

SHRI TIRUMALA CIVIL WORK PVT. LTD.

YASH NAGARI, TIRUMALA NAGAR, PAWDEWADI ROAD,
WADI (BK.) NANDED - 431602 MOB. 9860366602, 9527061111

Date: 07/06/2024

To,

The Technical Department,
Maharashtra Real Estate Regulatory Authority,
BKC, Bandra(E),
Mumbai.

Subject: Detailed Builtup Area Calculations for Row Houses under proposed project 'Ramanuj'.

Sir,

We, Shri Tirumala Civil Work Pvt Ltd, promoter of project Ramanuj located at PLOTS NO. 12,13, 118 TO 147,150 TO 155, 185 TO 165, 168 TO 178 ON SY. NO. 38/A/1/1, SITUATED AT

MOUJE WADI (BK.), NANDED, TQ. & DIST. NANDED. 413605 have applied for MahaRERA

registration of the foresaid project. As per latest query raised by your department stating *'Upload the calculation of sanctioned BUA 7535 sq.m applied for registration as per sanctioned plan in tabular format.'*

Please find the table below for detailed builtup area of the project.

Sr No	Flat No	Builtup Area (in Sq. Mts)
1	Row House No 01 Plot No 12	188.9
2	Row House No 02 Plot No 13	188.9
3	Row House No 03 Plot No 118	137.56
4	Row House No 04 Plot No 119	137.56
5	Row House No 05 Plot No 120	137.56
6	Row House No 06 Plot No 121	137.56
7	Row House No 07 Plot No 122	137.56
8	Row House No 08 Plot No 123	137.56
9	Row House No 09 Plot No 124	137.56
10	Row House No 10 Plot No 125	137.56
11	Row House No 11 Plot No 126	137.56
12	Row House No 12 Plot No 127	137.56
13	Row House No 13 Plot No 128	137.56

Shri Tirumala Civil
Work Private Limited

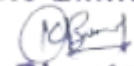

Director

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14	Row House No 14 Plot No 129	137.56
15	Row House No 15 Plot No 130	137.56
16	Row House No 16 Plot No 131	137.56
17	Row House No 17 Plot No 132	137.56
18	Row House No 18 Plot No 133	137.56
19	Row House No 19 Plot No 134	137.56
20	Row House No 20 Plot No 135	137.56
21	Row House No 21 Plot No 136	137.56
22	Row House No 22 Plot No 136	137.56
23	Row House No 23 Plot No 158	137.56
24	Row House No 24 Plot No 159	137.56
25	Row House No 25 Plot No 160	137.56
26	Row House No 26 Plot No 160	137.56
27	Row House No 27 Plot No 161	137.56
28	Row House No 28 Plot No 162	137.56
29	Row House No 29 Plot No 163	137.56
30	Row House No 30 Plot No 164	137.56
31	Row House No 31 Plot No 165	137.56
32	Row House No 32 Plot No 168	137.56
33	Row House No 33 Plot No 169	137.56
34	Row House No 34 Plot No 170	137.56
35	Row House No 35 Plot No 171	137.56
36	Row House No 36 Plot No 172	137.56
37	Row House No 37 Plot No 173	137.56
38	Row House No 38 Plot No 174	137.56
39	Row House No 39 Plot No 175	137.56
40	Row House No 40 Plot No 176	137.56
41	Row House No 41 Plot No 177	137.56
42	Row House No 42 Plot No 178	137.56
43	Row House No 43 Plot No 137	131.12
44	Row House No 44 Plot No 138	131.12
45	Row House No 45 Plot No 139	131.12
46	Row House No 46 Plot No 140	131.12
47	Row House No 47 Plot No 141	131.12
48	Row House No 48 Plot No 142	131.12
49	Row House No 49 Plot No 143	131.12
50	Row House No 50 Plot No 144	131.12

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51	Row House No 51 Plot No 145	131.12
52	Row House No 52 Plot No 146	131.12
53	Row House No 53 Plot No 147	131.12
54	Row House No 54 Plot No 150	131.12
55	Row House No 55 Plot No 151	131.12
56	Row House No 56 Plot No 152	131.12
57	Row House No 57 Plot No 153	131.12
58	Row House No 58 Plot No 154	131.12
59	Row House No 59 Plot No 155	131.12
60	Row House No 60 Plot No 156	131.12
	Total	8240.36

Kindly note that earlier we had entered total Built up Area as 7535 Sq Mtrs, which we have now rectified to 8240.36 Sq Mtrs. The sanctioned plan with total Built up area highlighted in red color has been added as annexure along with this letter.

