



Reference No.: CIDCO/BP-17923/TPO(NM)/2021/9113

Date: 16/02/2022

To,

M/s SHREE GANESH ENTERPRISES and  
Shri Babubhai Virjibhai Patel, Other 7  
Office no 1201, V Times Square, Plot No. 03,  
Sector 15, CBD Belapur, Navi Mumbai.



ASSESSMENT ORDER FOR DEVELOPMENT CHARGES &amp; OTHER CHARGES NO. 2022/8961

Sub.: Payment of New development charges for Residential Building on Plot No. 01, Sector 04 at Pushpak, Navi Mumbai.

Ref.: Your Proposal No. CIDCO/BP-17923/TPO(NM &amp; K)/2021 dated 13 September, 2021

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.  
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/s SHREE GANESH ENTERPRISES and Shri Babubhai Virjibhai Patel  
Other 7
- 2) Location : Plot No. 01, Sector 04 at Pushpak Node, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 3209.97
- 5) Permissible FSI (Base) : 2.00
- 6) Rates as per ASR : 13600



Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi: 7383 * 8	59064
<b>Total Assessed Charges</b>				<b>59064</b>

7) Date of Assessment : 09 February, 2022

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2021/0880	4/30/2021	59064	CIDCO/BP/2021/0880	3/5/2021	Net Banking
2	CIDCO/BP/2022/0332	2/09/2022 7:13:07 PM	2599300	CIDCO/BP/2022/0332	10/2/2022	Net Banking

Unique Code no. **2022 04 021 02 3133 02** is for this New Development Permission for Residential Building on Plot No. 01, Sector 04, Pushpak, Navi Mumbai.

*(Signature)*  
16/02/2022

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To,

**M/s SHREE GANESH ENTERPRISES and  
 Shri Babubhai Virjibhai Patel, Other 7**

 Office no 1201, V Times Square, Plot No. 03,  
 Sector 15, CBD Belapur, Navi Mumbai.

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**ASSESSMENT ORDER NO. 2022/8961**

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	1	3	3	0	2
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**Sub.:** Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 01, Sector-04 at Pushpak, Navi Mumbai  
 Residential + Mercantile / Business (Commercial) Building on Plot No. 01, Sector-04 at Pushpak, Navi Mumbai

**Ref.:** Your Proposal No. **CIDCO/BP-17923/TPO(NM & K)/2021** dated 13 September, 2021

**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 SHREE GANESH ENTERPRISES and Shri Babubhai Virjibhai Patel, other 7
- 2) Location : Plot No. 01, Sector 04 at Pushpak, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 3209.97
- 5) Permissible FSI : 2.00
- 6) GROSS BUA FOR ASSESSEMENT : 10859.88 Sq.mtrs
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 2891000.00
- 7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102313302	09/02/2022	2891000	20220402102313302	10/02/2022	Net Banking

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**SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

To,

M/s SHREE GANESH ENTERPRISES and  
Shri Babubhai VirjiBhai Patel, Other 7  
Office no 1201, V Times Square, Plot No. 03,  
Sector 15, CBD Belapur, Navi Mumbai.

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- Ref:**
1. Your Architect's online application dated 13 September 2021
  2. Necessary charges paid on 03/05/2021 and 10/02/2022.
  3. AAI NOC issued by AAI dated 26/09/2018.

Sir/Madam,

With reference to your application No. CIDCO/BP-17923/TPO(NM & K)/2021/9113, dated **10/02/2022** for the grant of sanction of Commencement Certificate under Section 45 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work 7 Building on **Plot No.- 01, Sector 04, Node Pushpak**, Navi Mumbai the Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions :

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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 certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.



Office Stamp

Date: **16/02/2022**

Yours faithfully,



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**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to **SHREE GANESH ENTERPRISES and Shri Babubhai Virjibhai Patel, Other 7, Office no. 1201, V Times Square, Plot No.-03, Sector 15, CBD Belapur, Navi Mumbai.** As per the approved plans and subject to the following conditions for the development work of the proposed Residential [22.5%] in **Basement + Ground Floor + 7th Floor** Net Builtup Area [Residential] = **5541.566 Sq.M.** Mercantile / Business (Commercial) = **859.034 Sq.M.** Total **BUA = 6400.600 Sq.M.**



**Nos. of Residential Units: 67**

**Nos. of Mercantile/Business (Commercial) Units: 21.**

- A. 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.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

**1. This Certificate is liable to be revoked by the Corporation if :-**

- 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.
- 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 :-**

- 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.
- b. Give written notice to the Corporation regarding completion of the work.
- c. Obtain Occupancy Certificate from the Corporation.

