

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)/2024/148

Date 05/06/2024

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential / ~~R+G~~ and ~~Commercial~~ building for
(Plot from ~~Alternate land~~)
~~G. C. / Private layout~~

Shri / Smt Diwakar Sunderchand Sahuji & Sachin Sunderchand Sahuji
on Plot No. 08, Gut No. 186(P1) & 187(P1), Village Tisgaon,
Nagar I, Waluj Mahanagar Completed under the supervision of Shri
/ Smt Er. B. V. Raut Has been inspected on 14/06/2022

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)/2012(BP)/Dated 13/06/2012 & that the Part / Full development (shown blue on the plan enclosed) is fit for the residential / ~~R+G~~ Commercial use for which it has been carried out.

- 1) Date of submission for the use for Completion : 19/07/2023
- 2) Builtup area : Existing : _____ Sq. m.
Proposed B/u area : 1252.78 Sq. m.
Total B/u area : 1252.78 Sq. m.
F.S.I. Consumed : 1.414 (with Ancillary FSI)
- 3) Plot Area : 886.06 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.

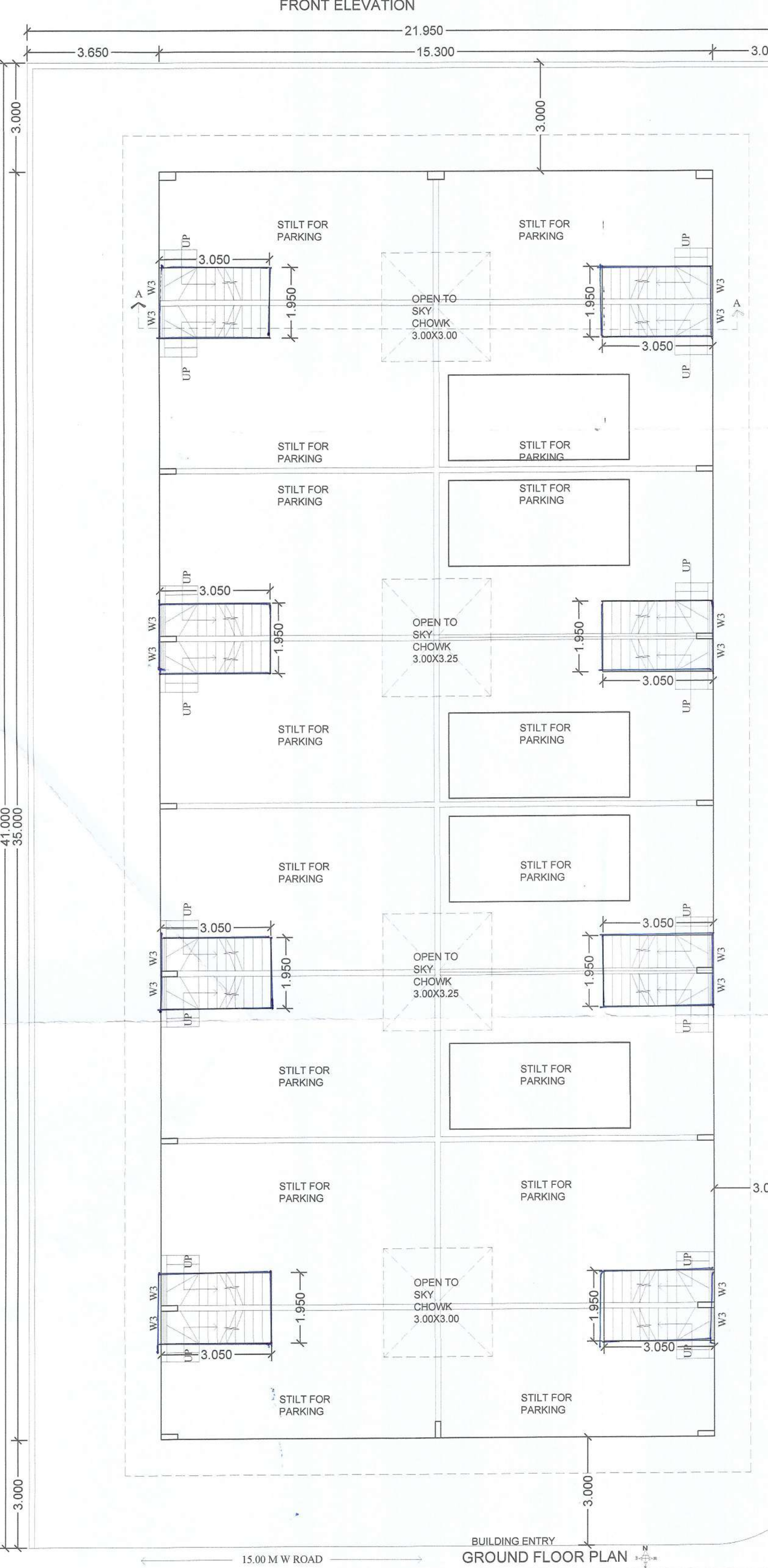
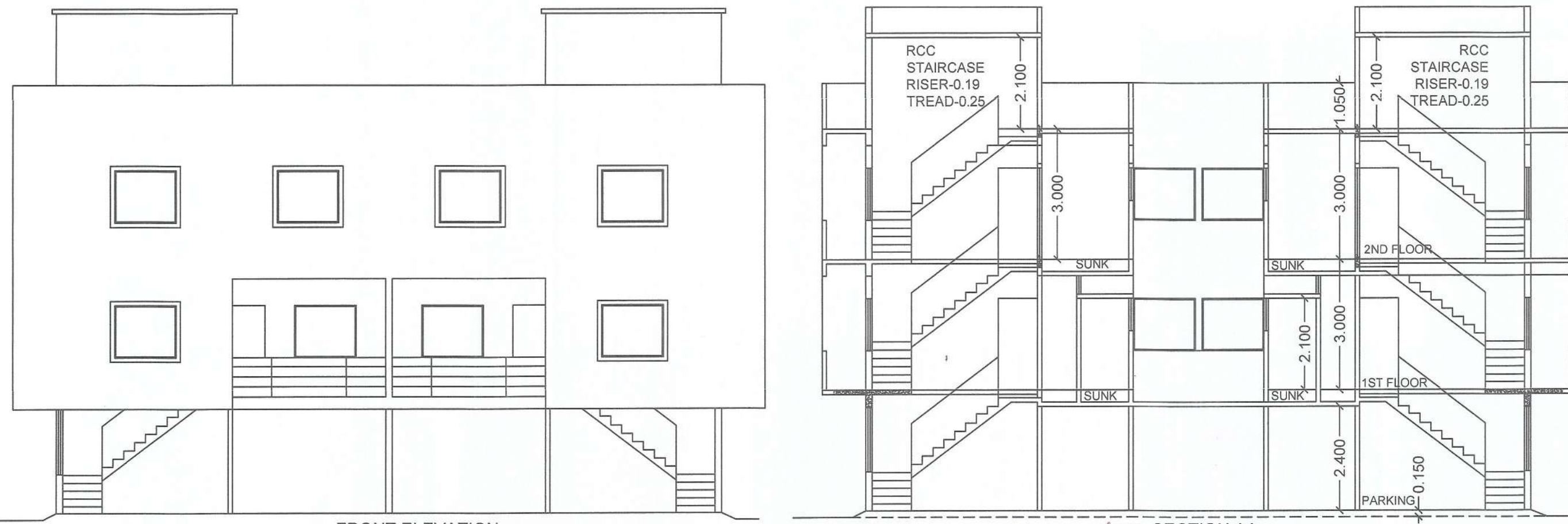
Copy to,

1) Shri/Smt D. S. Sahuji & other ①

1/2 Additional Town Planning Officer, (New Town)
CIDCO, Waluj Mahanagar,
Aurangabad.

