

☎ 0240-2342188,
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No. MIDC/ DEPA-I/ P-300264 / 2026
Office of the Deputy Engineer & PA-I,
M.I.D.C. Civil Division, Udyogshakti Bldg,
Aurangabad Industrial area, Near Railway
Station, Chhatrapati Sammbhajnagar .
Date: 12 / 05 / 2026

CORRIGENDUM TO COMMENCEMENT CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Sub: Issue of Corrigendum to Commencement Certificate — Chikalthana Layout I/A: Revised Building Plan Approval with Additional FSI for Residential Building on Plot No. E-32/A/2 — Correction in Approved Drawing Sheet No. 2/11.

Ref:1) Commencement Certificate issued by this office vide Letter No. I-120453/2026 dated 27/06/2025, submitted under SWC/108/521/20231021/939780.

2) Request letter dated 20/03/2026 from M/s. Swift Engineering Co. Pvt. Ltd. regarding correction of flat-wise details mentioned on Approved Drawing Sheet No. 2/11.

With reference to the Commencement Certificate issued by this office for the construction of a Residential Building on Plot No. E-32/A/2 vide Letter No. I-120453/2026 dated 27/06/2025, submitted under SWC/108/521/20231021/939780, the following is hereby stated for your information and necessary action.

At the time of submission of the building plan drawings for the construction of the Residential Building on the above-said plot, the flat-wise details mentioned on Drawing Sheet No. 2/11 pertained to the 'Floor-wise Carpet Area' of the building. These details were provided solely for the purpose of indicating the P-line Built-up Area, Balcony Area, and the total Built-up Area of various construction components proposed by the allottee. This information was submitted to meet the up-to-date Built-up Area and FSI requirements while scrutinizing such proposals in MIDC's BPAMS system. The said chart does not reflect the flat-wise area details for the purpose of saleable carpet area.

In view of the above, it is hereby stated that the said chart may not be considered for the purpose of saleable carpet area and shall be treated as deleted from Sanctioned Drawing Sheet No. 2/11. A new corrected Drawing Sheet No. 2/11, as attached herewith, shall be treated as the sanctioned document for your information and perusal.

A detailed chart of the area statement of the proposed units mentioned on the sanctioned drawing has been prepared by the Project Engineer/Architect, Manoj Kala (Registration No. CA/96/19597), for practical and official purposes in respect of the project situated on Plot No. E-32/A/2 at MIDC Chikalthana Industrial Area, Chhatrapati Sambhajanagar. The total sanctioned Built-up Area on the said plot is **15,401.43 Sqm.** A copy of the same is attached herewith for your ready reference.

Thanking you,

Yours faithfully,

NITIN
AMBADAS
JADHAV

Deputy Engineer - PAI & SPA

MIDC, Civil Division, Chh. Sambhajinagar.

Copy to M/s. Swift Engineering Co. Pvt Ltd, plot No. E-32/A-2, Chikalathana Indl. Area, for information please.

Office of the Deputy Engineer & PA-I, MIDC Civil Division, 1st floor, Udyogshakti, Station Road, Chhtrapati Sambhajnagar,
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o=MAHARASHTRA INDUSTRIAL DEVELOPMENT
CORPORATION, ou=NETN AMBASAD JACHIV
Date: 2026.05.12 19:27:09 +05'30'

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
Contact: +91 9637005781 | manoj.kala@yahoo.co.in



Date: 20-04-2026

Actual Area Statement of Individual Units as per Drawings for Plot No. E-32/A/2,
MIDC, Chikalthana, Chhatrapati Sambhajnagar statement for M/S.Swift Engineering
Company Private Limited.

AREA STATEMENT AS PER SANCTIONED DRAWING				
FLOOR	TYPE OF UNIT	UNIT NO.	RERA CARPET SQ. MTR.	P- LINE AREA SQ. MTR.
GROUND FLOOR	Service Apartment	001	26.18	28.45
	Service Apartment	002	27.33	29.04
	Service Apartment	003	26.17	27.86
	Service Apartment	004	21.94	24.13
	Service Apartment	005	36.32	39.38
	Service Apartment	006	37.45	39.67
	Service Apartment	007	32.34	34.50
	Service Apartment	008	38.58	40.82
	Service Apartment	009	40.29	42.55
	Service Apartment	010	38.59	41.68
FIRST FLOOR	FLAT	101	94.30	120.56
	FLAT	102	107.88	134.78
	FLAT	103	107.88	135.15
	FLAT	104	120.13	156.12
	FLAT	105	113.48	133.25
	FLAT	106	120.42	155.71
	FLAT	107	94.41	120.78
	FLAT	108	107.88	134.78
	FLAT	109	107.88	135.03
SECOND FLOOR	FLAT	201	94.30	120.56
	FLAT	202	107.88	134.78
	FLAT	203	107.88	135.15
	FLAT	204	120.13	156.12
	FLAT	205	113.48	133.25
	FLAT	206	120.42	155.71
	FLAT	207	94.41	120.78
	FLAT	208	107.88	134.78
	FLAT	209	107.88	135.03
	Service Apartment	210	67.80	100.16
	Service Apartment	211	61.12	74.34
	Service Apartment	212	63.50	78.03
	Service Apartment	213	61.12	75.19
	Service Apartment	214	67.80	100.16

[Signature]



MANOJ KALA
Architect
Reg. No. CA/96/19587



Certified Copy

NITIN
AMBADAS

[Signature]

