodevi.bbsr@gmail.com

OFFICE OF THE TAHASILDAR, JATNI

Letter No. 3903 Dtd. 24.06.21

To

Sri Biranchi Naraya Mishra, Managing director,
Baishnodevi Engineering & Consultancy PVT, LTD
Patrapada, BBSR.



Sub: - Supply of Land status report along with sketch map of Khata- 593
Plot No. 650 Kissam Gochar, mouza Panchagaon.
Ref: - Your Letter dtd.17.02.2021.

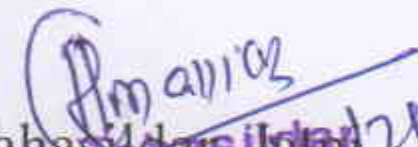
Sir,

Inviting a reference to the subject cited above, I am to say that on verification of the report of R.I. Padhansahi it is found that no government road is connected to your private plot. But as per resolution passed by the Panchagaon, village pally sabha, that part of the Khata- 593 Plot No. 650 Kissam Gochar, mouza Panchagaon, it has been used as public road by the villagers.

I am enclosed herewith report of R.I. Padhansahi vide letter No. 378 dtd. 04.05.2021 along with sketch map for your information and necessary action.

Yours faithfully

Encl:- As above


Tahasildar, Jatni
24/6/21



OFFICE OF THE REVENUE INSPECTOR, PADHANSAHI

Letter No- 378 Dtd- 04/05/2021

To

The Tahasildar Jatni.

Sub :- Enquiry report on plot no - 650 of vill - Panchagaon to be used as road by
Baishnodevi Engineers & Consultancy Pvt. Ltd.

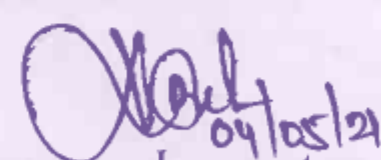
Ref :- Your Memo No - 718 dtd - 19/02/2021

Sir,

In inviting a kind reference to the subject cited above, I am to inform you that as per order and based upon the claim submitted by petitioner Baishnodevi Engineers & Consultancy Pvt. Ltd. represented by its MD. Biranchi Narayan Mishra, i found that there was a proposed road that exist on Plot No - 650 of vill - Panchagaon is directly connected to petitioner Plot No - 626. Such proposed road was not published in Cadastral Revenue Map that published in 1953 - 54 . But the proposed road was duly approved in Pally Sabha that held on dtd- 20/02/2020. Also Sarapancha Jamukoli has certified about the proposed road vide office Letter No - 186/21 dtd - 23/04/2021. The photo copy of Sarapancha declaration is also attached with it .

A sketch map of proposed road that approved in Pally sabha is also attached with it for your kind information & necessary action .

Yours Faithfully,


Revenue Inspector,
Padhansahi.
**Revenue Inspector
Padhan Sahi**

ନିମ୍ନଲିଖିତ (୪)
ଜାଣି ରଖିବା
ବିଷୟ
କ୍ଷେତ୍ର ମାପ
କ୍ଷେତ୍ର ମାପ

କ୍ଷେତ୍ର ମାପ
କ୍ଷେତ୍ର ମାପ
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କ୍ଷେତ୍ର ମାପ
କ୍ଷେତ୍ର ମାପ
କ୍ଷେତ୍ର ମାପ



Inspector
Padhan Sahl



BHUBANESWAR DEVELOPMENT AUTHORITY BHUBANEWAR

2562
No. BP/BDA, Bhubaneswar, the
LPBA(157/2020)

19th January 2021

From, ~~Associate~~
The Assistant Town Planner
Bhubaneswar Development Authority,
Bhubaneswar.

To Sent./Sri Biranchi Narayan Mishra (Managing Director)
M/S Baishnodevi Engineers & Consultancy Pvt. Ltd.
Plot no. 278/3181 (Near SBI Angin branch.) Patanpada.
BHUBANESWAR-751019
Sub :- Approval of Building plan over plot No. 625 and 626 in
Mouza Pancha@aon of Bhubaneswar /Khurdha /Jatani Master Plan Area.

Ref.: Item Nos. 23 only

Dear Madam/Sir,

With reference to your application for permission under section-16 of this O.D. Act, I am to request you to kindly comply this following.

1. A sum of Rs. _____ (Rupees) _____ only
be paid to this office towards balance scrutiny fee under section-18 of the G.D.A. Rules.
2. Copy of ownership document is required for verification.
3. The plot area shown in the building plan is not in conformity with area as per document / physical possession at site.
4. An affidavit in respect of legal ownership and peaceful possession of the land is required.
5. Evidence in support of existence of an approved approach road of a minimum 20'-00" width connected with an existing public road is required.
6. Building plan to be modified with the following parameters.
 - (a) Coverage _____ %
 - (b) Front Setback _____
 - (c) Rear Setback _____
 - (d) Leftside Setback _____
 - (e) Rightside Setback _____
 - (f) F.A.R _____

7. A strip of _____ width of land is required to be left abutting the approach road for its widening to _____ ft.
8. Approved building plan in support of existing structure is required.
9. Site plan traced out of the recent settlement map/a sketch location plan is required with evidence in support of hal plot No.
10. Your plot is affected by _____ submit fresh plan confirming the area unaffected.
11. Copy of approved sub-division plan is required as the plot forms a part of the Revenue plot.
12. N.O.C. from Fire Preservation Officer/P.H.E.D.,/O.S.E.B./ is /are required.
13. Construction at site is not in conformity with plan submitted. Submit modified plan as per actual construction at site.
14. Necessary clearance from Archaeological Survey of India is required as the plot is situated within 100'-00" radius of a protected temple/Monument.
15. Detail heir certificate in support of the ownership of the plot is required.
16. Detail plan of out house/septic tank/staircase/foundation are required.
17. N.O.C. from sides / Rear / Neighbourers are required with regard to the construction undertaken within 'side / rear setback area / common wall.
18. The plan is not satisfactory from the view point of ventilation/lighting/structural stability/internal circulation.
19. Necessary clearance from National Airport Authority is required as the plot is located in flying funnel zone / within one KM from the Airport.
20. Ownership record for _____ sft. Of excess possession of land is required.
21. ~~Some~~ of the dimension /Plinth area/coverage given in the building plan are not correct.
22. Physical demarcation of plot boundary at site is required.
23. Pl. submit an NAC obtain from Tahasildar to use plot no- 650
24. as approach road to the project submitted for sub-division
25. of land layout.

One copy of the building plan is retained in this office for record and reference and the rest are returned herewith.

Yours faithfully,

Asso. Town Planner, BDA