

24-July-2023

To
Technical Advisor
Uttar Pradesh Real Estate Regulatory Authority
Lucknow, UP

Ref: Letter No 2007233/UP-RERA/2023-24

Subject: This is in reference to registration of UP-RERA project SUNCITY ANTARA, District Mathura, Application ID Number ID788664

Sir,

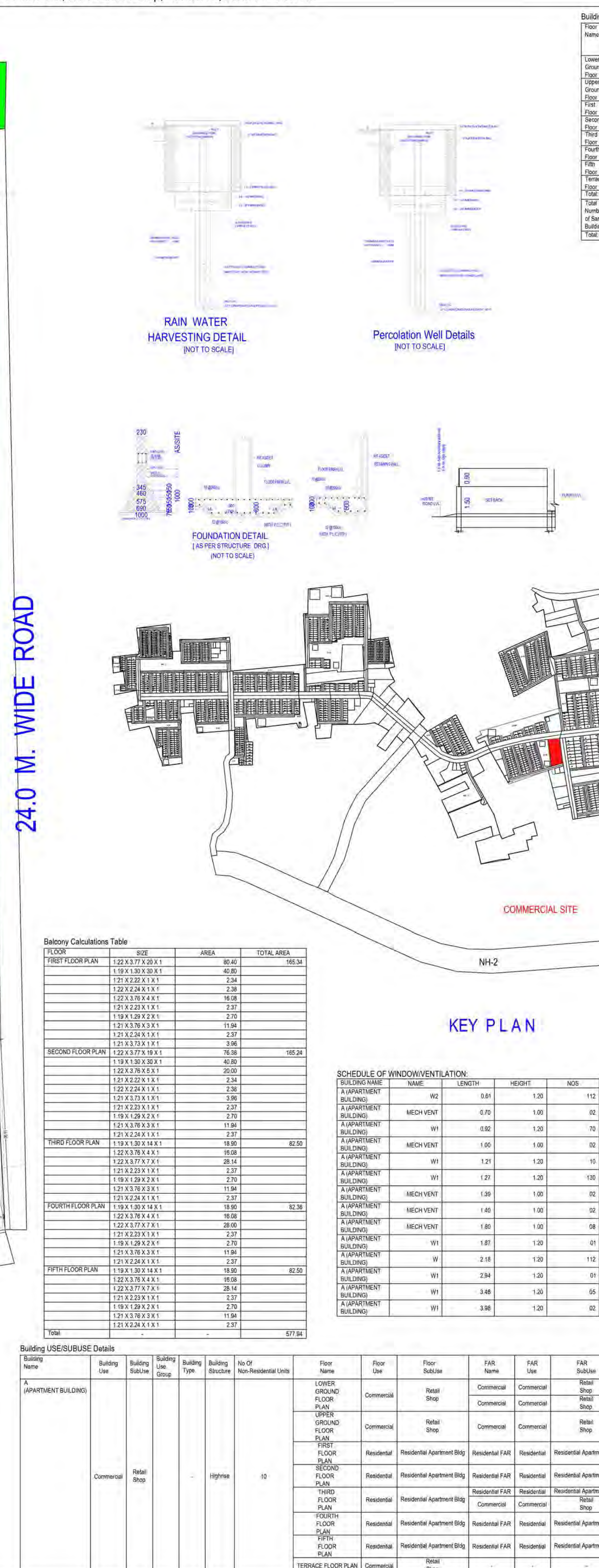
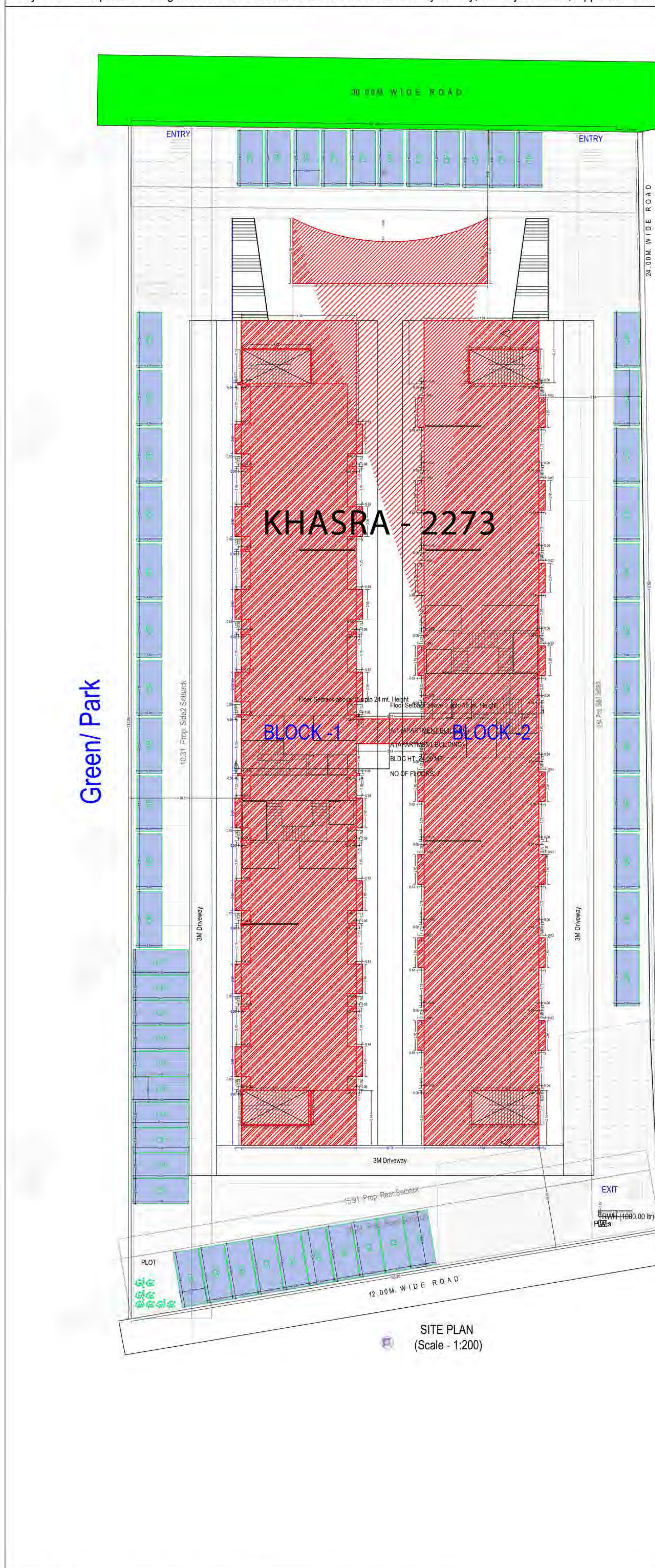
In reference to our application for RERA approval for our Commercial Project falling within our Hi-Tech Township and the above mentioned letter, please find the point wise reply clarifying all the points brought out as discrepancy in the application.

