MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)
Office of The Deputy Engineer / PA-I & SPA. , IInd Floor, Uddyogshakti Building,
Chhatrapati Sambhaji Nagar
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(0240-2342188/ FAX-0240-2342186

Outword No. /E_off/I- 163080 Date : 27 / 03 / 2026

Commencement Certificate

To,

M/s. Swift Engineering Co. Pvt. Ltd

PLOT No. : **E-32/A-2** MIDC ,
CHIKALTHANA INDL AREA, CHH. SAMBHAJINAGAR

SUB : Chikalthana I/A.... Revised Building Plans Approval with addl. FSI for **Residential Building** on plot.. Issue of Commencement Certificate
on plot No. : **E-32/A-2**

REF : 1) Your Online application vide SWC/108/521/20231021/939780
2) Provisional Fire NOC issued vide No. P-637106 dt. 25/02/2026

Dear Sir,

With reference to your Online application No **SWC/108/521/20231021/939780** for grant to

sanction of commencement certificate to carry out development work and Building Permit under Section 45 of MR & T.P. Act, 1966 to erect Residential Building in Industrial Zone situated at Chikalthana Industrial Area, the commencement/Building Permit is granted subject to the following conditions:-

1. You had submitted plans and drawings for: **15401.43 Sqm** b/u area on GF +8th on plot area of : **4000.00 Sqm** at present this office has approved plans for B/U : **15401.43 Sqm** for built up area. This office has approved **11 No**. of drawing details of Existing & proposed built-up area are mentioned for each floor is on the accompanying statement submitted in attached drawing. (Basement floor for parking+ GF: Parking & verious b/u area up to 8th floor for residential purpose.)

2. The land vacated in consequence of the enforcement of the set-back rule shall from part of the public street in future.

3. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

4. The Commencement Certificate/ Building Permit shall remain valid for a period of one year commencing from the date of its issue and may be renewed every year for a further period 3 Years maximum. If the work is commenced within the valid period, then there is no necessity of renewal of commencement certificate. You have to take Occupancy Certificate for proposed construction within stipulated period of development as mentioned in RO office Resi.Conversion order letter issued vide letter no. CHK/E-32/1/2- P 546099 dt.08 /12/2025. If any discrepancy found in work-done area or approved plans then you have to take necessary revised plan approval before issue of Occupancy Certificate.

5. This permission does not entitle you to develop the land which does not vest in you.

6. Minimum two trees in plots 200sq.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

7. The Building Plans needed to be got approved from:-Civil Aviation authorities (Air Port Authority NOC) for building in the Vicinity of aerodromes, the maximum height of buildings shall be subject to parameters framed by the Civil Aviation Authorities or the Development permission Need to be revised as per Civil Aviation authorities permission after applicant produces NOC from Air port Authority.

8. You should be provide CD work with 600 mm dia pipe in front of in entrance gate of plot for wash out storm water .
9. You should be provide Hirkani kaksha up to 24 Sqm with all required facility within 'P' line area.
10. Provide Car & Scooter parking keeping required marginal space as per CDCPR2023.

11. If there is permission of lift is done in approved drawing, you have to submit approval of commissioning permission of lift from concern authority to use the lift is mandatory, before issue of Occupancy Certificate

12. The Building plans need to be got approved from Civil Aviation authorities (Air Port Authority NOC) for building in the vicinity of aerodromes, the maximum height of buildingongs shall be subject to parameters framed by the Civil Aviation Authorityes or the Developments permission need to be revised as per civil Aviation authorites permission after applicant produces NOC from Air port Authority.

13. As you have submitted undertaking regarding Airport NOC, You should have to submit the same as early as possible or before issue of Occupancy Certificate.

As you have paid necessary following charges :
i) Development charges. : Rs.4193810/- (Rs. 10,54,333/- + 2527365/- + 10637385/-) II) Scrutiny fees, : Rs.166063./- & iii) Labour Cess Charges : Rs.4075511+ 1151407+ 3631028 /- and Ancillary Charges Rs. 2940320/- vide receipt No.GL23317748 dt,27/09/2022 & R No. GL 24046547 dt. 27/04/2023 & R. No. GL 26654620 dt. 25/03/2026)

A] Provisional Fire NOC: Since you have paid following …. "Fire & Emergency Fees" of

Sr. No	Description	Amt. paid in R	Remarks
1	Fire & amp , Emergency Fee	4253944/-	
2	Note : Necessary Fire fee will have to be paid before issue of Final Fire NOC		

