

To,

M/s. GEECEE VENTURES LIMITED
Nirmal 209-210, 2nd ...**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2024/11****Sub :** Payment of **Amended** development charges for **Mixed** Building on Plot No. **1A,1B,1C,&1D**, **Unit No. 267**, Sector **27** at **Kharghar**, Navi Mumbai.**Ref :**Your Proposal No. **.CIDCO/BP-17968/TPO(NM & K)/2021** dated **23 December, 2022****ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.****(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/s. GEECEE VENTURES LIMITED
- 2) Location : Plot No. **1A,1B,1C,&1D, Unit No. 267**, Sector **27** at **Kharghar**
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 8601.59
- 5) Permissible FSI : 1.1
- 6) Rates as per ASR : 42000

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	24087.5 *5	BuiltUP area *5	120438
Total Assessed Charges				120438

- 7) Date of Assessment : 15 April, 2024

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2022/2930	12/21/2022	120438	CIDCO/BP/2022/2930	22/12/2022	Net Banking
2	CIDCO/BP/2024/1297	04/15/2024 5:10:53 PM	29958916	CIDCO/BP/2024/1297	18/4/2024	Net Banking

Unique Code No. **2024 04 021 02 4702 02** is for this **Amended** Development Permission for **Mixed** Building on Plot No. **1A,1B,1C,&1D, Unit No. 267**, Sector **27** at **Kharghar**, Navi Mumbai.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHAUDHARI
Date: 23 Apr 2024 20:00:30
Organization: CIDCO
Department: State
Planner

ASSOCIATE PLANNER (BP)

To,

M/s. GEECEE VENTURES LIMITED
Nirmal 209-210, 2nd ...**ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2024/11926**

Unique Code No.	2	0	2	4	0	4	0	2	1	0	2	4	7	0	2	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on
Plot No. **1A,1B,1C,&1D,Unit No. 267** , Sector **27** at **Kharghar** , Navi Mumbai.

Ref : 1)Your Proposal No. **.CIDCO/BP-17968/TPO(NM & K)/2021** dated **23 December, 2022**

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. GEECEE VENTURES LIMITED
- 2) Location : Plot No. **1A,1B,1C,&1D,Unit No. 267** , Sector **27** at **Khargha**
 , Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 8601.59
- 5) Permissible FSI : 1.1
- 6) **GROSS BUA FOR ASSESSEMENT** : 85110.05 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 14650890

7) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20240402102470202	15/4/2024	14650890	20240402102470202	18/4/2024	Net Banking

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by PRADEEP
BHUSHAN CHAUDHARI
Date: 23 Apr 2024 20:00:30
Organization: CIDCO
Digitally signed by
Planner

ASSOCIATE PLANNER (BP)

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. GEECEE VENTURES LIMITED , Nirmal 209 -210, 2nd Floor, Arcadia Building, 195 NCPA Marg, Nariman Point, Mumbai-** for Plot No. **1A,1B,1C,&1D ,Unit No. 267 , Sector 27 , Node Kharghar .** As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 5Parking + 35Floor** Net Builtup Area **48168.3** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	45809.4	2358.82	0
UNIT (in Nos.)	374	45	0

A. The commencement certificate/development permission, as approved, shall remain valid for 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, unless the work is commenced within the validity period.

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 :-

- 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

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by **Prashant
BHUSHAN CHAUDHARI**
Date: 23 Apr 2024 10:03:00
Organization: CIDCO
Digitally signed by
Prashant

ASSOCIATE PLANNER (BP)

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. 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.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. 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.
11. 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.
12. 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.
13. 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.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 6,76,928.00/-** 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.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of

Thanking You

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Signature
valid

Digitally signed by BHUSHAN CHAUDHARI
Date: 23 Apr 2024 10:00:30
Organization: CIDCO
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Plan

ASSOCIATE PLANNER (BP)

them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

1. The terms and conditions mentioned in Provisional Fire NOC issued vide letter ref. no. CIDCO/FIRE/HQ/2023/E247054 dated 04/10/2023 shall be binding on you.
2. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide ref. no. CIDCO/MTS-III/UDCPR/8000133464/2021/831/E-85830 dated 29/12/2021 AND ref. no. CIDCO/MTS-III/UDCPR/8000205542/2023/2485 dated 25/05/2023 AND ref. no. CIDCO/MTS-III/UDCPR/800022372/2023/2934 dated 02/11/2023 shall be binding on the on you and shall be scrupulously followed.
3. All the conditions mentioned in Environment clearance issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA vide File No. SIA/MH/INFRA2/444155/2023 dated 02/02/2024 shall be binding on the on you and shall be scrupulously followed.
4. You shall obtain the Consent to Establish from MPCB and shall submit copy of the same to this office before seeking Occupancy Certificate since the project is having built-up area up to 20,000 m2 and wastewater generation \geq 50 KLD.
5. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide ref. no. CIDCO/BP-17968/TPO(NM&K)/2021/9744 dated 07/10/2022 stands SUPERCEDED by this permission, except for the buildings/part of buildings which are proposed to be retained as per earlier approved commencement certificate in accordance with provisions of regulation No. 1.5 of UDCPRs, if any.
6. The Project Proponent shall ensure that the metal sheets around construction sites are erected of sufficient height to ensure that dust from the construction sites shall not be spread over. To separate the dust generated on construction sites, ensure that regular and continuous water sprinkling is done by the project proponent. The project proponent shall also ensure that storage piles at the construction site are properly covered and cleared in terms of the guidelines issued by the State Government and CPCB. The project proponent shall ensure that no construction debris is carried or transported to or out of the construction site. It shall also be ensured that all construction material being taken to the construction site including the ready-mix concrete is transported to the construction site in fully covered trucks or mixer plants.
7. The applicant shall ensure that the maximum permissible top elevation in meters above mean sea level (AMSL) shall not exceed the value mentioned in the AAI NOC submitted by the applicant.
8. It is mandatory for all the high-rise buildings to comply with the requirements of Structural Design and Stability, Geo-technical and other aspects and Fire Safety norms as per provisions of UDCPRs, Maharashtra Fire (Prevention and life Safety Measures) Act, 2006 and National Building Code of India, amended from time to time, for the aspects not covered in UDCPRs. The certificates from structural and geo-technical engineers about the fulfilment of necessary requirements are attached with the application. The responsibility of structural and other stability and safety of such high-rise buildings shall lie with owner/ developer and concerned expert, consultant, executants appointed by owner/developer.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHAUDHARI
Date: 23 Apr 2024 20:00:30
Organization: CIDCO
Distinguished Name
Planner

ASSOCIATE PLANNER (BP)