1. The RERA Registration has been applied for 8891 square meter which is the total FAR area being built on the respective plot whereas the total Plot Area on which we have received the building plan approval from MVDA, Mathura is 5741.37 square meter. (The portal is not allowing to edit the figures).
2. The parameters of the development and construction work are further detailed on the portal as required.
3. The Electricity Supply Plan has been uploaded on the portal.

Hoping that the above replies and clarifications are to your satisfaction. Request you to process our application and grant the RERA registration for our project at the earliest.

for Suncity Hi-Tech Projects Private Limited


Ashutosh Singh
Authorised Signatory



Building A (APARTMENT BUILDING)									
Floor Name	Total Built Up Area (Sq.mt.)	Munty	Lift	Lift Machine	Balcony	Covered Area	Proposed Area (Sq.mt.)	FAR	No. of Unit
Lower Ground Floor	1909.16	91.61	25.04	0.00	88.45	0.00	0.00	1702.87	05
Upper Ground Floor	1991.88	90.43	0.00	0.00	89.45	0.00	154.97	1612.10	04
First Floor	1800.85	91.12	13.76	0.00	55.06	165.25	0.00	1475.46	00
Second Floor	1800.87	91.12	13.76	0.00	55.06	165.17	0.00	1475.46	00
Third Floor	1209.83	91.12	13.76	0.00	55.06	82.58	0.00	729.15	01
Fourth Floor	891.89	45.56	6.88	0.00	27.75	82.55	0.00	729.15	00
Fifth Floor	891.89	45.56	6.88	0.00	27.75	82.58	0.00	729.15	00
Terrace Floor	52.46	17.83	0.00	6.88	27.75	0.00	0.00	0.00	00
Total	10547.47	564.55	80.08	6.88	427.33	576.13	154.97	5138.37	10
Total Number of Same Buildings	1								
Total	10547.47	564.55	80.08	6.88	427.33	576.13	154.97	5138.37	10

