

AAKANSHA INFRATECH

PAN NO. : ABOFA7191B

Regd. Office – 83, Nehru Nagar, Agra-282002

To
The Chairman
UPRERA, Lucknow

Dated: 1st June, 2022

Subject: Regarding RERA Registration of the project “**Life & Joy**” situated at Plot no. GH-01, Pintail Park City, Sultanpur road, Lucknow applied on **31st March, 2022** by **Aakashsha Infratech** having RERA application ID no. **ID417220**.

Ref: Memo no. यू 0 पी 0 रेरा /परी 0 पंजी 0 /2022 -23 dated 14/05/2022

Sir,

With reference to the above cited subject, we would like to clarify the Point no. 1 of the observation raised vide Memo no. यू 0 पी 0 रेरा /परी 0 पंजी 0 /2022 -23 dated 14/05/2022, kindly note that we have applied for RERA registration on **31st March, 2022** of our project “**Life & Joy**” situated at Plot no. GH-01, Pintail Park City, Sultanpur road, Lucknow having RERA application ID no. **ID417220**. We would like to inform you that our “Group Housing” project is situated inside an integrated township by the name & style of “Pintail Park City”.

Kindly note that **Pintail Infracon LLP** got the layout plan of the project Pintail Park City (Phase-1) approved on 26/09/2017 vide permit no. **42758** from Lucknow Development Authority (LDA) and has taken RERA registration of Plots in the project having Rera registration no. **UPRERAPRJ15457** dated **16-03.2018**. We would like to highlight here that Pintail Infracon LLP has not taken Rera registration on built-up area of any plot situated inside the township whereas we have applied the RERA registration for **Built-up area** of our group housing plot situated inside the township and we have also got the Building Plans Approved vide Permit no. **Group Housing/03808/LDA/BP/21-22/0176/17122021** dated **18/02/2022** from Lucknow Development Authority (LDA) which itself is a lengthy and vigorous process. We would also like to mention here that we are not selling the plot but we are selling built up area on the plot that we had purchased.

We would also like to mention here that Approved layout plan is demarcation of plots and not the sanctioning of built-up area on these demarcated plots.

Moreover, we would like to explain below how our project has zero dependency on Pintail :-

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Factors that determine dependency	Status	Supporting Documents
1. Road work	Completed	Photos showing completed road work attached in Annexure-1. Videos are also available of the same.
2. Storm water	We have proposed Rainwater Harvesting, so there will be zero discharge of storm water as 100% water will go into Rainwater Harvesting System.	L.D.A Approved Building Plans attached in Annexure-2 showing proposed RWH at site.
3. Sewer water	We have proposed Sewage Treatment Plant, so there will be zero discharge of sewage water as 100% of it will be treated and used.	L.D.A Approved Building Plans attached in Annexure-2 showing Sewage Treatment Plant (STP)
4. Water Supply	We have proposed Underground Tank (U.G.T) for the filtering and supply of water and we are already in process of taking permissions from the concerned authorities for Extracting ground water.	L.D.A Approved Building Plans attached in Annexure-2 showing Sewage Treatment Plant (STP)
5. Electricity	Our group housing is situated in the very starting part of the township and U.P govt. has multipoint electric connection policy, we can very easily directly apply and get electric connection from M.V.V.N.L. We have also already obtained Temporary Electric Connection in the same manner.	Pintail approved layout plan attached in Annexure-3 showing the location of our site. Documents of proof of Temporary Electric Connection attached in Annexure-4

As a result, we have zero dependency on Pintail Infracon LLP to complete and run our project.

Hence, we request you to grant us Rera registration no. at the earliest.

