

To,

Technical Officer , ORERA.

Bhubaneswar.

Sub:(Clarification for the compliance demanded by the authority dated 18/04/2023).

Sir,

Below are the clarification seeked by the respected authority for our application
Sivhinayak Solaris, Mouza- sundarpur, bhubaneswar

Plot Detail -1 : plot no. 2355/3263 is correct and the correction done in GPA before registration of GPA at office of the Sub registrar as this is also reflected in the Valuation report generated by Subregistrar . The same also reflect in ROR copy . plot no 2355/2987 is wrongly written in the documents and is a clerical mistake. Kindly consider.

Plot Detail -7: In GPA of Durga Prasad Das plot no. 2358/2988 the area stated in Schedule of property is a clerical mistake and the actual area is Ac0.046 decimals. Correct area is also stated in valuation report and other places in the GPA.

Plot Details-8: we have uploaded the rectified EC for plot no. 2357/3004.

Plot details 17- The EC is rectified and uploaded for plot no.2357/2984.

Location Map : Plot no. 2355 is of total area Ac 0.195 decimals which are divided further in two plots 2355/2982 and 2355/3263 in name of different owners.

Plot no. 2356 is of total Area Ac.0.200 Decimals which is further divided in 4 plots 2356/3009,2356/2985,2356/3005 and 2356/2964 in name of different owners.

Plot no. 2357 is of total Area Ac.0.100 decimals which is further divided in 6 plots 2357/2983, 2357/2990, 2357/2984, 2357/3004, 2357/3006 and 2357/2987 in name of different owners.

Plot no. 2358 is of total Ac 0.200 decimals which is further divided in 5 plots 2358/2988, 2358/2989, 2358/3003, 2358/2986 and 2358/3007 in name of different owners.

Plot no. 2359 is of total area Ac. 0.200 decimals.

Residential Flats: In the project Sidhivinayak Solaris, BDA has approved a commercial space of 319.67 sq. m in the ground floor. 2.4% of total Built up area. As according to rule 64 sub rule 3 commercial activity less than 5% is considered as Residential Project.)

Accordingly we have applied the project as Residential Project in ORERA and BDA has also approved it as Residential Project.

Yours faithfully

Sidhivinayak Infrastructure & Developers (P) Ltd.


Managing Director

Sidhivinayak Infrastructure & Developers(p)ltd.