Buildingwise Floor FAR Details									
Floor Name	Building Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)				
Lower Ground Floor	A (APARTMENT BUILDING)	1909.16	1702.87	1909.16	1702.87				
Upper Ground Floor	A (APARTMENT BUILDING)	1991.88	1612.10	1991.88	1612.10				
First Floor	A (APARTMENT BUILDING)	1800.85	1475.46	1800.85	1475.46				
Second Floor	A (APARTMENT BUILDING)	1800.87	1475.46	1800.87	1475.46				
Third Floor	A (APARTMENT BUILDING)	1209.83	729.15	1209.83	729.15				
Fourth Floor	A (APARTMENT BUILDING)	891.89	729.15	891.89	729.15				
Fifth Floor	A (APARTMENT BUILDING)	891.89	729.15	891.89	729.15				
Terrace Floor	A (APARTMENT BUILDING)	52.46	0.00	52.46	0.00				
Total	A (APARTMENT BUILDING)	10547.46	8890.50	10547.46	8890.50				

FAR & Unit Details									
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Munty	Lift	Lift Machine	Balcony	Covered Area	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
A (APARTMENT BUILDING)	1	10547.46	564.55	80.08	6.88	427.33	576.12	154.97	5138.37
Grand Total	1	10547.46	564.55	80.08	6.88	427.33	576.12	154.97	5138.37

UnitBUA Table for Building A (APARTMENT BUILDING)									
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area (Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
LOWER GROUND FLOOR PLAN	C1	SHOP	94.59	94.59	0.00	94.59	1.87	0.00	92.72
	C2	SHOP	39.60	39.60	0.00	39.60	6.20	0.00	33.40
	C3a	SHOP	28.44	28.44	0.00	28.44	3.88	0.00	24.56
	C3	SHOP	29.51	29.51	0.00	29.51	3.88	0.00	25.62
	C3a	SHOP	38.53	38.53	0.00	38.53	0.00	0.00	38.53
	CPAR-262	OTHER	173.65	173.65	20.69	57.24	95.72	0.00	86.96
	CPAR-268	OTHER	173.65	173.65	20.69	57.24	95.72	0.00	86.96
	Total	Typical Floor	1757.97	1757.97	41.38	114.45	162.11	16.23	0.96
	Total per Floor	Typical Floor	1757.97	1757.97	41.38	114.45	162.11	16.23	0.96
	Total	Typical Floor	1757.97	1757.97	41.38	114.45	162.11	16.23	0.96
UPPER GROUND FLOOR PLAN	C4	SHOP	39.60	39.60	0.00	39.60	6.20	0.00	33.40
	C5	SHOP	28.44	28.44	0.00	28.44	3.88	0.00	24.56
	C5	SHOP	29.51	29.51	0.00	29.51	3.88	0.00	25.62
	C5a	SHOP	38.53	38.53	0.00	38.53	0.00	0.00	38.53
	CPAR-429	OTHER	173.65	173.65	20.69	57.24	95.72	0.00	86.96
	CPAR-437	OTHER	173.65	173.65	20.69	57.24	95.72	0.00	86.96
	Total	Typical Floor	1663.38	1663.38	41.38	114.45	157.55	14.36	0.96
	Total per Floor	Typical Floor	1663.38	1663.38	41.38	114.45	157.55	14.36	0.96
	Total	Typical Floor	1663.38	1663.38	41.38	114.45	157.55	14.36	0.96
	Total	Typical Floor	1663.38	1663.38	41.38	114.45	157.55	14.36	0.96
FIRST FLOOR PLAN	1	OTHER	42.86	42.86	0.00	42.86	0.00	0.57	0.03
	2	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	3	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	4	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	5	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	6	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	7	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	8	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	9	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	10	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
SECOND FLOOR PLAN	11	OTHER	42.86	42.86	0.00	42.86	0.00	0.57	0.03
	12	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	13	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	14	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	15	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	16	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	17	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	18	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	19	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	20	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
THIRD FLOOR PLAN	21	OTHER	42.86	42.86	0.00	42.86	0.00	0.57	0.03
	22	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	23	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	24	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	25	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	26	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	27	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	28	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	29	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	30	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
FOURTH FLOOR PLAN	31	OTHER	42.86	42.86	0.00	42.86	0.00	0.57	0.03
	32	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	33	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	34	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	35	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	36	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	37	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	38	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	39	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	40	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
FIFTH FLOOR PLAN	41	OTHER	42.86	42.86	0.00	42.86	0.00	0.57	0.03
	42	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	43	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	44	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	45	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	46	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	47	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	48	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	49	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	50	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
TERRACE FLOOR PLAN	51	OTHER	42.86	42.86	0.00	42.86	0.00	0.57	0.03
	52	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	53	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	54	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	55	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	56	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	57	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	58	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	59	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03
	60	OTHER	43.12	43.12	0.00	43.12	0.00	0.57	0.03

A AREA STATEMENT		VERSION NO. 1.0.0.4	
PROJECT DETAIL		VERSION DATE 30/03/2023	
Authority: Mathura Vrindavan Development Authority		Pilot Use: Commercial	
Authority/Gis: Category C		Pilot SubUse: Retail Shop	
Authority/Grade: Development Authority (DA)		Development Plan: Anantam Hitech City Colony	
Gate Track: Regular		Land Use Zone: Commercial Use Zone	
Project Type: Building Permission		Land SubUse Zone: NA	
Nature of Development: NEW		Layout Type: NA	
Development Area: New Area			
SubDevelopment Area: Village Area			
Special Project: NA			
Site Address: District Mathura, Tehsil Mathura-Sadar, Village Jait		Sq Mts	
AREA DETAILS			
1. Area of Plot As per record			
NA		5741.37	
As per site condition		5885.25	
Area of Plot Consolidated		5741.37	
2. Deduction for			
(a) Proposed roads		0.00	
(b) Any reservations		0.00	
Totals = 0		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		5741.37	
Plot Area For Coverage		5741.37	
Plot Area For FAR		5741.37	
Perm. FAR Area (1.75)		10047.40	
Total Perm. FAR Area (1.75)		10047.40	
8. Total Built up area permissible at:			
Permissible Coverage area (50.00 %)		2870.85	
Proposed Coverage Area (33.85 %)		1943.67	
Total Prop. Coverage Area (33.85 %)		1943.67	
Balance coverage area (16.15 %)		827.07	
Proposed Area at:			
Proposed Built up		Existing Built up	
Proposed F.S.I		Existing F.S.I	
Lower Ground Floor		1902.18	
Upper Ground Floor		1902.18	
First Floor		1900.66	
Second Floor		1800.67	
Third Floor		1208.63	
Fourth Floor		891.88	
Fifth Floor		891.92	
Terrace Floor		32.46	
Total Area		10547.46	
Total FAR Area:			
Total BuiltUp Area		8892.50	
Proposed F.S.I consumed		1.50	
9. Tenement Statement:			
Tenement Proposed At:			
G.F.		0.00	
All Floors		1.50	
Total Tenements (3 + 4)		1.50	
E. Parking Statement			
1. Parking Space Required as per Regulations:		495.00	
2. Proposed Parking Space		742.50	
Parking Check (Table 7b)			
Vehicle Type		Regd.	
No.		Area	
Reduced Regd		Prop.	
Parking (In case of		No.	
Plot having		Area	
RW/Area			
surrounded FOC)			
Equivalent Car			
Space		54	
Total Car		54	
Total		495.00	
Tree Details (Table 3h)			
Plot		Name	
Tree		Regd.	
Tree		Prop	
Tree		58	
Tree		69	
Required Parking (Table 7a)			
Building Name			
Type		SubUse	
Area (Sq.mt)		Parking space reqd for every	
Prop.		Regd./Plot	
Resp.		Resp.	
Prop.		Prop.	
A (APARTMENT BUILDING)			
Commercial		Retail Shop	
Area > 0		100 - 150	
Residential		Apartment Bldg	
Area 100 - 150		1 - 1.25	
Total		1 - 1.50	
Total		1 - 1.50	
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