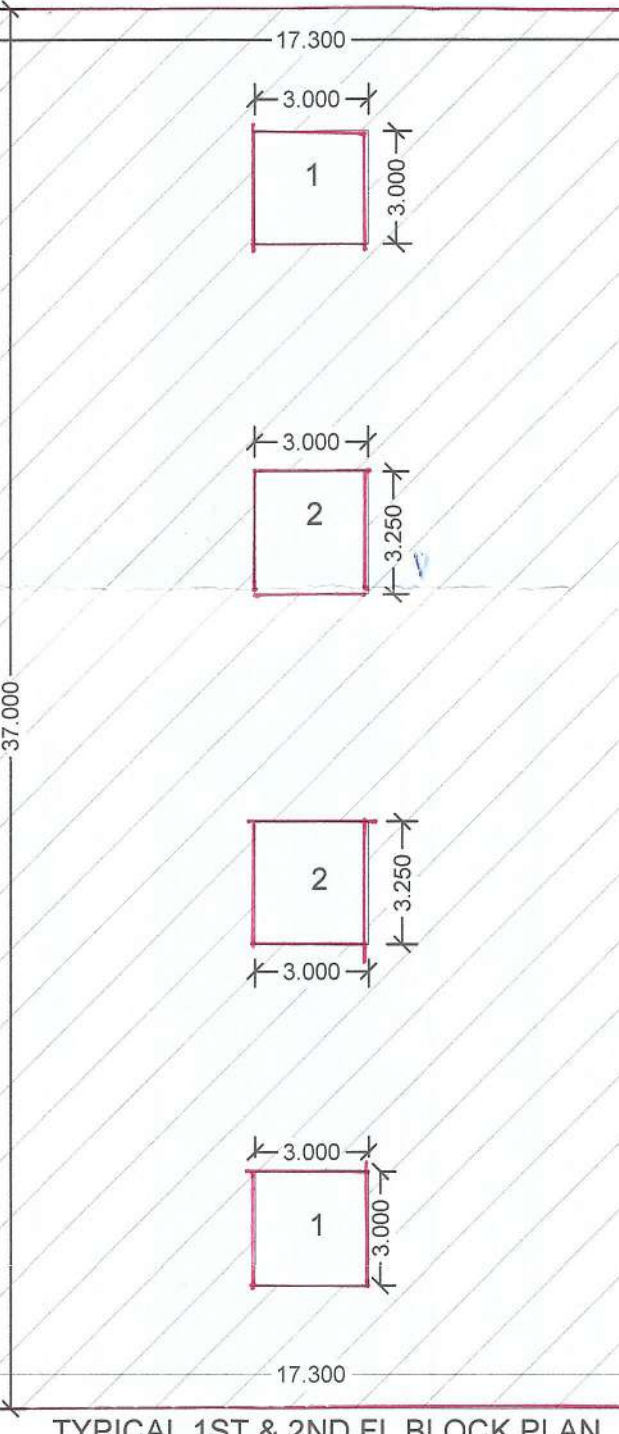
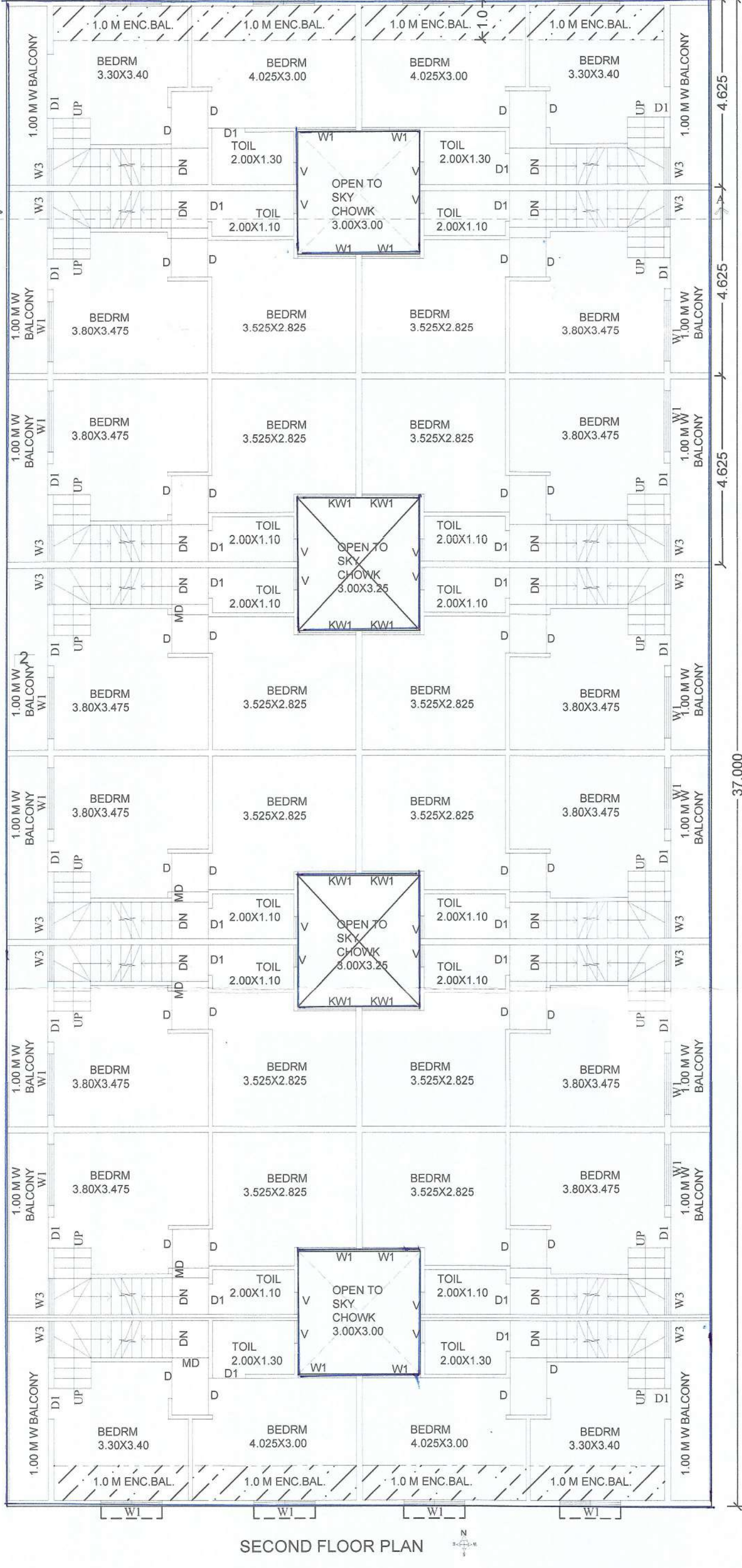
