



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Office of The Executive Engineer MIDC Civil Dn. Aurangabad

E-mail: eeaurangabad@midcindia.org./Web: www.midcindia.org(0240-2342188/FAX-0240-2342186.

Commencement Certificate

No.DB/SPA/C- **87427** of **2021**,
Office of the Executive Engineer,
MIDC Civil Division, Aurangabad
Date: - **02.07.2021**

To,
M/S Arch Developers
Plot No.X-13
Shendra Five star Industrial Area

Sub :- 1] Commencement Certificate of Mix Land Use for Commercial+ Residential

Ref :-1] Online application vide SWC/110/521/20210305/747461

2] Provisional Fire NOC No.DFO/ABD/ C-68743 Date.17.06.2021

Dear Sir,

With reference to your Online application No. **SWC/110/521/20210305/747461** for grant to sanction of commencement certificate to carry out development work of mix land use and Building Permit under Section 45 of MR & T.P. Act, 1966 to erect building on Plot No. **X-13** of Commercial Zone situated in **Shendra Five Star** Industrial Area, the commencement/Building Permit of Mix land use of **Commercial and Residential** is granted subject to the following conditions:-

- 1) You had submitted plans and drawings for **536.48 Sqm** of **Commercial** on **1st Floor** and **648.00 sqm** for **Residential** of **2nd & 3rd Floor** area for the plot area of **1620.00 Sqm**, at present this office has approved plans for total up to date **1184.48 Sqm**. of built up area. This office has approved **3 No.** of drawing details of which are mentioned on the accompanying statement.
- 2) No new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/ Building Permit shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Minimum two trees in plots 200 sq.m and such number of trees at the rate of one tree per 100 sq m for plots more than 200 sq. m in area shall be planted and protected. In case of Group housing, minimum two trees per tenement shall be planted and protected.
- 6) Mixed use permission is granted as per proportion as 60 % Commercial and 40% Residential use
- 7) Since you have paid followings.
 - I) Development charges.**Rs.78426- R.No. GL20181062 Dt.10.07.2019,& 20242825 Dt. 17.08.2019**
 - II) Fire Protection Fee **Rs. 15000/- R.No. GL20181062 Dt.10.07.2019,& 20242825 Dt. 17.08.2019**
 - iii) labour Cess, **Rs.316073/- R.No. GL20181062 Dt.10.07.2019,& 20242825 Dt. 17.08.2019**

Thanking you,

Your's faithfully,

**BHUSHAN
BHASKARRAO
HARSHE**

Executive Engineer(SPA)
MIDC Civil Division
Aurangabad

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- DA:-** 1. One Statement showing details of drawings and built up area approved.
2. Copy of approved drawings/plans.

1. Accompanying statement.

No. DB/SPA/ C-87427 of 2021, dated:- 02.07.2021, Commencement issued by the Office of the **Executive Engineer, MIDC Civil Division ,Aurangabad ,Addressed to :- M/S Arch Developers , Plot No. X-13, in MIDC Shendra Five Star Industrial Area. Aurangabad**

Sr. No	Name of Architect	Particulars		Built up Area					
		BCC (Part)	Plan Approval	Ground Floor	First Floor	Second Floor	Third Floor	Excess Balcony	Total area in sqm
1.	Yogesh Zawar Reg.No. CA/98/23394	A-14928 Dt.10.01 2020	C-73960 Dt. 19.08.2019	417.19	536.48	526.45	107.22	2.97	1590.31
2.	Part BCC issued 417.19 m2 Built Up Area out of 1590.31m2 approved Area			417.19	--	--	--	--	417.19
3.	Remaining Built Up Area to be revised below			--	536.45	526.45	107.22	2.97	1173.12
4.	Yogesh Zawar Reg.No. CA/98/23394	Commercial Built Up Area Existing		417.19	--	--	--	--	417.19
5.		Proposed Commercial Built Up Area		---	536.48	--	--	--	536.48
6.		Total commercial Built Up Area		417.19	536.48	--	--	--	953.67
7.		Proposed Residential Built Up Area		--	--	365.01	282.22	0.77	648.00
8.		Total Present Built Up Area (5+7)		--	536.48	365.01	282.22	0.77	1184.48
9.		Total Built Up Area (6+8)		417.19	536.48	365.01	282.22	0.77	1601.67

Note :- Mixed Use Permission is granted as per Circular No.MIDC/CP/C-20310 Date.16.07.2019
You should be maintain minimum 40% F.S.I.within stipulated period as per MIDC Circulars

REMARKS:-

1.Plot Area . :- **1620.00 m2 .**

2.Upto date Ground Coverage in M2 :- **417.19 m2**

3. F.S.I. in Ground coverage :- **0.25< 0.50**

4.Mix Land Use for Commercial use @60% (953.67 m2) and Residential use @40% (648.00 m2)of Total plot Area

5..Total Built up area in m2 :- **1601.67 m2.**

6.Total F.S.I. consumed. :- **0.988< 1.00**

7.U.G.Water Tank:- **9.00 M2**

**BHUSHAN
BHASKARRAO
HARSHE**

Executive Engineer(SPA)
MIDC Civil Division
Aurangabad

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