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
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THIRD FLOOR	FLAT	301	94.30	120.56
	FLAT	302	107.88	134.78
	FLAT	303	107.88	135.15
	FLAT	304	120.13	156.12
	FLAT	305	113.48	133.25
	FLAT	306	120.42	155.71
	FLAT	307	94.41	120.78
	FLAT	308	107.88	134.78
	FLAT	309	107.88	135.03
	FLAT	310	120.12	156.15
	FLAT	311	116.30	133.26
	FLAT	312	120.42	155.71
FOURTH FLOOR	FLAT	401	94.30	120.56
	FLAT	402	107.88	134.78
	FLAT	403	107.88	135.15
	FLAT	404	120.13	156.12
	FLAT	405	113.48	133.25
	FLAT	406	120.42	155.71
	FLAT	407	94.41	120.78
	FLAT	408	107.88	134.78
	FLAT	409	107.88	135.03
	FLAT	410	120.12	156.15
	FLAT	411	116.30	133.26
	FLAT	412	120.42	155.71
FIFTH FLOOR	FLAT	501	94.30	120.56
	FLAT	502	107.88	134.78
	FLAT	503	107.88	135.15
	FLAT	504	120.13	156.12
	FLAT	505	113.48	133.25
	FLAT	506	120.42	155.71
	FLAT	507	94.41	120.78
	FLAT	508	107.88	134.78
	FLAT	509	107.88	135.03
	FLAT	510	120.12	156.15
	FLAT	511	116.30	133.26
	FLAT	512	120.42	155.71
SIXTH FLOOR	FLAT	601	94.30	120.56
	FLAT	602	107.88	134.78
	FLAT	603	107.88	135.15
	FLAT	604	120.13	156.12

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Garkheda, Chh. Sambhaji Nagar 431005
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	FLAT	605	113.48	133.25
	FLAT	606	120.42	155.71
	FLAT	607	94.41	120.78
	FLAT	608	107.88	134.78
	FLAT	609	107.88	135.03
	FLAT	610	120.12	156.15
	FLAT	611	116.30	133.26
	FLAT	612	120.42	155.71
SEVENTH + EITGHTH FLOOR	PENTHOUSE FLAT	701	162.84	199.38
	PENTHOUSE FLAT	702	189.17	229.78
	PENTHOUSE FLAT	703	189.17	230.55
	PENTHOUSE FLAT	704	205.34	265.73
	PENTHOUSE FLAT	705	196.95	226.68
	PENTHOUSE FLAT	706	204.31	257.69
	PENTHOUSE FLAT	707	163.06	199.8
	PENTHOUSE FLAT	708	189.48	230.04
	PENTHOUSE FLAT	709	189.17	230.24
	PENTHOUSE FLAT	710	205.33	265.73
	PENTHOUSE FLAT	711	199.76	226.68
	PENTHOUSE FLAT	712	206.41	257.69
Total			10220.44	12733.39

Proposed Pline Area Statement

Total Pline Area of all Units	12733.39 Sq. M
Total Common Area of all Floors	2668.04 Sq. M
Total Pline Area	15401.43 Sq. M

The above area statement is derived from the proposed unit drawings and represents the accurate unit-wise RERA Carpet Area and Pline Area as per Revised Building Permission No. Outword No. /E off/I- 163080 dated 27/03/2026, SWC/108/521/20231021/939780.

This revised area statement considered for all practical and official purposes in respect of the project situated on Plot No. E-32/A/2, MIDC, Chikalthana, Chhatrapati Sambhajinagar.

Architect

Manoj Kala

Reg No: CA/96/19597

Date: 20/04/2026

MANOJ KALA
Architect
Reg. No. CA/96/19597

Certified Copy

NITIN
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c=IN, o=INRI, ou=MARAPASA, cn=INRI
DEVELOPMENT CORPORATION, cn=NITIN
AMBASAS JADHAV
Contact: 92236 0613, 98 266 03, 92236 37



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)
Office of The Deputy Engineer / PA-I & SPA, 11nd Floor, Uddyogshakti Building,
Chhatrapati Sambhaji Nagar
E-mail: depa1csn@midcindia.org / Web: www.midcindia.org
(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 & various 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

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**NITIN
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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 buildings shall be subject to parameters framed by the Civil Aviation Authorities or the Developments permission need to be revised as per civil Aviation authorities 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 = 15401.435sqm (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	

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2.5.4.20=Maharashtra, o=State of Maharashtra,
ou=Government of Maharashtra, email=ambagas.jachay@maharashtra.gov,
serial=123456789, version=3
ambagas.jachay@maharashtra.gov
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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 Sambhajanagar, Addressed to M/s. Swift Engineering Co. Pvt. Ltd
on Plot No. E-32/A-2 in MIDC Chikalthana Industrial Area.Chh Sambhajanagar. 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 Apartment Building for use of Residential purpose.	on Basement Floor :	FSI free Parking	This Floor used for Parking free of FSI
			on Ground Floor : Parking + Resl.	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**

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

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c=IN, o=SWIFT ENGINEERING CO. PVT. LTD.,
ou=176046E8B0, cn=SWIFT ENGINEERING CO. PVT. LTD.,
DEVELOPMENT CORPORATION, ca=NITIN AMBADAS
JADHAV

Date: 2026.03.27 16:18:33 +05'30'

* 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

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**NITIN
AMBADAS**

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DEVELOPMENT CORPORATION, ca=NITIN AMBADAS
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