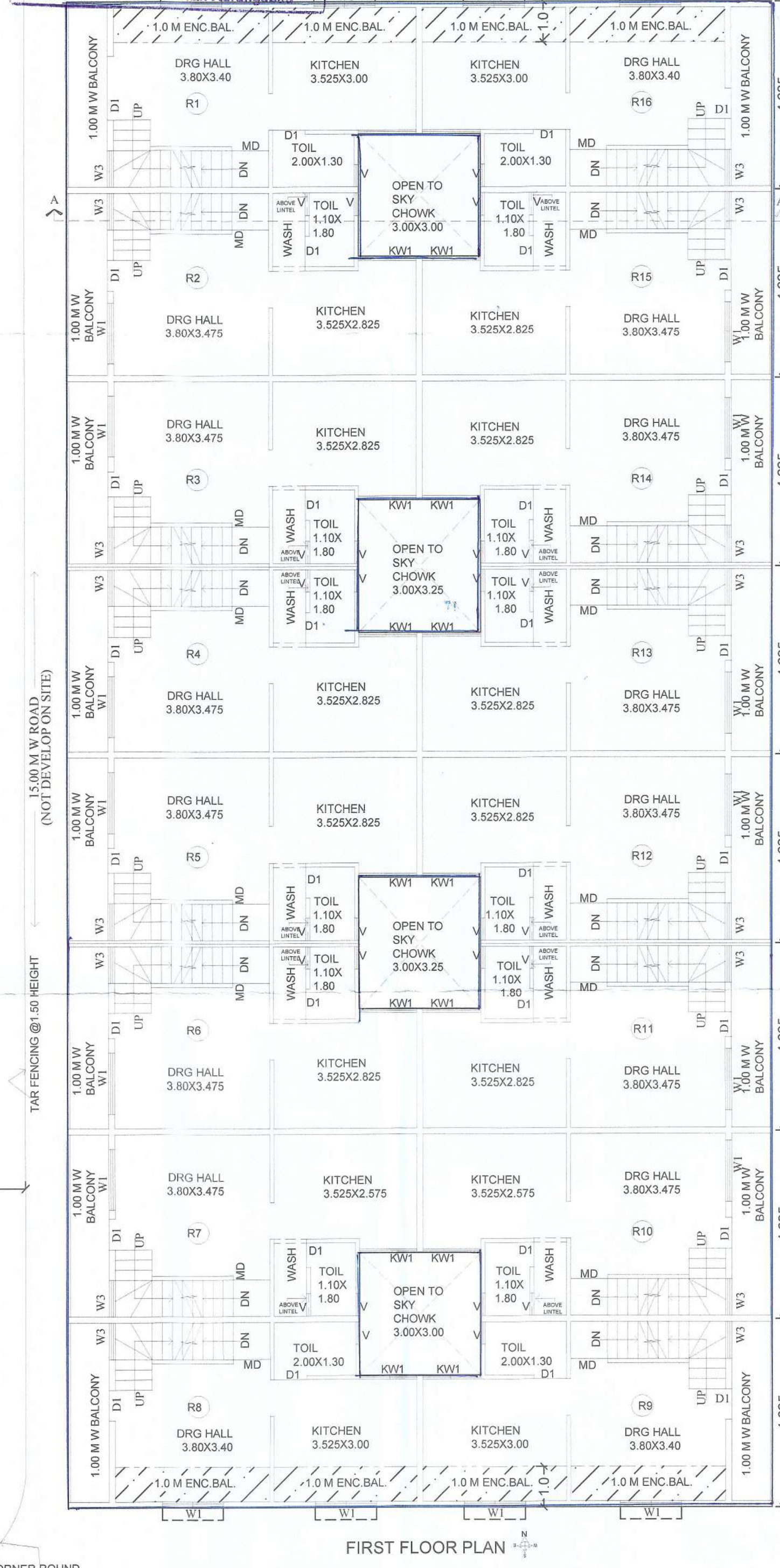
PARKING AREA STATEMENT(RESI.)

