

Clarifications in relation to reason mentioned by Maharera in relation to Project Completion Application Rejection:

1. Kindly update the FSI/ floors / units / parking data correctly as per plan in original application as per OC plan / final approved plan through correction module.

Mundada Realty Comments:

Dear Sir,

In relation to same we submit that the FSI/Floors/Units/Parking Data are already updated as per Final Plan Approved. We wish to submit that the Project had underwent a FSI Change in February 2025 after which we had duly filed for Correction Application vide our Application No. PCRCN23052511879 which we duly accepted by Maharera and post which there has been no change in Plan and thus all the data appearing on maharera website is as per latest plan dated 14.02.2025 which is already verified and approved by Maharera.

The FSI Reconciliation as per said plan is shared:

Exisiting Builtup Area as per Plan:

EXISTING SANCTIONED FSI AREA CALCULATION table imported from sanctioned plan								
SANCTIONED BLDG, PERMISSION - CAJAC/B/2022/APL/00700 DATED- 02/12/2022								
FLOORS	COMMERCIAL	RESIDENTIAL	BALCONY PROP.	LIFT	LIFT WELL	DUCT	OTHER DEDUCTION	FSI AREA
LOWER GROUND	580,25	0,00	0,00	0,00	15,12	0,00	3,66	561,47
GROUND FLOOR	627,36	0,00	0,00	19,44	19,44	0,00	25,89	782,03
FIRST FLOOR	1338,71	0,00	98,82	0,00	19,44	2,70	97,54	1219,03
SECOND FLOOR	0,00	1062,69	64,21	0,00	15,12	113,30	6,74	927,53
THIRD & FOURTH	0,00	2061,30	315,74	0,00	30,24	93,58	13,48	1924,00
FIFTH FLOOR	0,00	349,05	40,62	0,00	15,12	2,90	3,40	327,63
TOTAL	2746,32	3473,04	519,39	19,44	114,48	212,48	150,71	5741,69

9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Additional FSI (10,10,1 Note:3)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9,1 Permissible Index	1.100	0.300	0.700	0.000	0.000	0.000	0.000	2.100	0.000	0.000
9,2 Existing Consumed Index	1.100	0.288	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9,3 Balance Index to be Consumed	0.000	0.012	0.700	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9,4 Total Permissible PLine Area	0.000	29.480	1719.676	0.000	0.000	1033.943	0.000	2783.099	0.000	0.000
9,5 Proposed P Line Area (Should not exceed 9,4)	0.000	28.734	1694.505	0.000	0.000	1033.941	0.000	2757.180	0.000	2757.180
9,6 Index Consumed	1.100	0.300	0.690	0.000	0.000	0.000	0.000	2.089	0.000	0.000

Total Sanctioned Area: Existing FSI Area 5741.69+2783.099(9.4 Total Permissible PLine Area) =8524.79

Proposed Builtp Area: Existing FSI Area 5741.69+2757.180 (9.4 Total Permissible PLine Area) =8498.87

2. Kindly upload last approved plans / plans issued along with OC.

Mundada Realty Comments:

Dear Sir,

The latest approved plan dated 14.02.2025 are already available on Maharera Website under Technical Details Tab. The screenshot of same is produced below and highlighted:

Technical Documents			
#	Document Type	Uploaded File Name	View
1	Layout Approval	HIGHSTREET BUILDING PLAN-5.pdf	
2	Building Plan Approval	HIGHSTREET BUILDING PLAN-5.pdf	
3	Building Plan Approval	HIGHSTREET BUILDING PLAN-1.pdf	
4	Building Plan Approval	HIGHSTREET BUILDING PLAN-2.pdf	
5	Building Plan Approval	HIGHSTREET BUILDING PLAN-3.pdf	
6	Building Plan Approval	HIGHSTREET BUILDING PLAN-4.pdf	
7	Building Plan Approval	plan sign final-1.pdf	
8	Building Plan Approval	plan sign final-2.pdf	
9	Building Plan Approval	plan sign final-3.pdf	
10	Building Plan Approval	plan sign final-4.pdf	
11	Building Plan Approval	plan sign final-5.pdf	
12	Building Plan Approval	plan sign final-6.pdf	
13	Building Plan Approval	plan sign final-7.pdf	

Even the Final OC Provided confirms that the final completion has been granted on basis of Plans dated 14.02.2025, the relevant part is produced below:

	AMALNER MUNICIPAL COUNCIL, AMALNER Dist: Jalgaon, Pin Code: 425401, Tel: 222101,222542 <u>OCCUPANCY CERTIFICATE</u>
Outward No: WS.XIII/TP/ <u>224</u> /2025	Date: <u>31/10</u> /2025
To, MUNDADA REALTY POA, MR. AMEY OMPRAKASH MUNDADA, AMALNER, TAL: AMALNER, DIST: JALGAON.	OC No: AMC/2025-26/ <u>(65)</u> .
Reference: 1) Your Application dtd.17.10.2025. 2) Completion certificate issued by Mr.Abbinav Jogi dtd.07.10.2025 3) Building Permission vide letter No. CAJAC/RB/2025/APL/00015. dtd.14/02/2025.. 4) Part Occupancy Certificat issued vide letter No.WS.XIII/TP/229/2025 dtd.25/08/2025	

3. Please refer UD's resolution dated 23.02.2023 and subsequent MahaRERA order u/no 45 of 2023 dated 15.05.2023, Verification of O.C. is yet to be received.

Mundada Realty Comments:

Dear Sir,

We have duly uploaded the screenshot of Mail sent by Sanctioning authority to Maharera in the PDF Attachment uploaded in relation to Completion. Please refer all the pages of PDF. The screenshot is again produced below:

