

वसई क्र.-५
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वसई - २
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CIDCON AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA
 Ambika Commercial Complex, Second Floor, V. V. Road, Dist. Thane - 401 001
 Phones: (Code : 022) 2390-187; Fax: (Code : 02250) 2390 166

Ref. No. **CIDCON/VSR/RDP/BP-1087/W/6048** Date: **23/02/2010**

To
 Mr. Kunwarji B. Shah,
 221/223, Shripal Shopping Centre,
 Near Petrol Pump, Virar (W)
 Taluka Vasai
DIST-THANE.

Sub: Revised Development Permission for the proposed layout of Residential/ Residential with Shopline Buildings on land bearing S.No. 387-B, S.No. 13, H. No. 1, 2, S.No. 22 H. No. 4 of Village Boliw, Tal. Vasai, Dist. Thane.

- Ref 1) Commencement Certificate No. CIDCON/VSR/BP-1087/W/2500 dated 05/03/2004.
 2) Your Licensed Surveyor's letter dated 15/02/2010

Sir / Madam,

Revised development permission is hereby granted for the proposed layout of Residential/ Residential with Shopline Buildings under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Kunwarji B. Shah.

This drawing shall be read with the conditions mentioned in the letter No. CIDCON/VSR/CC/BP-1087/W/2500, dated 5/03/2004. The detail of the Layout are given below:

1) Location	S.No. 387-B, S.No. 13, H. No. 1, 2, S.No. 22 H. No. 4
2) Land Use (Predominant)	Residential with Shopline
3) Gross Plot Area	33690.00 sq.m.
4) 20 M.D.P. Road Area	1440.00 sq.m.
5) Area under Name Cutting	445.78 sq.m.
6) Balance Plot Area	33034.22 sq.m.
7) Recreation Ground	4955.13 sq.m.
8) C.F.C.	1651.71 sq.m.
9) Net Plot Area (33034.22 X 0.5)	5564.00 sq.m.
10) Land Pooling Area	1263.50 sq.m.
11) 75% of D.P. Road Area	1080.00 sq.m.
12) Buildable Plot Area	30422.64 sq.m.
13) Permissible FSI	1.00
14) Permissible Built Up Area	30422.64 sq.m.
15) Built Up Area proposed	29192.63 sq.m.



Mumbai: 2nd Floor, Nariman Point, Mumbai - 400 021. Phone: 6650 0900 • Fax: 6650 0901
 CIDCO Thane, CBD Boliw, Near Mumbai - 401 001. Phone: 6701 8100 • Fax: 6701 8101



Attested by me

G. S. UPADHAY
 B.Com; LL.B.
 Kargil Nagar, Virar (E);
 Tal: Vasai, Dist: Thane.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane
 Phones : (Code - 95250) 2390487 : Fax : (Code : 95250) 2390466

Ref. No.

CIDCO/VVSR/RDP/BP-1087/W/6048

Date

23/02/2010
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This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of Rs. 5,21,200/- (Rupees Five Lacs Twenty One Thousand Two Hundred Only) paid vide Challan No. 1095 dated 28/02/2004 & Challan No.23948 dated 04/12/2009 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for break of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

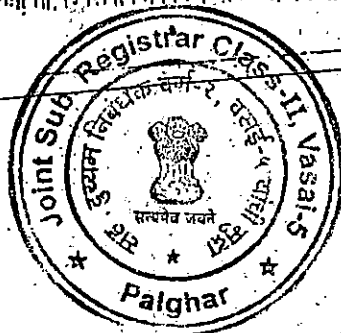
Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building on land bearing S.No. 387-B, S.No. 13, II-Nb. 1, 2, S.No. 22.H. No. 4, of Village Bolinj, Tal. Vasai, Dist Thane, as per the following details :

Sr. No.	Predominant Use	Bldg.No/Sector No./Wing	No. of floors	No. of Flats	No. of Shops	Total B.U.A. (in Sq.m.)
1	Resi./Shopline Now Amended	1/Sector-IV Wing-A, B & C	(Gr.+4)	69Nos.	5 Nos	2054.31
2	Resi./Shopline Now Amended	1/Sector-III Wing-A, B & C	(SI/pt.+7)	126Nos	28 Nos.	5718.77
3	Resi. Now Amended	3/Sector-III Wing-A & B	(Gr.+2)	40Nos.	Nil	1628.81
4	Resi./Shopline Now Amended	4/Sector-III Wing-A & B	(SI/pt.+7)	39Nos.	12 Nos.	1555.63
5	Resi./Shopline Now Amended	1/Sector-V Wing-A to D	(SI/pt.+7)	142Nos	37 Nos.	6967.57
6	Prayer Hall Now Amended		Gr.Only	1 Unit	-	149.20

The revised development permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate issued vide letter No. CIDCO/VVSR/CC/BP-1087/W/2500 dated 5/08/2004 stands applicable to this approval of amended plans along with the following conditions :

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The rehabilitation shall be obtained as per section 15 of MRUF Act. The responsibility for each building.

"Himal", 2nd Floor, Newbore Point, Mumbai - 400011, Phone : 2390487
 CIDCO Bhawan, CIDCO Palghar, New Mumbai 400011, Phone : 2390487



Attested by me

G. S. UPADHAY
 B.Com; LL..B.
 Kargil Nagar, Virar (E);
 Tal: Vasai, Dist: Thane.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF THANE
 Ambika Commercial Complex, Sector 1, Vasai (East), Dist. Thane
 Phone: (Code: 022) 2390187 Fax: (Code: 022) 2390188

Ref. No: CIDCONVSR/RDP/BF-1087/W/6348

Date: 23/02/2023

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- 2) The Occupancy Certificate for the buildings will be issued only provision of potable water is made available to each occupant
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal, alteration or any structures erected or use contrary to the provisions of grant within the specific time.
- 4) You are required to provide a solid waste disposal unit of a form accessible to the Municipal sweepers, to store/dump solid waste compartments of 0.67 CUM, 1.33 CUM, capacity for every 50 tenement or part thereof for non-bio degradable & bio-degradable waste respectively
- 5) Cupboards, if any, to be constructed as per Development Control Regulations provisions.
- 6) You shall construct D.P. Road before P.C.C. of any newly annexe building or within Three months from the date of issuing this letter.
- 7) You shall submit NOC from Chief Fire Officer, CIDCO before applying P.C. for building height more than 16 mt.
- 8) You shall obtain NOC from State Government for Prayer Hall before Occupation Certificate of the project.

Yours faithfully,

[Signature]

ASSOCIATE PLANNER / CIDCO

c.c. to

M/s. Ajay Wade & Associates,
 A/6, Sai Tower, Ambadi Road,
 Vasai Road(W), Taluka Vasai,
 DIST. THANE



Attested by me

[Signature]

G. S. UPADHAY
 B.Com; LL. B.
 Kargil Nagar, Virar (E);
 Tal: Vasai, Dist: Thane.