  
16/02/2022

 <b>CIDCO</b> Maharashtra ५०३ २०२३	
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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. This commencement certificate/development permission, as approved, shall remain valid for maximum 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRS

4. 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 stilt, the finished stilt level to be minimum 300 mm. above the road edge level.



5. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
6. You will ensure that the building materials will not be stacked on the road during the construction period.
7. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
8. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
9. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
10. 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.
11. A certified copy of the approved plan shall be exhibited on site.
12. The amount of **Rs. 16500/-** 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.

*Sandhu*  
16/2/2022



447 - 8
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13. "Every Building shall be provided with underground and overhead water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and overhead water tank shall be provided as per the firefighting 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 firefighting purpose".
14. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
15. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- a. 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:-
- Name and address of the owner/developer, Architect and Contractor.
  - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
  - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
  - Number of Residential Flats/Commercial Units with areas.
  - Address where copies of detailed approved plans shall be available for inspection.
- b. 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.
16. As per Regulation no. 13.5 of UDCPRs following additional condition of Solid Waste Management shall apply.  
It shall be mandatory for:-
- Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sq mt or more.
  - All three star or higher category hotels.
- To establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings.

*Sundhar*  
16/3/2022

The treatment of wet waste shall be done through an organic waste composters/vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.

The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Authority

17. As per Regulation no. 13.3 of UDCPRs following additional condition of Rain Water Harvesting shall apply.

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a. All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area not less than 500 sq mt shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule. Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in the 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 System is maintained in good condition 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.1000/- per annum for every 100sq mt 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 regulations. Failure to provide Rain Water Harvesting System shall deemed to be breach of the conditions on which the development permission has been granted.

d. Rain Water Harvesting in a building shall be as per Schedule mentioned in provisions of UDCPRs

18. As per Regulation no. 13.4 of UDCPRs it shall be mandatory to follow the provisions of Grey water recycling and reuse

19. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations

20. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; It shall be lawful on the part of the



*S. S. S. S.*  
16/2/2022

Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

21. This Development permission is granted subject to the pending court case SCS. 39/2021 in Civil Court (S.D.) of Panvel, The order passed by the Hon'ble court in the said Suit shall be Binding on you.
22. Separate tanks for potable & flushing water of adequate capacity with separate connection shall be provided by the project proponent/developer.

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ANNEXURE - D

Flats, Shops & Offices coming to share of Licensees / Lessees Premises



SR. NO.	SHOP/OFFICE/FLAT NO.	FLOOR	TYPE	OWNER'S OF PREMISES
1	5	Ground	Shop	AMIT BHARAT PATIL
2	6	Ground	Shop	AMIT BHARAT PATIL
3	7	Ground	Shop	BABURAO PANDURANG PATIL
4	8	Ground	Shop	BABURAO PANDURANG PATIL
5	16	Ground	Shop	BABURAO PANDURANG PATIL
6	17	Ground	Shop	BABURAO PANDURANG PATIL
7	18	Ground	Shop	AMIT BHARAT PATIL
8	19	Ground	Shop	AMIT BHARAT PATIL
9	20	Ground	Shop	AMIT BHARAT PATIL
10	21	Ground	Shop	SUBHADRA BARIK KATEKAR
11	5	First	Office	AMIT BHARAT PATIL
12	6	First	Office	AMIT BHARAT PATIL
13	7	First	Office	BABURAO PANDURANG PATIL
14	8	First	Office	BABURAO PANDURANG PATIL
15	16	First	Office	AMIT BHARAT PATIL
16	17	First	Office	BABURAO PANDURANG PATIL
17	18	First	Office	BABURAO PANDURANG PATIL
18	19	First	Office	BABURAO PANDURANG PATIL
19	20	First	Office	BABURAO PANDURANG PATIL
20	21	First	Office	SUSHMA VINOD PATIL
21	22	First	Office	SHILPA BHANUDAS GAIKWAD
22	23	First	Office	KAVITA SURESH MHATRE
23	203	Second	3 BHK	SUSHMA VINOD PATIL
24	204	Second	2 BHK	AMIT BHARAT PATIL
25	205	Second	3 BHK	AMIT BHARAT PATIL
26	303	Third	3 BHK	SHILPA BHANUDAS GAIKWAD
27	304	Third	2 BHK	SHILPA BHANUDAS GAIKWAD
28	305	Third	3 BHK	BABURAO PANDURANG PATIL