**Shri Tirumala Civil
Work Private Limited**

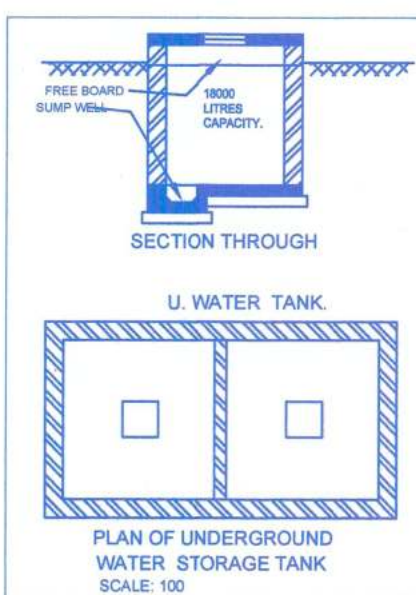
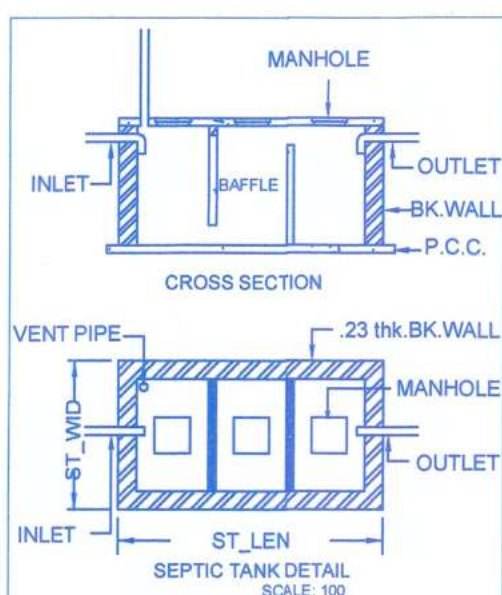
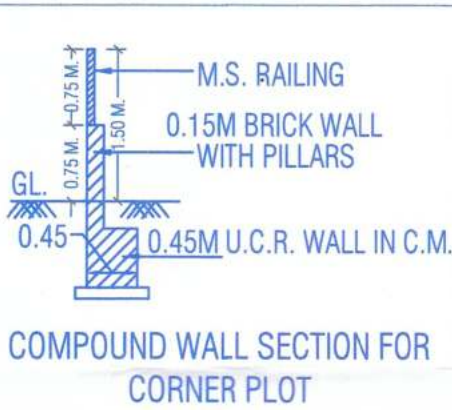
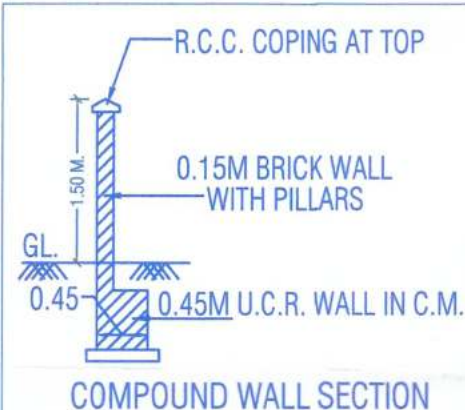
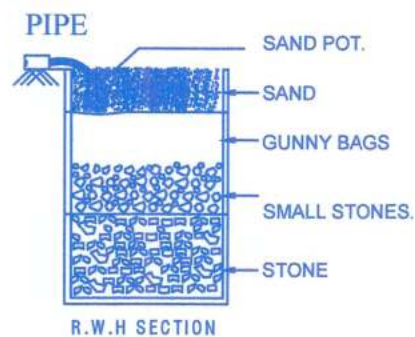
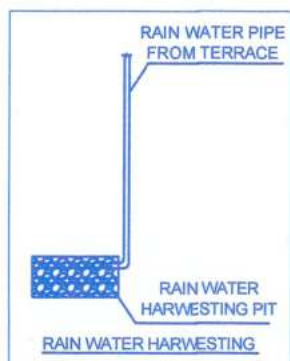
Director



GOOGLE IMAGE SCALE: N.T.S.



R.P. LOCATION SCALE: N.T.S.



CERTIFICATE

The above mentioned Plans are prepared by me as per UDCPR.