This has reference to your application under reference this office has NO OBJECTION (PROVISIONAL) for your proposed/extension of Residential building on Plot No. **E-32/A-2**

Sr. No.	Particulars of Drawing	Area in Sqm	Drawing No / Date
1	Plan showing Block Plan, ground floor, Elevation, Area diagram and Area Statement	Proposed B/ Up Area = **15401.43Sqm** (details as per provisional fire noc issued by DFO, Marathawada dt. 24/01/2026	Drawing Submitted by Arch. / Engr. MANOJ KAPOORCHAND KALA[CA/96/19597]

During Scrutiny following are the observations. This NOC is valid subject to fulfilment of the following conditions:-

FIRE EXTINGUISHER SHOULD BE PROVIDED AS UNDER.:

Sr. No.	Particulars	Quantity
01.	As per Provisional Fire NOC issued by DFO, Marathawada vide No. P-637106 dt. 25/02/2026	

In addition to the above all , provision under the D.C. rules of MIDC and NBC shall be strictly adhered, also if any changes in activity of proposed expansion or subletting of plot , NOC from this office is essential. This is Provisional NOC for the details given above, which shall be treated valid for the period of one year from the date of issue of the same and it is your responsibility to get the same renewed after satisfactory inspection of fire fighting installation and arrangement provided by you. After compliance to all above recommendations the inspection of the same will be carried by this office and after satisfactory inspection "FINAL NOC" will be issued. If any change in activity or subletting observed during inspection, company should apply for NOC from this office.

Accompanying statement :

Commencement Certificate issued by the Office of the Deputy Engineer -PA1 & SPA, MIDC Civil Dn , Chhatrapati Sambhajinagar, Addressed to **M/s. Swift Engineering Co. Pvt. Ltd** on Plot No. **E-32/A-2** in MIDC Chikalthana industrial Area.Chh Sambhajinagar. For RESI.

Sr. No.	Name of Architec	Particulars of BCC / Plan Approval	B/.U area details of proposed construction on Floors..	Built Up Area in SQM	Total b/u area in SQM
1) Arch. /Engr. Arch. /Engr. MANOJ KAPOORCHAND KALA[CA/96/19597]		Building Plan approval for PROPOSED Appartment Building for use of Residential purpose.	**on Basement Floor :**	**FSI free Parking**	This Floor used for Parking free of FSI
			on GroundFloor : Parking + Resi.	**392.95**	**15401.43 Sqm**
			on First Floor :	**1562.54**	
			on Second Floor :	**2118.53**	
			On Third Floor :	**2009.52**	
			on 4th Floor :	**2005.145**	
			On 5th Floor :	**2005.145**	
			on 6 th Floor :	**2005.145**	
			on 7 th Floor :	**2011.740**	
			on 8 th Floor :	**1290.715**	
			Total Built up area approved :	**15401.43**	**15401.43 Sqm**

NOTE : As per this proposal drawing submitted previous b/u area Nil Sqm shwon as to be demolished.

REMARKS.:- Proposal submitted vide **SWC/108/521/20231021/939780**

1) Plot Area for plot No :- **E-32/A-2** **4000 Sqm**
2) Proposed B/U area on plot :- **15401.43 Sqm**
3) Existing BCC issued area :- **Nil Sqm**
4) Up to date B/U area (2 + 3) are **15401.43 Sqm**
5) F.S.I.consumed. **385 % , i e 3.85 < 1.00**
6) U.G.Water Tank :- As per Prov. Fire NOC issued by DFO, Marathawada

Your's Faithfully,

NITIN AMBADAS JADHAV

Digitally signed by NITIN AMBADAS JADHAV
DN: c=IN, st=Maharashtra, 2.5.4.20=4896a8a59eb29f3946d19f983f8d721ce6665d7322bda0449b2da021963540ae, postalCode=431001, street=Aurangabad, pseudonym=94295326-6785-4747-b5c6-22e08f1e8d1b, serialNumber=046f9c9a5a82a54709865760e64d33fc04cb3556f71a85ddb8d47e9a304e4837, ou=ENGINEERING, o=MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, cn=NITIN AMBADAS JADHAV
Date: 2026.03.27 18:18:33 +05'30'

DE&PA-I, Special Planning Authority,
MIDC Chhatrapati Sambhaji nagar

* One Statement showing details of drawings attached with SWC/108/521/20231021/939780
1 Copy fwc's to Regional Officer, MIDC, Chhatrapati Sambhaji Nagar for favour of information please.
2 Copy to Dy. Engineer Civil Sub-Dn, (Water Supply), Chhatrapati Sambhaji Nagar for information