OCCUPANCY	ONE PARKING SPACE FOR EVERY	NON CONGESTED AREA(REQUIRED)			NON CONGESTED AREA(PROVIDED)		
Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	CAR 18 NOS 2 NOS	SCOOTER 18 NOS 2 NOS	5% VISTER PARKING 2 SCOOTER	CAR 18 NOS 2 NOS	SCOOTER 18 NOS 2 NOS	5% VISTER PARKING 2 SCOOTER
Residential		0.70 FACTOR=4	0.70 FACTOR=4		0.70 FACTOR=4	0.70 FACTOR=4	
TOTAL		6 NOS	28 NOS	2 NOS	6 NOS	28 NOS	2 NOS



Enclosure to Part Occupancy Certificate
No. CIDCO/A.T.P.O./AUR/NO. 1200
NO. 009400/146
05/06/2019
Additional Town Planning Officer
CIDCO, New Aurangabad

PARKING FL.B/UP AREA CAL. BLOCK PLAN	OVER ALL DIM	1	3.05	X8	1.95	47.580
PARKING FL. B/UP AREA						47.580



1ST & 2ND FL. B/UP AREA CAL. BLOCK PLAN	OVER ALL DIM	A	17.300	X	37.00	640.100
NET						640.100
LESS 1	3.000	X2X	3.00			18.000
2	3.000	X2X	3.25			18.500
TOTAL DEDUCTION						37.500
NET 1ST & 2ND FL. B/UP AREA						602.600