Regards,
Aakashsha Infratech



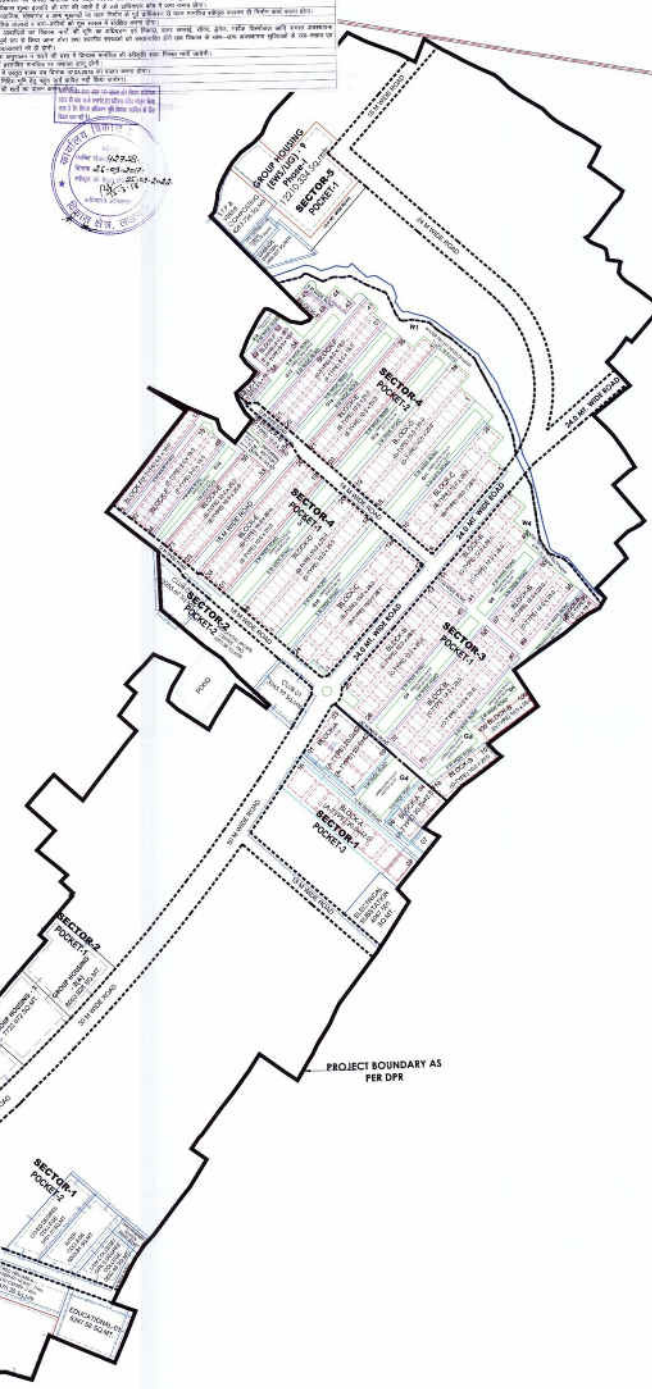
Authorized Signatory

ANNEXURE-1





ANNEXURE-3

[illegible][illegible]

Project “Life & Joy”

PROJECT BOUNDARY AS

LAYOUT PLAN OF PHASE-1

PARK CITY

AN INTEGRATED TOWNSHIP AT SULTANPUR ROAD,LUCKNOW.



NORTH:-

DATE:-

SCALE:

ARCHITECT PLANNER

AR. TRIPTI AWASTHI

CLIENT:- **INDIAN HEALTH DEVELOPMENT PVT. LTD.**
Formerly known as Indian Health Corporation

ASGM PVT LTD
Corp Office:-
706-708, 7th Floor,
Eldico Corporate Tower

MAIN CONSULTANT:-

ARCOP

CONSULTANT.

5egg Off.
6-274 SECTOR

S.NO	PARTICULARS
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1	RESIDENTIAL
---	-------------

2	COMMERCIAL
---	------------

3	PUBLIC & SEM
---	--------------

4	GREEN
	LIVER USE

5	MIXED USE
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	BOUND
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LICEN

CONSULTANT:-	CONSULTANT:-
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CONSTITUTION

577

8900. Off.
8-274 SECTOR

AYAS VIKAS C
Rajagiriapattinam, C



ANNEXURE-4

UTTAR PRADESH POWER CORPORATION LIMITED

Shakti Bhawan(Vistaar),14-Ashok Marg,Lucknow-226001

Ease of Doing Business Module

Connection Energisation Certificate

This is a certificate for Energization and release of requested Electricity Power Connection under below particulars:-

1	Consumer Name	MAYANK GOYAL
2	Registration No	1009927755
3	Licensee:(Discon Name)	MADHYANCHAL
4	Division Name	EDD III CESS
5	Service Connection No	C396116367072
6	Account No	732201085587
7	Book No	6116
8	Date of Connection Release	13/05/2022
9	Category: (LMV/ST)	LMV-9 Temporary Connection
10	Area (Urban/Rural)	Urban
11	Sanctioned Load(KVA)	30.00
12	Meter Sealing Certificate No	6799/26
13	Meter Serial No	8981707
14	Meter Make	AVON

Please pay bills online at www.uppcl.org.

