



Dreamland



Holdings Ltd.

CIN: - U70101WB1986PLC041079

GSTIN: - 09AABCD8778J1Z0

ISO 9001:2015 Company

Date: Friday, March 5, 2021

To,
The Technical Advisor
UP Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow – 226007
Uttar Pradesh

Ref: In the case of M/s Dreamland Holdings Ltd for its Project “**Harnarain Aeropolis**”
having Application ID ID218925

Sub: Reply to your query letter 0303214/UP-RERA/Project Reg./2019-20 dated
03.03.2021.

Respected Sir,

This is with reference to the above mentioned subject; we wish to submit as under for
your kind consideration:

1. With reference to Point 1 (one) of the said letter, we wish to submit that the Audited Balance sheet of the preceding year (19-20) and ITR of the year (17-18) has been uploaded on RERA Portal. The name of chairman of M/s Sitka Commosale Pvt Ltd is **Mr. Vivek Kumar Agrawal**, the same has been updated on RERA Portal.
2. With reference to Point 2 (two) of the said letter, wherein it has been stated that name of the project is not mentioned in the Map, Sanctioned letter, Layout, Development Work Plan, Electricity Supply Plan, Water Supply Plan and Waste Disposal Plan, in this respect we wish to submit that it is not mandatory to mention the name of the project in the said documents, moreover the name of the project was not finalized at the time of sanction of maps. The promoter applied for sanction of maps of the project and accordingly the maps of the projects were approved by Varanasi Development Authority.

Thereafter the promoter has applied for registration of a phase by naming it as
“**Harnarain Aeropolis**”.

REGD. OFFICE: - 8/2, KIRAN SHANKAR ROY ROAD, 3rd FLOOR, ROOM NO. 1 & 2, KOLKATA – 700001 (W.B.)

ADMINISTRATIVE OFFICE: - D-59/19A-4-A-1-A0/1, C-5, VINAY KUNG, CHANDRIKA NAGAR COLONY, SIGRA,
VARANASI – 221010 (U.P.) INDIA

E-mail ID: - info@dreamlandholdings.in, **Contact:** - 0542-2226709, **Website:** - www.dreamlandholdings.in

Moreover the demarcated map showing the Towers/Villas along with their areas is attached herewith and marked as **Annexure-1**.

3. With reference to Point 4 (four) of the said letter wherein it has been mentioned that 105 flats are mentioned in CA Certificate which is not matching with 104 units mentioned in the details about apartments, in this respect we wish to submit that there are 9 units (7 residential units and 2 shops) in Tower-1, 96 residential units in Tower-2, 24 residential units are Villa Type-1 and 2 residential units are Villa Type-2. The same has also been mentioned in the details about apartments on RERA Portal and also in the CA Certificate.
4. With reference to Point 5 (five) of the said letter, we have uploaded the fire NOC on RERA Portal.
5. With respect to Point 6 (Six) of the said letter, we wish to submit that we have uploaded the Khatauni of all the relevant Khasras pertaining to the applied project duly signed by the promoter with latest date.
6. With reference to the Point 7 (Seven) of the said letter, we wish to submit that the attested copy of CIN Certificate and registered developer agreement has been registered on RERA Portal.
7. With reference to Point 8 (Eight) of the said letter, we wish to submit that the M/s Sitka Commosale Pvt Ltd. is the owner of settlement plot no. 64 measuring 0.3320 Hectare and settlement plot no. 65 measuring 0.5180 Hectare situated in Village Sehmalpur, Pargana Athgawa, Tehsil Pindra, Distt. Varanasi, adjoining to each other. The land owner acquired the said plots of land through two sale deeds, both dated 24-07-2015 from its previous owner M/s. Bharat Tube Industries Pvt. Ltd. The sale deeds are registered respectively in Book no. 1, Volume no. 2931 at pages 57 to 90 at sl. no. 3970 and Book no. 1, Volume no. 2391 at pages 91 to 124 at sl. no. 3971. The developer i.e. **M/s Dreamland Holdings Ltd** is a company incorporated under the Companies Act, having its main business of development and construction of land and buildings and has been approached by the land owner to take over the construction and development of the said land. Both the parties entered into a development agreement which is registered with the sub registrar vide no. 6046 dated 14.12.2020.

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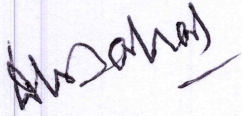
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We humbly request you to consider our above submissions and proceed with the registration of the project.

