

CIN-99999 MH 1970 SGC-014574

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WALUJ MAHANAGAR OFFICE

Cetral Facility Building
Growth Centre, Nagar-1
Tisgaon, Tq./Dist.: Aurangabad
☎ : 0240 - 2554880 / 81

NEW AURANGABAD OFFICE

Udyog Bhavan
New Aurangabad-431003
☎ : 2485321 / 22 / 23
Fax : 0240-2485324

REGD. OFFICE

"NIRMAL", 2nd Floor
Nariman Point, Mumbai-400021
☎ : 22022420, 22022481, 22022579
Fax: 022-22022509

No. CIDCO/TPO/AFA(OC)/2023/ 193

Date: 01 / 9 / 2023

OCCUPANCY CERTIFICATE

To,

✓ M/s. Gurulaxmi Builders - Thro'
Mr. Rahul Sant, Mr. Ganesh Waghmare &
Mr. Shaikh Asif Gani,
C/o. Arch. Mr. Pranay Chandratreya,
Office No. 6, Trident Commercial Building,
Besides Bank of Maharashtra,
Bavdhan,
PUNE.

Sir,

It is hereby certified that, Part / **FULL development work** on **Plot Nos. 64, 65 & 66 (Amalgamated), Gut No. 34 (part)**, village – **Hirapur**, Ta. & Dist. Aurangabad, is completed under the supervision of **Architect - Mr. Pranay Chandratreya** (Architect / Licensed Engineer, having **License No. CA/99/25207**).

CIDCO has inspected the said work recently on **13.07.2023** and hereby declare that, the development has been carried-out in accordance with the stringent provisions of the Standardized Development Control & Promotion Regulations and Draft Development Control Regulations for Aurangabad Fringe Area. The conditions stipulated in the Commencement Certificate issued by **Town Planning Officer, Aurangabad Fringe Area, CIDCO**, vide letter No. **CIDCO/TPO/AFA-BP/2017/37** dated **27.02.2017**, are complied with and that the Part / **FULL development** (as shown in **Blue** colour on the enclosed plan) is fit for the use and may be occupied for Residential use subject to the following conditions :

1. Building Line and Building Height shall not be altered / changed without prior permission of CIDCO / Competent Authority.
 2. Marginal Open Spaces at Front, Rear and Side, shall be kept open as per Work Done Plan.
 3. Water Supply, Drainage and Electricity services shall be maintained by Owner / Authorized Custodian.
 4. The policy of Government / CIDCO regarding condonation / penalties shall be applicable.
- (PTO)**

5. Solid Waste Management, Fire Safety Provisions shall be applicable as per Government's policy.

6. Purpose of building for which Occupancy Certificate is granted, shall not be changed.

Area Statement –

- Date of submission of Completion Certificate: **26.02.2020**

Sr. No.	Plot Nos.	Total Plot Area (Sq.m.)	Allowable Built-up Area (Sq.m.) (+) 20% FSI with Premium	Total Proposed Built-up Area as per Sanction (Sq.m.)	Work Done Built-up Area (Sq.m.)
1.	64, 65 & 66 (Amalgamated)	724.16	724.16 (+) 144.83 = 868.99	724.16 (+) 143.70 = 867.95	867.88

A set of Certified Work Done Plans is enclosed herewith.

Yours faithfully,



Senior Planner (New Towns)-I/c.
Aurangabad Fringe Area, CIDCO,
New Aurangabad.



Encl : As above.