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# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

### REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

### HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

CIDCO/BP-13164/TPO(NM & K)/2015/ **1059 -**

### Ref. No.

M/s RSM Colonisers  
Through its Partners Shri.Ramesh C Bangera & Others Five,  
A-24,Nandjyot Indl.Estate Andheri-Kurla Road,  
Safed Pool, Sakinaka Andheri (E), Mumbai

Date: **22 SEP 2015**

### ASSESSMENT ORDER NO.106/2015-16 REGISTER NO.01 PAGE NO.106

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	5	4	0	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.338,Sector-19 at Ulwe (12.5% scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 25/09/2014, 26/12/2014 & 26/06/2015

### ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

1. Name of Assessee :- M/s RSM Colonisers  
Through its Partners Shri.Ramesh C Bangera & Others Two
2. Location :- Plot No.338, Sector-19 at Ulwe (12.5% scheme), Navi Mumbai.
3. Land use :- Residential
4. Plot area :- 1049.980 Sq. mtrs
5. Permissible FSI :-1.5
6. GROSS BUA FOR ASSESSMENT :- 4004 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 4004 Sq.mtrs. X 14875= Rs.59559500/-
- B) AMOUNT OF CESS :- Rs.59559500/- X 1%= Rs.595595.00
- 7) Construction & Other Workers Welfare Cess charges paid Rs.5,95,600/- vide
  - i) Receipt No.12994, dtd.24/12/2014, amount of Rs.5,28,550/-
  - ii) Receipt No.13100, dtd.16/01/2015, Amount of Rs.67,050/-

Yours faithfully,

*Manjula*  
22/9/15

(Manjula Nayak)  
Town Planning Officer(BP)  
(Navi Mumbai & Khopta)



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CIDCO/BP-13164 /TPO(NM & K)/2015/

1059 -

## Ref. No.

M/s RSM Colonisers  
Through its Partners Shri.Ramesh C Bangera & Others Five,  
A-24, Nandiyot Indl Estate Andheri-Kurla Road,  
Safed Pool, Sakinaka Andheri (E), Mumbai.

## Date:

22 SEP 2015

### ASSESSMENT ORDER NO.106/2015-16 REGISTER NO.01 PAGE NO.106

SUB:- Payment of development charges for Residential Building on Plot No.338, Sector-19 at Ulwe (12.5% scheme), Navi Mumbai.

- REF:-
- 1) Your architect's application dated 25/09/2014, 26/12/2014 & 26/06/2015
  - 2) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/151/2014/997, dtd.02/07/2014
  - 3) Moveja NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/151/2014, dtd.14/08/2014
  - 4) Height Clearance NOC issued by TPO(NM & K) vide letter No. CIDCO/TPO(NM&K)/2014/337, dtd.11/09/2014
  - 5) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/151/2014, dtd.19/08/2014
  - 6) Fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/Fire/Kim/ 8337/2014, dtd.23/12/2014
  - 7) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/14/UL-847/859, dtd.21/08/2014
  - 8) 50% IDC paid of Rs.526000/- vide Receipt No.12994, dtd.24/12/2014

### ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1.	Name of Assessee	M/s RSM Colonisers Through its Partners Shri.Ramesh C Bangera & Others Two
2.	Location	Plot No.338, Sector-19,Ulwe (12.5% scheme), Navi Mumbai.
3.	Land use	-Residential
4.	Plot area	- 1049.980 Sq. mtrs
5.	Permissible FSI	-1.5
6.	Rates as per Stamp Duty Ready Reckoner, for Sec-19, Ulwe	- Rs.20100/-
7.	AREA FOR ASSESSMENT	-
A)	FOR COMMERCIAL	-
i)	Plot area	- 88.423 Sq.mtrs..
ii)	Built up area	- 132.634 Sq.mtrs.
B)	FOR RESIDENTIAL	-
i)	Plot area	- 961.557 Sq.mtrs.
ii)	Built up area	- 1440.346 Sq.mtrs.
A)	DEVELOPMENT CHARGES FOR COMMERCIAL	-
i)	On Plot area @ 1% of (6) above	- 88.423 Sq.mtrs X 20100 X 1% = Rs. 17773.023
ii)	On Built up area @ 4% of (6) above	- 132.634 Sq.mtrs X 20100 X 4% = Rs.106637.736
		TOTAL=Rs.124410.759
B)	FOR RESIDENTIAL	-
i)	On plot area @ 0.5% of (6) above	- 961.557 Sq.mtrs. X 20100 X 0.5%=Rs. 96836.478
ii)	On built up area @ 2% of (6) above	- 1440.346 Sq.mtrs. X 20100 X 2%=Rs.589019.092
		TOTAL =Rs.675655.570
9.	Total Assessed development charges	- 8(A) + 8(B) =Rs.800066.329. Say Rs.8000671/-
10.	Date of Assessment	- 28/12/2014
11.	Due date of completion	- 09/01/2014 to 08/01/2018
12.	Development charges paid of Rs.8,00,900/- vide	-
i)	Receipt No.12994, dtd.24/12/2014, Amount of Rs.6,63,100/-	-
ii)	Receipt No.13100, dtd.16/01/2015, Amount of Rs.1,37,800/-	-

Unique Code No. 2014 03 021 02 3540 01 is for this Development Permission on Plot No.338, Sector-19 Ulwe (12.5% scheme), Navi Mumbai.

Yours faithfully,

*Manjula*  
12/9/15

(Manjula Nayak)  
Town Planning Officer(BP)  
Navi Mumbai & Khopta



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

## REGD. OFFICE:

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CIDCO/BP-13164 /TPO(NM & K)/2015/

1060 - -

22 SEP 2015

Ref. No.	Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	Date	4	0	0	1
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To,  
M/s RSM Colonisers  
Through its Partners Shri.Ramesh C Bangera & Others.Two  
A-24,Nandiyot Indl.Estate Andheri-Kurta Road,  
Safed Pool, Sakinaka Andheri (E), Mumbai.

**SUB:-** Development Permission for Residential Building on Plot No.338, Sector-19 Ulwe (12.5% scheme), Navi Mumbai.

- REF:-**
- 1) Your architect's application dated 25/09/2014, 26/12/2014 & 26/06/2015
  - 2) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/151/2014/997, dtd.02/07/2014
  - 3) Maveja NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/151/2014, dtd.14/08/2014
  - 4) Height Clearance NOC issued by TPO(NM & K) vide letter No. CIDCO/TPO(NM&K)/2014/337, dtd.11/09/2014
  - 5) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/151/2014, dtd.19/08/2014
  - 6) Fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/Fire/Kim/ 8337/2014, dtd.23/12/2014
  - 7) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/14/JL-847/859, dtd.21/08/2014
  - 8) 50% IDC paid of Rs.525000/- vide Receipt No.12994, dtd.24/12/2014

Dear Sir,

Please refer to your application for development permission for Plot No.338, Sector-19 Ulwe (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stiff, the finished stiff level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

You will ensure that the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC paid of Rs.525000/- vide Receipt No.12994, dtd.24/12/2014, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

*Manjula*  
22/9/15

(Manjula Nayak)  
Town Planning Officer(BP)  
Navi Mumbai & Khopta

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD****COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to **M/s.RSM Colonisers, through its Partners, Mr.Ramesh C Bangera & Others Five, on Plot No- 338, Sector- 19 at Ulwe (12.5% Scheme), Navi Mumbai,** as per the approved plans and subject to the following conditions for the development work of the proposed **Residential Building ( Gr. + 14<sup>th</sup> Floor), Resi.BUA= 1440.346 Sq.Mt., Comm. BUA= 132.634 Sq.Mt., Total BUA= 1572.980 Sq.Mt.,**

(Nos. of Residential Units - 50, Nos. of Commercial units - 07)