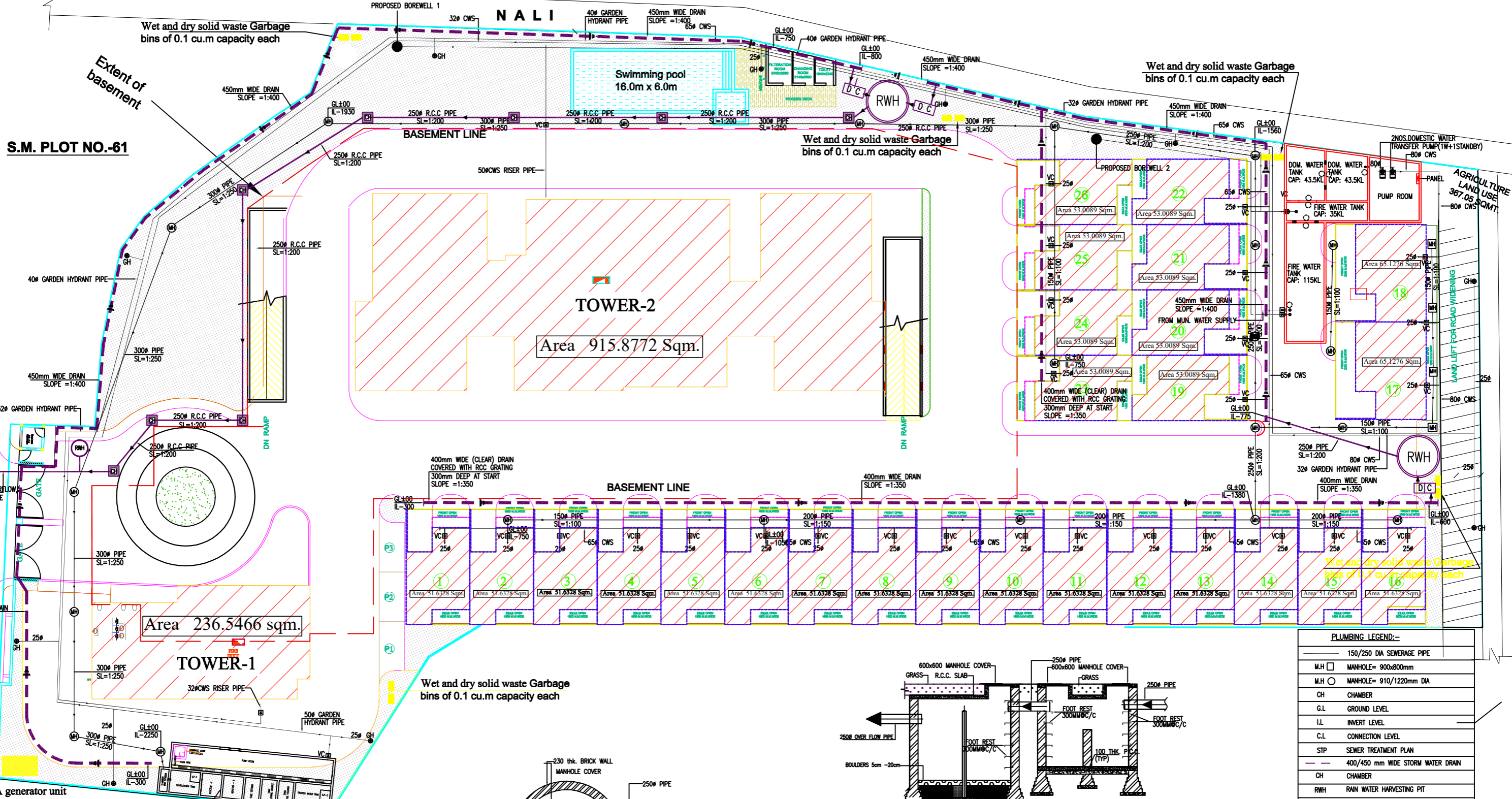
Hope this may suffice your requirement.