Please Dial 1912 and use your Account Number to log complaints.

EXECUTIVE ENGINEER

EDD III CESS

(This is computer generated Certificate no signature required.)

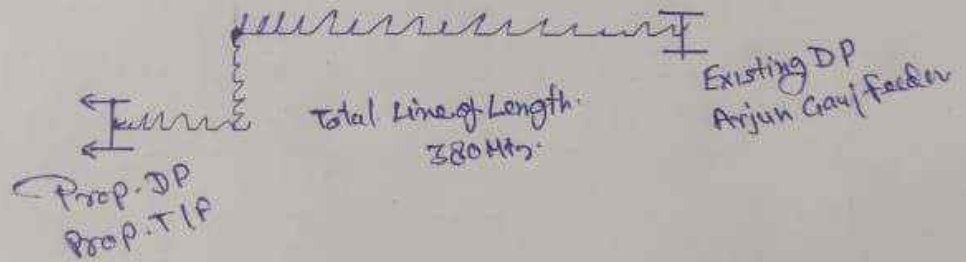
EDD(CESS -III)
Mohanlal Ganj Lucknow

Name of Consumer:- मेसर्स आकांक्षा इन्फ्राटेक c/o श्री मयंक पुत्र सुरेश गोयल।

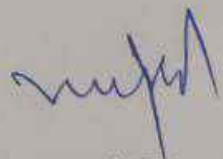
Address:- नियर पिंटल पार्क सिटी ग्रुप हाउसिंग ग्राम मस्तेमऊ गोसाईगंज लखनऊ।

LINE CHART

Capacity of T//F	-
Existing Load	-
Proposed Load	30 KVA
Total Load	30 KVA
Proposed T/F	63 KVA
V.D Caculation	-
Name of feeder	Arjun Gauri
No of Support	2 No.
Length of line	380 Mts.




SDO (GSJ)


J.E (GSJ)

**MADHYANCHAL VIDYUT VITARAN NIGAM LTD.**

(A State Government Undertaking)

Head office 4-A, Gokhale Marg, Lucknow 226001

Ph No. 0522-2208737 GSTIN: 09AAECM0108J1ZO

Project Description

: MESARS AKANKSHA INFRATEC MASTEMAU

Project Code

: MVDP.LU.DP4719

Estimate Value

: 992,451.45

Estimate Printout Date

: 21.03.2022

Previous Approved Version

: N.A.

Fund (Project Code)

: DEP_WORK

SR. NO.	PARTICULARS	UNIT	QTY	RATE(RS.)	AMOUNT
	Material & Service-Lines&Cable - MVDP.LU.DP4719.A				
1	G.I.PIN 11 KV WITH NUT - 2700000000	No	6.000	85.00	510.00
2	11 KV COMPOSITE POLYMER PIN INSULATOR - 2700000193	No	6.000	231.00	1,386.00
3	CABLE H.T.XLPE 11 KV 3X120 SQ.M.M. - 1000000000	M	408.000	772.00	314,976.00
4	TD 63KVA/11/0.43KV L-II 4 STAR AL. WOUND - 2000000014	No	1.000	123,423.00	123,423.00
5	NUT BOLT WITH WASHER OFF SIZE - 2100000026	KG	5.000	231.00	1,155.00
6	G.I.WIRE 10 SWG - 2700000005	KG	10.000	74.00	740.00
7	EARTH ROD 2540X20 MM - 1700000133	No	2.000	989.00	1,978.00
8	STEEL TUBLER POLE SP-55 (G.I.) - 1500000006	No	2.000	12,125.00	24,250.00
9	A.C.S.R. WEASEL CONDUCTOR - 1000000028	M	100.000	28.30	2,830.00
10	M.S. CHANNEL 100X50X5 M.M. - 1800000001	KG	41.000	58.62	2,403.42
11	HOLDING CLAMP FOR PCC POLE 8.5 MTR. - 2500000002	No	8.000	413.00	3,304.00
	Sub Total - Material (Rs.)				476,955.42
1	G.I PIPE 6 DIA - 1000001733	No	4.000	1,741.00	6,964.00
2	C/J KIT (OD) FOR 3X120 XLPE CABLE - 1000001733	No	2.000	4,915.00	9,830.00
3	GROUTING OF POLE - 1000001733	No	2.000	986.00	1,972.00
4	GROUTING OF STAY - 1000001733	No	2.000	447.00	894.00
	Sub Total - Services (Rs.)				19,660.00
	Total - Material & Service-Lines&Cable - (Rs.)				496,615.42