Name : Ravi Kadge.
License No. : STATE/R/2022/APL/01523
Contact No. : 9850004235
Dated : 29-01-2024

RAVI KADGE
Licenced Engineer
TPVD State Level
STATE/R/2022/APL/01523
Signature of the Architect/ Licenced
Engineer/ Supervisor.

FORM OF STATEMENT 1

[Sr. No. 8 (a) (iii)]

Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floor
01	02	03	04	05
01	GROUND FLOOR	---	---	---
TOTAL AREA (IN SQ.M.)				

FORM OF STATEMENT 2

[Sr. No. 9 (a)]

Proposed Building

Building No.	Floor No.	Total Built-up area of floor, as per outer construction line.
01	02	03
01	GROUND FLOOR	3928.71
01	FIRST FLOOR	4311.65
TOTAL AREA (IN SQ.M.)		8240.36

FORM OF STATEMENT 3

[Sr. No. 9 (g)]

Area details of Apartment

01	02	03	04	05	06
Building No.	Floor No.	Block No.	Carpet area of floor	Area of Balcony attached to floor	Area of Double height terraces attached to floor
01	GROUND FLOOR	01	2937.86	---	---
01	FIRST FLOOR	01	2883.10	---	---
TOTAL AREA (IN SQ.M.)			5820.96	---	---

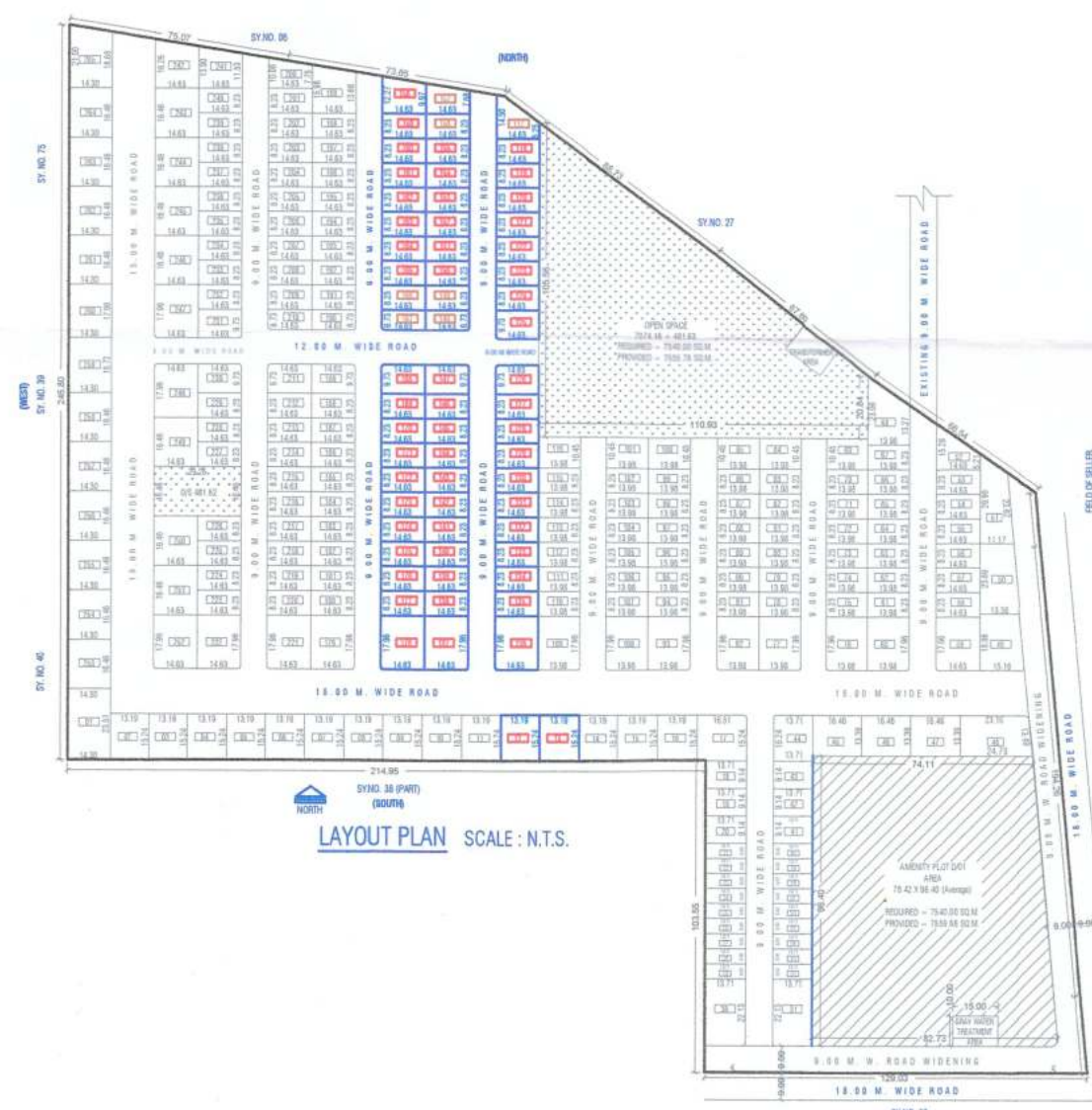
Note: Above statements may vary, wherever required.

