



M/S GK PROPERTIES

Flat No.: 102, Sai Prasad Enclave, Canal Road, Near Palasuni Hatta
Rasulgarh, Bhubaneswar, Dist.- Khurda, Pin.: 751010
E-mail : gkodisha@gmail.com

Ref.No.: C/KP/23/50.....

Date : 27.09.2023..

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

Sub: Clarification on objection raised on dtd.21.09.2023 on our project "LINGARAJ ENCLAVE".

Sir,

With reference to the subject cited above, I am to say that we received objection on our aforementioned project on dtd.21.09.2023 for which the clarification has been given as below:

Objection-1: Updated Conditions of Building/Layout Plan Approval. It is seen that against 17 conditions, the scheduled date of compliance has been updated same i.e 30.08.2023 which appears not correct. The proper dates may be updated against the conditions whereas necessary along with present status thereagainst.

Clarification: As per the approval, we have got 3 years of time period within which conditions mentioned in the approval letter issued by BMC need to be complied. This is the reason we have mentioned 30.08.2023 which is 3 years from the date of the plan approval within which we will comply all the conditions.

Objection-2: As per Cadastral Map external road to the project has been indicated over Plot No-2166 which is a Kenal Bandha. So, the promoter to upload details of Approach Road to the project with Present status.

Clarification: Though the plot No.2166 marked as Canal Bandha in Cadastral map, the road has been constructed as part of CDP plan and there is an existing kachha road over Plot No.2166. Further, the Canal Bandha is present over the Plot No.2582 not over 2166 which can be clearly seen in the CDP map. The plan approving Authority (BMC) issued approval upon physical verification of the road. In this regard, the CDP map along with photograph of project plot showing road has been uploaded for your kind pursual.

Objection-3 : The promoter to recheck update units in Annexure-II as per share allocation agreement. If any mismatch found, the same cannot be rectified later on.

Clarification: All the units updated in the website are rechecked and found to be correctly entered.

Objection-4:The promoter to upload all the authenticated documents with seal, signature & date in proper place.

Clarification: Uploaded affidavit removing Aadhaar number.



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In view of the above I have submitted all the clarification and documents. Request for your kind consideration and further approval of my project.

Yours faithfully,

For GK PROPERTIES
Amarresh Parida
MANAGING PARTNER
For GK Properties