

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/ATPO/AUR(WLJ)/20 23/73Date 09/11/2023**OCCUPANCY CERTIFICATE**

I hereby certify that the development of ~~Residential/R+C and Commercial~~ building for
G.C./ Private layout

Shri/Smt M/s. Jagrut Sara Associateson Plot No. 02, Gut No. 49 (p), Village Wadgaon (E),Nagar I, Waluj Mahanagar Completed under the supervision of Shri
/ Smt En. AMOL Kshirsagar Has been inspected on 21/09/2023

and declare that the development has been carried out in accordance with the General Development
Control Regulation and Conditions stipulated in the Commencement Certificate No. CIDCO/ATPO/
BP/AUR (WLJ)/2022 (89) / Dated 18/05/2022 & that the Part / F/A development (shown blue on
the plan enclosed) is fit for the ~~residential/R+C/Commercial~~ use for which it has been carried out.

- 1) Date of submission for the use for Completion : 10/08/2023
- 2) Builtup area : Existing : 9481.55 Sq. m.
Proposed B/u area : 1418.724 Sq. m.
Total B/u area : 10900.27 Sq. m.
F.S.I. Consumed : 1.08 (With Ancillary FSI)
- 3) Plot Area : 10036.30 Sq. m.
- 4) If at any stage, it is found that the information or part of information given is false or misleading, this certificate shall be considered as NULL & VOID.

Copy to,

- 1) Shri/Smt M/s. Jagrut Sara Asso.
- 2) A.E.O. CIDCO (Waluj)

1/ Additional Town Planning Officer, (New Town)

CIDCO, Waluj Mahanagar,
Aurangabad.

FSI Calculations		
AREA OF PLOT	10036.3	SQM
BASIC FSI @1.1	11039.93	SQM
WORK DONE B/UP As per Occupancy Certificate dt. 9.02.2021	9481.55	SQM
Balance Built up Area (11039.93 - 9481.55)	1558.38	SQM
Max.Premium Paid FSI@0.3	3010.89	SQM
Premium Paid FSI Utilised	1401	SQM
TOTAL (1555.38+1457.0)	2959.38	SQM
Permissible Ancillary @60% (2959.38x0.6)	1775.628	SQM
Additional Ancillary on Commercial Area @ 20% (1324.88x0.2)	123.788	SQM
TOTAL PERMISSIBLE FSI AREA (11039.93+1401.0+1775.628+123.788)	14340.346	SQM
TOTAL BUILT UP AREA	14481.404	SQM
Total Ancillary FSI Area Utilised (14481.404-11039.93-1401)	2040.604	SQM
Ancillary FSI Area Utilised in Earlier Permission dtd. 18.05.2022	566.284	SQM
Additional Ancillary FSI Area Utilised (2040.474-566.284)	1474.32	SQM

EXISTING B/UP AREA (As per Occupancy Certificate dt.09.02.2021)

GODAVARI BUILDING (A TYPE) = 3455.210X1 = 3455.210 SQM
 TAPI & BHIMA BUILDING(B TYPE) = 1527.974X2 = 3055.948 SQM
 INDRAYANI & CHANDRABHAGA = 1485.196X2 = 2970.392 SQM (C TYPE)

TOTAL EXISTING B/UP AREA = 9481.55 SQM

Work Done Buildings Built up Area (Present Proposal)	
Narmada (E Type) Building	799.784
SHARAYU (F Type) Ground & First floor	618.94 SQM
Total	1418.724 SQM

Proposed Buildings Built up Area	
Kaveri (D Type) Building	2875.19 SQM
Sharayu(F-Type) Second & Third floor	705.94 SQM
Total	3581.13 SQM

TOTAL FSI AREA	
Existing Buildings	9481.55 SQM
Ongoing Buildings	1418.724 SQM
Proposed Buildings	3581.13 SQM
Total	14481.404 SQM

PROPOSED CONSTRUCTION

WORK DONE B/UP AREA

PLOT BOUNDARY & EXISTING AREA SHOWN IN

AREA UNDER OPEN SPACE SHOWN IN

DRAINAGE LINE SHOWN IN

RAIN WATER LINE SHOWN IN

WATER LINE SHOWN IN

