

SKY ORBIT REAL INFRA PVT. LTD.

OFFICE at NAYAPARA, NEAR KOLKATTA BAZAAR,

Sambalpur - 760801

Dt: 31-05-2022

To

The Chairperson,
Real Estate Regulatory Authority,
Bhubaneswar.

Sub:Clarification on objection on project "BARSANA NAGAR" on dtd.13.05.2022.

Sir,

I, Mr. Jagdish Patel alias Jagdish Bhai Bhagwanji Bhai Bhut, beg to clarify on objection raised by ORERA on my project cited above, as under:

1: The converted bata plot no- 993/3963 A0.424 is to be uploaded with relevant type of document in a separate place in Annexure-II. 2. The area of plot no-993 is to be changed from 1862 Sqm to 146 Sqmt in Annexure-II. 3. kism to be changed

Clarification: ROR of bata plot no- 993/3963 A0.424 is uploaded and area has been updated to 146 sqmt. The RT is Skyorbit Real Infra Pvt. Ltd. represented through its director Jagdish Patel changed name Jagdish Bhai Bhagwanji Bhai Bhut, so title flow document is not applicable. Further, the Plot No.993 is road affected plot, so it could not be converted into Gharabari.

2: The promoter to upload one continuous E.C from 01.01.1995 to till date in proper place. The Kism to be changed.

Clarification: EC uploaded from 01.01.1995 to till date. Also the Plot No. 1076/2962 & 993/1513 is road affected plot, so it could not be converted into Gharabari as per the Tahsildar, Sambalpur.

3: Plan was approved by Sambalpur Municipal Corporation over an area of 6801.115 Sqm or A0.680. But as per the uploaded RoR the total area of the project plots which has been mentioned in Annexure-2 comes to 6203 Sqmt. Such type of mis-match area is to be clarified.

Clarification: The bata plots 993/3963 & 993/3966 of original Plot No.993 & 993/1513 respectively were not uploaded which caused the mismatch between approved area and uploaded area. So, herewith I have uploaded the details of missing Plot No. 993/3963 Khata No.171/1358 & Plot No.993/3966 Khata No.171/1514 in respective land section for your kind reference and necessary action.

4: The uploaded colour lay out plan is not specific as per ORERA guidelines .It is to be uploaded afresh with specific colour code.

Clarification: A rectified color layout plan is uploaded as per the ORERA guideline.

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5: The approach road to the project needs to be delineated in the project area map.

Clarification: Cadastral map is delineating the project area over a revenue map with geo-coordinates of all the bend points as per plan approval is uploaded. Also rectified road affected area is delineated.

6: Upload power supply consent letter.

Clarification: Uploaded power supply consent letter.

6: The uploaded list of sub plots in addl. document at sl No. 6 specifies for 17 nos of sub-plots. According to approved plan drawing , it is to be rectified.

Clarification: Uploaded rectified area statement as per the approved plan mentioning 18 Nos. of sub-plots.

In view of the above, I request you to kindly consider my compliance and further extend your consideration for approval of my project.

Yours faithfully,