Material & Service-Plant&Machinery -
MVDP.LU.DP4719.B

Project Code: MVDP.LU.DP4719

M.S. ANGLE 65X65X6 M.M. -
1800000000

		KG	24.000	87.41	2,097.84
	Sub Total - Material (Rs.)				2,097.84
1	LABOUR & CARTAGE 15% - 1000001734	No	1.000	74,800.00	74,800.00
2	LAYING CHARGES - 1000001734	No	380.000	317.00	120,460.00
	Sub Total - Services (Rs.)				195,260.00
	Total - Material & Service-Plant&Machinery - (Rs.)				197,357.84
	T&P Charges - MVDP.LU.DP4719.Q				
1	T&P Charges				10,721.89
	Sub Total - Charges (Rs.)				10,721.89
	Total - T&P Charges - (Rs.)				10,721.89
	Labour cess 1% - MVDP.LU.DP4719.R				
1	Labour cess 1%				8,327.33
	Sub Total - Charges (Rs.)				8,327.33
	Total - Labour cess 1% - (Rs.)				8,327.33
	Supervision Charges - MVDP.LU.DP4719.S				
1	Supervision Charges				107,218.87
	Sub Total - Charges (Rs.)				107,218.87
	Total - Supervision Charges - (Rs.)				107,218.87
	GST Charges - MVDP.LU.DP4719.T				
1	GST Charges				151,390.90
	Sub Total - Charges (Rs.)				151,390.90
	Total - GST Charges - (Rs.)				151,390.90
	Contingency Charges - MVDP.LU.DP4719.Z				
1	Contingency Charges				20,819.20
	Sub Total - Charges (Rs.)				20,819.20
	Total - Contingency Charges - (Rs.)				20,819.20
	Total (Materials + Services + Charges) (Rs.)				992,451.45
	Return Material - MVDP.LU.DP4719.A				
	Grand Total (Rs.)				992,451.45

Amount in Words: Nine Lakh Ninety Two Thousand Four Hundred Fifty One Rupees Forty Five Paise Only

Biade

mph

Office of the Executive Engineer
DD (CESS III)
Madhyanchal Vidyut Vitaran Nigam Lko
Mohanlalganj Rby Road Lko

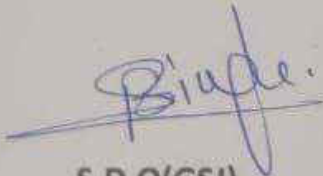
Name of Consumer:- मेसर्स आकांक्षा इन्फ्राटेक द्वारा श्री मयंक गोयल पुत्र
सुरेश गोयल।

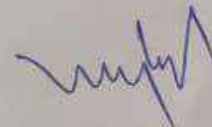
Address:- ग्राम मस्तेमऊ नियर पिनटेल पार्क सिटी ग्रुप हाउसिंग न० 01 अ
गोसाईगंज लखनऊ।

REPORT

यह प्राक्कलन रु० 992451.00 मात्र का बनाया गया है, आवेदन सं० 1009927755
वि० वि० ख० / सेस तृतीय दिनांक 05/03/2022 के सन्दर्भ में उक्त हेतु LMV-09, 30KVA संयोजन हेतु
प्राक्कलन प्रस्तावित किया जा रहा है। यह प्राक्कलन उ० प्र० पॉवर कारपोरेशन के रेट सिड्यूल के आधार
पर बनाया गया है।

उक्त का प्राक्कलन स्वीकृत होने तथा प्राक्कलन धनराशि जमा करने के उपरान्त यह कार्य अवर
अभियन्ता द्वारा उपखण्ड अधिकारी गोसाईगंज के देख - रेख में कराया जायेगा।


S.D.O(GSJ)


J.E(GSJ)