**This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.**

1. **This Certificate is liable to be revoked by the Corporation if: -**
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. **The applicant shall:-**
  - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain Occupancy Certificate from the Corporation.
  - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter, revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 5500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

REF.NO.CIDCO/B.P.-13164/TPO.(NM&K)/2015 **1060--**

DATE **22 SEP 2015**

11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

**The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of Them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.**

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

*Maryjula*  
22/9/15

TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

C.C. TO: ARCHITECT

M/s Triarch Design Studio

C.C. TO: Separately to:

1. M (TS)
2. CUC
3. EE (KHR/PNU/KLM/DRON)



**CIDCO**  
WE MAKE CITIES

## PLINTH COMPLETION CERTIFICATE

BP-13164/0423

Date : 07 April, 2016

To,

**M/s. RSM Colonisers, Through its Partners Shri.  
Ramesh C. Bangera and Others Two.  
A-24, Nandjyot Indl. Estate Andheri-Kurla Road,  
Sakinaka Andheri (E), Mumbai.  
PIN - 400069**

**Sub :** Plinth Completion Certificate for Proposed **Resi\_Commercial [ Resi+Comm ]** Building on Plot No. **338**, Sector **19** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

**Ref :** Your Architect online application received on dtd. 28/03/2016.

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for **Resi\_Commercial [ Resi+Comm ]** Building on Plot No. **338**, Sector **19** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai. The marginal open spaces are found as per plan approved vide this office letter No. **CIDCO/BP-13164/TPO/(NM&K)/2015/1060** dated **22 September, 2015**.

Therefore you may go ahead with the construction work beyond **Plinth Level upto top of Habitable Floor i.e. upto 3 slab** as per approved plans and terms and conditions mentioned in this office letter **22 September, 2015** and Agreement to Lease executed with Corporation.

Thanking you,

Yours faithfully,

*[Signature]*  
21/4/16

C.C. to : Hemant Pandurang Dhavale  
TRIARCH DESIGN STUDIO, Bhagavati  
Bhuvan, Saraswati Baug, Jogeshwari (E),  
Mumbai. Shop No. 18, Gauri Commercial  
Complex, Plot No. 19, Sector-11, CBD,  
Belapur, Navi Mumbai.

ASSOCIATE PLANNER (BP)



**CIDCO**  
WE MAKE CITIES

## HABITABLE FLOOR COMPLETION CERTIFICATE

BP-13164/0643

Date : 20 June, 2016

To,

M/s. RSM Colonisers, Through its Partners Shri,  
Ramesh C. Bangera and Others Two. <sup>Six</sup>  
A-24, Nandjyot Indi. Estate Andheri-Kurla Road,  
Sakinaka Andheri (E), Mumbai.  
PIN - 400069

**Sub :** Habitable Floor Completion Certificate for Proposed **Resi\_Commercial [ Resi+Comm ]**  
Building on Plot No. **338**, Sector **19** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

**Ref :** Your Architect online application received on dtd. 15/06/2016

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of construction up to Habitable Floor of proposed Building on Subject plot. In this regard, it is to inform you that as per the reference points shown by your Architect, the offset of natural terrace from the plot line for proposed **Resi\_Commercial [ Resi+Comm ]** Building on Plot No. **338**, Sector **19** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai is found as per plans approved vide this office letter No. **CIDCO/BP-13164/TPO/(NM&K)/2015/1060** dated **22 September, 2015**.

Therefore, you may go ahead with the construction work beyond **Habitable Floor** as per approved plans and terms and conditions mentioned in this office letter dated **22 September, 2015** and agreement to lease executed with Corporation.

Thanking you,

Yours faithfully,

C.C. to : Hemant Pandurang Dhavale  
TRIARCH DESIGN STUDIO, Bhagavati  
Bhuvan, Saraswati Baug, Jogeshwari (E),  
Mumbai. Shop No. 18, Gauri Commercial  
Complex, Plot No. 19, Sector-11, CBD,  
Belapur, Navi Mumbai.

ASSOCIATE PLANNER (BP)