

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8156

CIDCO/ATPO(BP)/2011/ **1787 --**

Ref. No.

To,

M/s. Innovative Construction Co.,
 Shop No.3, Innovative Place,
 Plot No.157, Sector-44, Nerul, Navi Mumbai.

Date: **23 DEC 2011**

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ASSESSMENT ORDER NO. 721/2011-12/REGISTER NO.02/PAGE NO.721

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	3	2	8
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 321, Sector No.17 at Ulwe, (12.5% Scheme) Navi Mumbai.

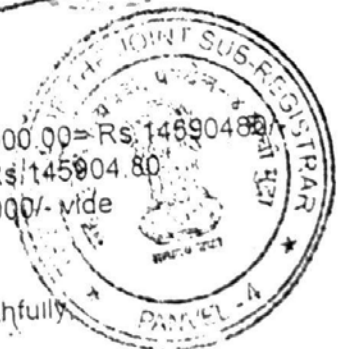
REF:- 1) Your architect's letter dated 30/09/2011 & 08/11/2011

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT, 1956)

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|---|--|
| 1. Name of Assessee | - M/s. Innovative Construction Co. |
| 2. Location | - Plot No. 321, Sector No.17 at Ulwe, (12.5% Scheme) Navi Mumbai |
| 3. Land use | - Residential |
| 4. Plot area | - 499.980 Sq. mtrs |
| 5. Permissible FSI | - 1.5 |
| 6. GROSS BUA FOR ASSESSEMENT | - 1459.048 Sq.mtrs. |
| A) ESTIMATED COST OF CONSTN. | - 1459.048 Sq.mtrs. X 10000.00 = Rs. 14590480/- |
| B) AMOUNT OF CESS | - Rs.14590480/- X 1% = Rs. 145904.80/- |
| 7) Construction & Other Workers Welfare Cess charges paid | Rs.1,46,000/- vide Receipt No.6976, dtd.08/11/2011 |

Yours faithfully,



(R. B. Patil)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA
पवन - ४
 NIRMAL 2nd Floor Northman Point,
 Mumbai - 400 008
 PHONE (Reception) 91-22-6650 0928 / 6650 0928
 FAX 91-22-2202 2509 / 6650 0933
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 2011/1787--

HEAD OFFICE
 CIDCO Bhamburda
 New Marolli
 PHONE
 FAX

CITY
 REGD.
 "NIRMAL"
 Mumbai
 PHONE
 FAX
 Ref. No.

Date: 23 Dec

To: M/s. Innovative Construction Co.,
 Shop No. 3, Innovative Place,
 Plot No. 157, Sector-44, Nerul, Navi Mumbai.
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 SUB: Payment of development charges for Residential Building on Plot No.321, Sector No.17 at Ulwe, (12.5% Scheme) Navi Mumbai
 2 RET: 1) Your architect's letter dated 30/09/2011 & 08/11/2011
 2) Final transfer order issued by M(TS-II) vide letter dtd.09/05/2011
 3) Delay condonation NOC issued by M(TS-II) vide letter dtd.04/10/2011
 4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.04/11/2011
 5) 50% IDC paid of Rs.2,50,000/- vide Receipt No.6976, dtd.08/11/2011



ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 20

Name of Assessee :- M/s. Innovative Construction Co.,
 Location :- Plot No. 321, Sector No.17 at Ulwe, (12.5% Scheme) Navi Mumbai
 Land use :- Residential
 Plot area :- 499.980 Sq. mtrs
 Possible FSI :- 1.5
 Rates as per Stamp Duty Ready Reckoner, for Sec-17, Ulwe :- Rs.5600/-
 AREA FOR ASSESSEMENT
 i) Plot area :-
 ii) Built up-area :- 499.980 Sq.mtrs.
 DEVELOPMENT CHARGES :- 739.548 Sq.mtrs
 i) On plot area @ 0.5% of (6) above :- 499.980 Sq.mtrs X 5600 X 0.5%=Rs.13999.44
 ii) On built up area @ 2% of (6) above :- 739.548 Sq.mtrs X 5600 X 2%=Rs.82829.33
 Total Rs.96828.82

9. Total Assessed development Charges :- (8.A + 8.B)=Rs.96828.82, Say Rs.96829/-
 10. Date of Assessment :- 09/11/2011
 11. Due date of completion :- 14/02/2011 to 13/02/2015
 12. Development charges paid of Rs.98,700/- Vide Receipt No.6976, dtd.08/11/2011
 Unique Code No. 2011 03 021 02 1135 01 is for this Development Permission on Plot No. 321, Sector No.17 at Ulwe, (12.5% Scheme) Navi Mumbai.



Yours faithfully,

(R. B. Patil)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

DATE: 23 DEC

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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 XXVIII) of 1966 to M/s. Innovative Construction Co. Plot No. 321 Sector- 17, Ulve, (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 (Still + 7 Floors) Total Residential BUA = 739.548 Sq.Mt.

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Nos. of Residential Units - 28, Nos. of Commercial units - nil

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.

[Handwritten Signature]



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.
- (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 which the permission has been granted, at any time for the purpose of enforcing the building control Regulations and conditions of this certificate.



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) prescribed in the National Building Code or and/or GDCRs- 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue, revalidation of the same shall be done in accordance with provision of Section - 48 MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

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MAHARASHTRA LIMITED

DATE: 23 DEC 2011

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COMMECEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Innovative Construction Co. Plot No. 321 Sector- 17, Ulve, (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 (Stilt + 7 Floors) Total Residential BUA = 739.548 Sq.Mt.

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(Nos. of Residential Units - 28, Nos. of Commercial units - nil)

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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.

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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.



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A certificate copy of the approved plan shall be submitted on site
The amount of Rs 2500/- deposited with C.I.D.C. as security deposit
either in whole or in part at the absolute discretion of the Corporation
conditions attached to the permission granted by the Corporation
forfeiture shall be without prejudice to any other remedy in respect of such
"Every Building shall be provided with under ground and over head water tank
capacity of the tanks shall be as per norms fixed by C.I.D.C. In case of 12 storey buildings
under ground and over head water tank shall be provided as per the minimum
requirement of CIDCO. The applicant shall seek approval of the Fire Officer
CIDCO in respect of capacity of domestic water tanks. The applicant shall also seek approval
of the Fire Officer of CIDCO in respect of capacity of water for the fire fighting
You shall approach Executive Engineer, M.S.F. for the power supply, transformer, etc.

As per Govt. of Maharashtra memorandum No. 11/RDP, Dated 19th July, 1994 for all buildings following

- i) As soon as the development permission for new building is obtained by the Owners/Developer, he shall install a 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 & Name of the plot reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or permission issued by the Planning Authority or any other
 - 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 detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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