

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

"NRMAL", 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 : +91-22-6701 8100
 FAX : +91-22-6791 8166

Ref. No. CIDCO/BP-12567/ATPO (NM & K/2013/ **1798--**

Date: **19 NOV 2013**

To,
 Shri Mahadev Ragho Kamble & others three,
 At. Devicha Pada, Post-Ulwe,
 Tal. Parvel, Dist. Raigad.

ASSESSMENT ORDER NO. 529/2013-14 REGISTER NO. 02 PAGE NO. 629

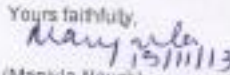
SUB - Payment of development charges for Residential Building on Plot No. B-3
 Sect. 16 at Ulwe (12.5% Scheme), Navi Mumbai

- Ref:- 1) Your letter 05/08/2013 & 23/10/2013.
 2) Delay Condonation NOC issued by AEO vide letter No. CIDCO/ Estate/12.5% Scheme/Ulwe/196/2013, dtd. 13/09/2013.
 3) Maveja NOC issued by AEO vide letter No. CIDCO/ Estate/12.5% Scheme/Ulwe/195/2013, dtd. 13/09/2013.
 4) Height Clearance NOC issued by AAI vide letter No. BT-1/NCC/MUM/13/NM/NOCAS/378/1029/252, dtd. 23/05/2013.
 5) PSDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(Elect-II)/12/UL-0620/579 dtd. 30/09/2013.
 6) 50% IDC Paid of Rs. 1,50,000/- vide Receipt No. 11271, dtd. 11/11/2013.

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

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

1.	Name of Assessee	Shri Mahadev Ragho Kamble & others three.
2.	Location	Plot No. B-3, Sect. 16 at Ulwe (12.5% Scheme), Navi Mumbai.
3.	Land use	Residential
4.	Plot area	269.50 Sq. mtrs
5.	Permissible FSI	1.50
6.	Rate As per Stamp Duty ready Reckoner for Sector - 16, Ulwe	Rs. 14560/- Sq. mtrs
7.	AREA FOR ASSESSMENT	
A	FOR COMMERCIAL	
i)	Plot area	- 17.49 Sq. mtrs
ii)	Built up area	- 26.239 Sq. mtrs
B	FOR RESIDENTIAL	
i)	Plot area	- 262.31 Sq. mtrs
ii)	Built up area	- 423.379 Sq. mtrs.
8.	DEVELOPMENT CHARGES	
A	FOR COMMERCIAL	
i)	On plot area @ 1% of (i) above	- 17.49 Sq. mtrs X Rs. 14560/- X 1% = Rs. 2540.544
ii)	On built up area @ 4% of (ii) above	- 26.239 Sq. mtrs X Rs. 14560/- X 4% = Rs. 15281.59
		TOTAL = Rs. 17828.13
B	FOR RESIDENTIAL	
i)	On plot area @ 0.5% of (i) above	- 262.31 Sq. mtrs X Rs. 14560/- X 0.5% = Rs. 20552.168
ii)	On built up area @ 2% of (ii) above	- 423.379 Sq. mtrs X Rs. 14560/- X 2% = Rs. 123287.98
		TOTAL = Rs. 143840.13
9.	Total Assessed development Charges	
10.	Estt of Assessment	- 8(i) + 8(ii) = Rs. 101668.26, Say Rs. 165600/-
11.	Due date of completion	- 18/11/2013
	Development charges paid of Rs. 165600/- vide Receipt No. 11271, dtd. 11/11/2013	- From 15/11/2011 TO 14/11/2015
	Unique Code No. 2013 03 021 02 2954 01 is for this Development Permission on Plot No. B-3, Sect. 16 at Ulwe (12.5% Scheme), Navi Mumbai.	

Yours faithfully,

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



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Ref. No.

CIDCO/BP-12567/ATPO (NM & K/2013/

1798--

Date:

19 NOV 2013

To,

Shri Mahadev Ragho Kamble & others three,
At Devicha Pada, Post-Ulwe,
Tal. Panvel, Dist. Raigad.