SHREE GANESH ENTERPRISES

*(Signature)*

PARTNER

29	307	Third	2 BHK	AMIT BHARAT PATIL
30	308	Third	2 BHK	BABURAO PANDURANG PATIL
31	310	Third	3 BHK	BABURAO PANDURANG PATIL
32	501	Fifth	1 BHK	KAVITA SURESH MHATRE
33	502	Fifth	2 BHK	KAVITA SURESH MHATRE
34	503	Fifth	3 BHK	AMIT BHARAT PATIL
35	504	Fifth	2 BHK	SHILPA BHANUDAS GAIKWAD
36	505	Fifth	3 BHK	AMIT BHARAT PATIL
37	506	Fifth	1 BHK	AMIT BHARAT PATIL
38	507	Fifth	2 BHK	SUSHMA VINOD PATIL
39	508	Fifth	2 BHK	SUSHMA VINOD PATIL
40	509	Fifth	1 BHK	AMIT BHARAT PATIL
41	510	Fifth	3 BHK	BABURAO PANDURANG PATIL
42	511	Fifth	1BHK	BABURAO PANDURANG PATIL
43	601	Sixth	1 BHK	BABURAO PANDURANG PATIL
44	602	Sixth	2 BHK	BABURAO PANDURANG PATIL
45	603	Sixth	3 BHK	BABURAO PANDURANG PATIL
46	604	Sixth	2 BHK	BABURAO PANDURANG PATIL
47	605	Sixth	3 BHK	BABURAO PANDURANG PATIL
48	606	Sixth	1 BHK	BABURAO PANDURANG PATIL
49	607	Sixth	2 BHK	BABURAO PANDURANG PATIL
50	609	Sixth	1 BHK	BABURAO PANDURANG PATIL
51	610	Sixth	3 BHK	BABURAO PANDURANG PATIL
52	801	Eighth	1 BHK	AMIT BHARAT PATIL
53	802	Eighth	2 BHK	SUBHADRA BARIK KATEKAR
54	803	Eighth	3 BHK	AMIT BHARAT PATIL
55	804	Eighth	2 BHK	AMIT BHARAT PATIL
56	805	Eighth	3 BHK	AMIT BHARAT PATIL
57	806	Eighth	1 BHK	AMIT BHARAT PATIL
58	807	Eighth	2 BHK	AMIT BHARAT PATIL
59	808	Eighth	2 BHK	AMIT BHARAT PATIL
60	809	Eighth	1 BHK	AMIT BHARAT PATIL
61	810	Eighth	3 BHK	BABURAO PANDURANG PATIL
62	811	Eighth	1BHK	BABURAO PANDURANG PATIL
63	1003	Tenth	3 BHK	BABURAO PANDURANG PATIL
64	1004	Tenth	2 BHK	BABURAO PANDURANG PATIL

SHREE GANESH ENTERPRISES

*(Signature)*

PARTNER

65	1005	Tenth	3 BHK	BABURAO PANDURANG PATIL
66	1006	Tenth	1 BHK	BABURAO PANDURANG PATIL
67	1007	Tenth	2 BHK	BABURAO PANDURANG PATIL
68	1008	Tenth	2 BHK	BABURAO PANDURANG PATIL
69	1009	Tenth	1 BHK	BABURAO PANDURANG PATIL
70	1010	Tenth	3 BHK	BABURAO PANDURANG PATIL
71	1011	Tenth	1BHK	BABURAO PANDURANG PATIL
72	1101	Eleventh	1 BHK	SUBHADRA BARIK KATEKAR
73	1102	Eleventh	2 BHK	SUBHADRA BARIK KATEKAR
74	1206	Twelveth	1 BHK	KAVITA SURESH MHATRE
75	1208	Twelveth	2 BHK	KAVITA SURESH MHATRE

SHREE GANESH ENTERPRISES

*Bhate*

PARTNER

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**ANNEXURE - D**

**Flats, Shops & Offices coming to share of Developers  
Premises**

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SR. NO.	SHOP/OFFICE/ FLAT NO.	FLOOR	TYPE
1	1	Ground	Shop
2	2	Ground	Shop
3	3	Ground	Shop
4	4	Ground	Shop
5	9	Ground	Shop
6	10	Ground	Shop
7	11	Ground	Shop
8	12	Ground	Shop
9	13	Ground	Shop
10	14	Ground	Shop
11	15	Ground	Shop
12	1	First	Office
13	2	First	Office
14	3	First	Office
15	4	First	Office
16	9	First	Office
17	10	First	Office
18	11	First	Office
19	12	First	Office
20	13	First	Office
21	14	First	Office
22	15	First	Office
23	207	Second	2 BHK
24	208	Second	2 BHK
25	210	Second	3 BHK
26	401	Fourth	1 BHK
27	402	Fourth	2 BHK
28	403	Fourth	3 BHK

SHREE GANESH ENTERPRISES

*(Signature)*

PARTNER