Owner's Declaration

I/Weundersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as ensure the quality and safety at the work site.

OWNERS NAME :
SHRI. GIRDHAR SUBHASH SANGI.
OWNER'S SIGNATURE :

Girdhar



LAYOUT PLAN SCALE: N.T.S.

FOR OFFICE USE



Recommended for approval
Vide this office letter No. 153 Date 31/01/2024

Asstt. Director of
Town Planning, Nanded

PROFORMA 1

PLAN SHOWING PERMISSION OF PROPOSED RESIDENTIAL BUILDING ON PLOTS NO. 12,13, 118 TO 147,150 TO 155, 185 TO 165, 168 TO 178 ON SY. NO. 38/A/1/1, SITUATED AT MOUJE WADI (BK.), NANDED, TQ. & DIST. NANDED.

AREA STATEMENTS

1. Area of plot (Minimum area of a, b, c to be considered)	
a) As per ownership document (7/12)	16000.00 SQ.M.
b) as per ownership document (Registry)	16000.00 SQ.M.
c) as per dimation on (Measurement)	7535.00 SQ.M.
2. Deductions for	
(a) Proposed R.P. / R.P. Road widening Area / Service Road / Highway Widening	---
(b) Any D.P.Reservation area	---
(Total a+b)	
3. Balance Area of Plot (1-2)	7535.00 SQ.M.
4. Amenity Space (If applicable)	
(a) Required -	---
(b) Adjust of 2(b), if any	---
(c) Balance Proposed	---
5. Net Plot Area = [3 - 4(c)]	7535.00 SQ.M.
6. Recreational Open Space (If applicable)	
(a) Required	---
(b) Proposed	---
7. Internal Road area	---
8. Platable area (If applicable)	7535.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) (SR S. X 1.67 X 1.1)	13841.80 SQ.M.
10. Addition FSI on payment of premium	
(a) Maximum permissible premium FSI-based on road width/TOD Zone	---
(b) Proposed FSI on payment of premium	---
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 x sr. no. 2 (a)], if any	---
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 X sr.no.4(b)] and / or (c)]	---
(d) TDR area	---
(e) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	---
12. Additional FSI area under Chapter No. 7	---
13. Total entitle of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable	13841.80 SQ.M.
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	---
(c) Total entitlement (a+b)	13841.80 SQ.M.
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8} (3.00x1.60)	3.60
15. Total Built-up Area in proposal. (excluding area at Sr.No.17.b)	
a) Existing Built-up Area	---
b) Proposed Built-up Area (as per 'P-line')	8240.36 SQ.M.
c) Total (a+b)	8240.36 SQ.M.
16. F.S.I. Consumed (15/05) (should not be more than serial no. 14 above.)	0.99
17. Area for Inclusive Housing, if an	
a) Reaured (20% of Sr.No. 5)	---
b) Proposed	---

INDEX

PLOT BOUNDARY SHOWN IN -
PROP. BUILT UP AREA SHOWN IN -
DRAINAGE LINE SHOWN IN -
WATER LINE SHOWN IN -
EXISTING CONST. SHOWN IN -

Certificate of

Area Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Record / Land Record Department / City Survey records.

RAVI KADGE
Licenced Engineer
TPVD State Level
STATE/R/2022/APL/01523

LICENSED ENGINEER'S SIGNATURE

JOB DETAILS

Job No.	Drawing No.	Scale	Drawn by	Checked by	License No. of Eng.
01	AH290124	1:100,200,500,1000	Syed Arif	RK	STATE/R/2022/APL/01523