ASSESSMENT ORDER NO. 529/2013-14 REGISTER NO. 02 PAGE NO. 529

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	9	5	4	0	1
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Sub:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. B-3, Sect. 18 at Ulwe (12.5% Scheme), Navi Mumbai.

Ref:- Your letter 05/08/2013 & 23/10/2013

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1. Name of Assessee :- Shri Mahadev Ragho Kamble & others three.
2. Location :- Plot No. B-3, Sect. 18 at Ulwe (12.5% Scheme), Navi Mumbai.
3. Land use :- Residential
4. Plot area :- 299.80 Sq. mtrs.
5. Permissible FSI :- 1.50
6. **GROSS BUA FOR ASSESSMENT** :- 795.362 Sq.mtrs.
- A) **ESTIMATED COST OF CONSTN.** :- 795.362 Sq.mtrs.XRs. 13200/-=Rs. 10498778.4
- B) **AMOUNT OF CESS** :- Rs. 10498778.4 X 1%= Rs. 104987.784
- 7) Construction & Other Workers Welfare Cess charges paid Rs. 106000/-vide

Receipt No. 11271, dtd. 11/11/2013.

Yours faithfully,

Manjula
15/11/13

(Manjula Nayak)

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



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Ref. No.

CIDCO/BP-12557/ATPO (NM & K/2013/ 1799--

Date: 19 NOV 2013

Unique Code No.	2	0	1	3	0	2	0	2	1	0	2	6	5	4	0	1
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To,
Shri Mahadev Ragho Kamble & others three,
At. Devicha Pada, Post-Ulwe,
Tal. Panvel, Dist. Raigad.

Sub:- Development Permission for Residential Building on Plot No. B-3, Sect. 16 at Ulwe (12.5% Scheme), Navi Mumbai.

- Ref:-**
- 1) Your letter 05/08/2013 & 23/10/2013.
 - 2) Delay Condonation NOC issued by AEO vide letter No. CIDCO/ Estate/12.5% Scheme/Ulwe/190/2013, dtd. 13/09/2013.
 - 3) Maveja NOC issued by AEO vide letter No. CIDCO/ Estate/12.5% Scheme/Ulwe/190/2013, dtd. 13/09/2013.
 - 4) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/13/NM/NOCAS/375/7029/282 dtd. 29/05/2013
 - 5) PSIDC NOC issued by EE (Elect-II) vide letter No. CIDCO/EE(Elect-II)12/UL-0620/579 dtd. 30/09/2013
 - 6) 50% IDC Paid of Rs. 1,50,000/- vide Receipt No. 11271, dtd. 11/11/2013.

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No. B-3, Sect. 16 at 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 still, the finished still 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 Executive Engineer, Ulwe, CIDCO prior to the commencement of the construction work.

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

Since you have paid 50% IDC amounting Rs. 1,50,000/- vide Receipt No. 11271, dtd. 11/11/2013, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

The Developers / Builders shall take all precautionary major 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.

Thanking you,

Yours faithfully,

Manjula Nayak
15/11/13
(Manjula Nayak)

Addl. 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 (MaharashtraXXXVII) of 1966 to M/s. Mahadev Ragho Kamble & Others 3, for Plot No - B-3, Sector - 16, Node - Ulwe (12.5% Scheme), of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+4) Str. Residential BUA = 423.379 Sq.m., Sq.m, Commercial BUA=26.239

Total BUA = 449.618 Sq.m.

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.

(Nos. of Residential Units - 16, Nos. of Commercial Units-03)

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 GOCRs – 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.1500/- 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 19th 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 detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



11. As per the notification dtd. 14th September 1999 and amendment on 27th 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.

Harindra
15/11/13
ADDL TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT

Verticale
C-5/80,4 Sector 4
CBD Belapur

C.C. TO: Separately to:

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DROM)
4. EE