



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Office of The Executive Engineer MIDC Civil Dn. Chhatrapati Sambhaji Nagar
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No. MIDC/SPA/ CVL/2025/ A- 11834 / 2025

Date: 06 / 03 / 2025

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy certificate for Commercial+Residential Buildings on Plot No. P-86 (Chikalthana Industrial Area. Chhatrapati Sambhaji Nagar.)

- Ref:**
1. On Line application vide SWC No- SWC/108/19/20250228/1038232
 2. Building Completion Certificate By Licence Engineer dt.06 / 02 / 2025.
 3. Final Fire N.O.C. issued vide letter No. MIDC/Fire / A-24340 / Dt. 15/05/2024.
 4. Plans approval vide letter No.SPA / D-28303 / 2021 Dt: 05/08/2021
 5. Site Inspection Report submitted by Architect dt. 06/02/ 2025

Dear Sir,

This is certify that, the development work of **Commercial+ Residential Building** having total built up area- **9010.87 Sqm** (i.e present 6247.79 Sqm + Previous part occupancy area 2763.08 Sqm) on **Plot No. P-86** situated at Chikalthana **Industrial Area**, MIDC, Chhatrapati Sambhaji Nagar, is completed as per details mentioned below under the supervision of Licensed Architect,/Engr. Yogesh Zavar License No. CA/98/23394

1.	Name of the Plot holder	M/s.Sunder Ajanta Hospitality
2.	Address	Plot No.- P-86 , Chikalthana Indl. Area.
3.	Plot area	6030.00 Sq.m.
4.	Approval of Plans	Vide leter no. / D-28303 / 2021 Dt:05/08/2021
5.	Total Approved Built-up Area	A) for Commercial Bldg. : 5407.52 Sqm B) for Residential Bldg. : 3604.35 Sqm Total B/u area (C + R) : 9010.87 Sqm FSI : 1.494
6.	Previous BCC issued (Part occupancy issued vide No. D-72649 dt. 11/11/2022 for	Part Occupancy issued for Commerical Building for b/u area : 2763.08 Sqm i.e. a) on Gr. Floor : 1559.35 Sqm b) Service Floor : 0122.88 Sqm c) First b/u area with : 1074.42 Sqm + excess balcony : 0006.43 Sqm
7.	Position of construction on site as per site Inspection report a)Built up area completed in all respect. b)FSI Details	A) for Commercial Bldg. : 5407.52 Sqm B) for Residential Bldg. : 3604.35 Sqm Total B/u area (C + R) : 9010.87 Sqm FSI : 1.494
8.	Remarks as per Site Inspection Report Form No.2 Submitted by Architect.	Building is completed as per approved plans & as per MIDC Rules & regulations 2009
9.	Area that could be considered as built up area	9010.87 Sqm

10	Details of Building Constructed and Built up Area approved	
Sr.No	Particulars	Built Up Area
1.	Present Approved area considered for Occupancy : Floor Detials i) 1st Floor b/u area ii) 2nd Floor b/u area iii) 3rd Floor b/u area iv) 4th Floor b/u area v) 5th Floor b/u area vi) 6th Floor b/u area vii) 7th Floor b/u area viii) Excess balcony b/u Total B/u area (C + R) FSI : 1.494 A) for Comm. Bldg. : already issued : 1074.42 Sqm : 1074.42 Sqm : 470.44 Sqm : Nil : Nil : Nil : 24.14 Sqm : 2643.42 Sqm B) for Resi Bldg. 571.99 Sqm 571.99 Sqm 571.99 Sqm 571.99 Sqm 536.47 Sqm 536.47 Sqm 242.44 Sqm 01.03 Sqm 3604.37 Sqm	6247.79 Sqm.
2.	Total Occupied Built Up Area Say :	6247.79 Sq.m.
3.	Existing BCC issued Built up area : Part Occupancy issued for <u>Commerical Building</u> for b/u area	2763.08 Sq.M.
4.	Up to date total Built up area :	9010.87 Sqm.
5.	F.S.I. Consumed	1.494

As requested vide ref. No. 1 & as per site inspection report vide ref No. 5 , you are permitted to occupy this building having total built up area- **9010.87 Sq.m. (i.e. FSI- 1.494)**. of **M/s.Sunder Ajanta Hospitality on plot No. P-86 in Chikalthana Indl. Area.**

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref No. 5, then legal action as per **MR&TP Act 1966** as deemed fit shall be taken please note.

It is also stated that, you are responsible for any loss, damage and death etc. in case of any accident for using lift without taking permission from competent authority, MIDC authority not responsible for the same.

Thaking You,

Your's Faithfully

Digitally signed by
Rameshchandra
Digamberrao Giri
Date: 2025.03.06
13:48:08 +05'30'
EE& Special Planning Authority,
MIDC, Civil Division,
Chhatrapati Sambhaji nagar

Copy to ;

- Regional Officer MIDC , Chhatrapati Sambhaji Nagar (*RO is requested to upload & update online LMS record and other relevant record*)
- DE & PA-I, CHK Sub –Dn. , Chhatrapati Sambhaji Nagar, for information.
- **M/s. Yogesh Zavar** License Arch./ Engineer, Shop No.C+2, D Wing Bharat Bajar, API Corner, Chhatrapati Sambhajinagar