

RUDRAMAHADEVA SPACES PRIVATE LIMITED

Formerly FINISHING TOUCH PROPERTIES AND DEVELOPERS PRIVATE LIMITED

HIG 52, Sector 1, M.V.P Colony, Visakhapatnam, Phone: 0891-2724442, finishingtouchdevelopers@gmail.com

CIN U45201RJ2006PTC022520, GTIN 37AAACF9826C2ZN, PAN AAACF9826C

To
The Chairperson
RERA -AP
Vijayawada

Date:23-02-2023

Respected Sir / Madam,

Sub: Submission of information in response to short fall application, Project Name:
Rudra Seniors, Application No: 080922131237 dated 08-09-2022

Ref: Building permit order No. 1086/0102/B/Z2/PAR/2022 dated 15-07-2022

We, Rudra Mahadeva Spaces private limited, wish to submit that we are developing a real estate project named "Rudra Seniors" in Visakhapatnam. The said project consists of 182 units/ flats.

This is to further inform you that we have received the building permit order No. 1086/0102/B/Z2/PAR/2022 dated 15-07-2022 from Greater Visakhapatnam Municipal Corporation (GVMC). The area details mentioned in the approved plan are created using PreDCR software. PreDCR is a software application used to create the architectural plan in DWG format as per AutoDCR software requirements.

In reply to your queries in RUDRA SENIORS project bearing application no.080922131237, We are herewith submitting our responses as below

Query 1: Clarification in respect to Amenities Space provided in the plan whether it is maintained by the allottees or the amenities are being leased depending on that the category of the type of project may be changed to MIXED category as per the commercial space provided in the plan

Response: This is to inform that We, Rudra Mahadeva Spaces private limited, being the promoters of Rudra Seniors project hereby declare that amenities space provided in the approved plan no: 1086/0102/B/Z2/PAR/2022 dated 15-07-2022 is common amenity and it is not a separate and exclusive unit. We hereby further declare that the same will be handed over to the association of unit owners and it will be maintained by them. Hence, we request you to consider the category of type of the project as Residential.

Query 2: Area entered in the screen-3 project details page is not tallied with the carpet area of the sanctioned plan. Charge request form P(5) as a supporting document to be produced.

Response:

Note	PreDCR (approved plans)	AP-RERA
Carpet Area Calculation	Not considering the internal walls area for calculating Carpet Area in GVMC plan approvals	Internal Wall area is considered in calculating the Carpet Area in AP-RERA



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External Wall Area Calculation	1. Only 3 sides of the flat are taken into calculation and the fourth side (corridor side) is not taken into consideration for calculating the external wall area in GVMC plan approvals 2. It is not taking the wall opening (window, ventilators, doors, sliding door) while calculating the external wall areas in GVMC plan approvals	1. All the four sides of the flat including corridor side is been considered while calculating the External wall Area in AP-RERA 2. In AP-RERA, the total external wall area is calculated including wall openings like (window, ventilator, doors, sliding doors) while calculating the external walls areas
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It is to be noted and considered that Carpet area is defined differently in GVMC PreDCR plans and AP-RERA. They do not relate with each other. Otherwise, there is no difference in carpet areas as mentioned. Hence, **therefore We request you to consider the area details that are already uploaded in the screen-3 project details at the time of application of Registration.** Final area details are annexed herewith for your reference.

We are herewith annexing DWG plan and acknowledgement for application for your perusal.

We would be pleased to submit any additional information that your good office may require/ seek in this regard.

We hereby request you to pursue the information furnished via this letter to the best of your satisfaction and kindly grant the registration at the earliest.

Yours truly,


Subhash Pusarla,
Director



Annexures:

1. Building permit order No. 1086/0102/B/Z2/PAR/2022 dated 15-07-2022
2. DWG plan
3. Acknowledgement for application
4. Final Area details