Yours faithfully

For **M/s Dreamland Holdings Ltd**



Director/ Authorized Signatory

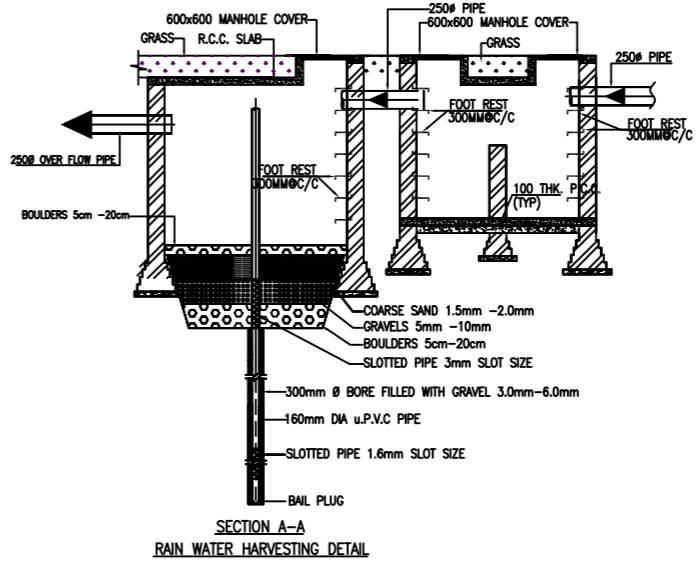
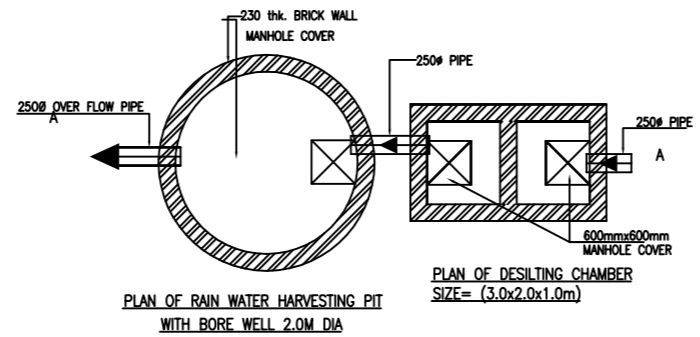


SEWERAGE TREATMENT PLANT CAP=83.60 KLD (FAB SYSTEM)

S.NO.	FLOW-235 CUM/DAY	INLET	OUTLET
1.	BOD	250 mg/l	< 5mg/l
2.	COD	300 mg/l	< 30mg/l
3.	TSS	250 mg/l	< 3mg/l
4.	OIL & GREASE	40 mg/l	< 1mg/l
5.	TOTAL HARDNESS AS CaCo3		< 5mg/l

TREATMENT REQUIREMENTS:

- REMOVAL OF SUSPENDED SOLIDS
- OIL SEPARATION
- REDUCTION OF ORGANIC CONTENT: BOD & COD



PLUMBING LEGEND:-

- 150/250 DIA SEWERAGE PIPE
- M.H. □ MANHOLE= 900x800mm
- M.H. ○ MANHOLE= 910/1220mm DIA
- CH CHAMBER
- GL GROUND LEVEL
- IL INVERT LEVEL
- CL CONNECTION LEVEL
- STP SEWER TREATMENT PLAN
- 400/450 mm WIDE STORM WATER DRAIN
- CH CHAMBER
- RWH RAIN WATER HARVESTING PIT
- DC DE-SILTING CHAMBER
- GARDEN HYDRANT PIPE
- COLD WATER SUPPLY PIPE
- COLD WATER SUPPLY PIPE FROM BOREWELLS
- GH GARDEN HYDRANT
- CWS COLD WATER SUPPLY PIPE
- NRV NON RETURN VALVE
- BV BUTTERFLY VALVE
- V.C VALVE CHAMBER
- SV SLUICE VALVE
- ARV AIR RELEASE VALVE

PROPOSED GROUP HOUSING ON S.M.PLOT NO. 64 & 65 MAUZA-SEHMALL PUR, PARGANA- ATHGAWA, TEHSIL - PINDRA DISTT.-VARANASI.

It is hereby certified that the structural and foundation design of the building for which map and plans are submitted for approval satisfy the safety requirements as stipulated in the relevant Indian Standard Codes, National Building Code, guidelines and documents specified in Annexure - 2 of Housing Department of Government of Uttar Pradesh vide G.O. No. 570/9-A-1-Bhokamp Rodhi (A.B.) dated February 3, 2001.

DRG. TITLE:- SERVICES LAYOUT - STORM WATER, SEWAGE, SOLID WASTE, GENERATOR LOCATION

Scale: 1:100

Dealt By: RAM SAJJVAN

Chd. By: S.P. Dhawan

Project No. A.SR/D4.10.2018

Dr. No. V-1/9

S R I S H T I
ARCHITECTS, ENGINEERS & CONSULTANTS
5, CHANDERKA COLONY, VARANASI - 221 002
PHONE NO. - 228990

OWNER'S NAME:- SITKA COMMOSE PVT. LTD.

Note: THIS DRAWING IS THE PROPERTY OF M/S. SRISHTI, AND IS NOT TO BE COPIED OR REPRODUCED WITHOUT THEIR PERMISSION.

Note : All dimensions are in meters.

OWNER'S SIGN BUILDER'S SIGN ARCHITECT'S SIGN