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed By Me On Date :-25-03-2022 & The Dimensions Of All Sides etc. Of Plot Stated On Plan Are As Measured On Site And the Area So Worked Out Tallies With The Area Stated in Document Of Ownership/Land Record Department

Signature of Licensed Engineer
OWNER'S DECLARATION
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.
Owner (s) name and signature

AREA STATEMENT

PLOT AREA	886.060	SQM
ALLOWED BASIC FSI	1.000	
PERMISSIBLE B/UP AREA 1.00	886.060	SQM
ADDITIONAL PREMIUM PAID FSI 30 %	0.000	SQM
NET B/UP(BASIC) 1.0	886.060	SQM
ANCILLARY AREA FSI 60 % PART	367.000	SQM
TOTAL	1253.060	SQM
WORK DONE CONST		
FLOOR	B/UP AREA	
PARKING FLOOR B/UP AREA	47.58	SQM
FIRST FLOOR B/UP AREA	602.60	SQM
SECOND FLOOR B/UP AREA	602.60	SQM
TOTAL WORK DONE B/UP AREA	1252.780	SQM
FSI CONSUMED	1.414	%

NOTE
1. ALL DIMENSIONS ARE METRE
2. ALL EXTERNAL WALLS 0.15 M THICK
3. ALL INTERNAL WALLS 0.10 M THICK
4. ALL COMMON PARTITION WALLS 0.15 M THICK

LEGEND
PLOT BOUNDARY SHOWN IN
WORK DONE CONST. SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN

Proforma - I: Area Statement

1. Area of plot (Minimum area of a, b, c to be considered)	886.06
(a) As per ownership document (7/12, CTS extract)	886.06
(b) as per measurement sheet	886.06
(c) as per site	886.06
2. Deductions for (a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening (b) Any D.P. Reservation area (Total a+b)	
3. Balance area of plot (1-2)	886.06
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	886.06
6. Recreational Open space (if applicable)	
(a) Required -	
(b) Proposed -	
7. Internal Road area	
8. Platable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width(1.00x886.06)	886.06
10. Addition of FSI on payment of premium (30 %)	0.000
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	
(b) Proposed FSI on payment of premium.	
11. In-situ FSI / TDR loading (a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any UDCPR-2020	
(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)],	
(c) DR area	
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal (a) [9 + 10(b)+(11(d)) or 12 whichever is applicable.	886.060
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	367.000
(c) Total entitlement (a+b)	1253.060
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	1.414
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
(a) Existing Built-up Area	
(b) Work Done Built-up Area (as per 'P-line')	1252.78
(c) Total Work Done Built-up Area (a+b)	1252.78
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	1.414

DISCRPTION	TYPE	SIZE
DOORS	MD	1.00X2.10
	D	0.90X2.10
	D1	0.75X2.10
WINDOWS	W	1.80X1.20
WINDOWS	W2	2.10X1.20
	W1	1.50X1.20
	KW1	1.50X1.00
	V	0.90X0.75
	V1	0.45X0.60

WORK DONE PLAN OF RESIDENTIAL BUILDING ON PLOT NO-8, GUT NO-186(Part)&187(Part) TISGAON, AT .WALUJ MAHANAGAR-I,TQ & DIST. AURANGABAD. CHH. Sambhaji nagar FOR MR DIWAKAR SUMERCHAND SAHUJI MR SACHIN SUMERCHAND SAHUJI

OWNERS SIGN
R.B & ASSOCIATES
Architects Planner Designer Engineers
Plot No-12/B, New St Colony Near Shanmangir Aurangabad, CELL NO. -91-9765550125

UNITS WISE B/UP & CARPET AREA STATEMENT	CARPET AREA IN SQM
DWELLING UNIT NOS	
R1	52.300
R2	52.651
R3	52.651
R4	52.651
R5	52.651
R6	52.651
R7	52.651
R8	52.300
R9	52.300
R10	52.651
R11	52.651
R12	52.651
R13	52.651
R14	52.651
R15	52.651
R16	52.300