

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL" 2nd Floor No. 1 Point,
Mumbai - 400 021.
PHONE : (Telephone) - 2-6650 0900 / 6650 0928
FAX : 22-2202 26 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Ref. No. CIDCO/TATPO(BP)/2011/1558--

Date: 3 NOV 2011

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To,
M/s. Patel Infra Developers
Partner: Mr. Shantosh Ramji Chaudhary &
Others through
Vignahar Heights, 1st floor, Plot No. 5 & 6,
Sect-14, Palm Beach Rd., Nerul, Navi Mumbai.

Sub: Development Permission for Residential Building on Plot No. 59,
Sector - 17 at Ulwe (12.5% Scheme), Navi Mumbai.

- Ref:-
- 1) Your letter dated 22/02/2011, 24/10/2011 & 25/10/2011
 - 2) Delay Condonation NOC issued by M(TS-II) vide letter dtd. 31/01/2011.
 - 3) Ammended Fire NOC issued by Fire Officer, CIDCO vide letter dtd. 12/10/2011.
 - 4) Transfer order issued by M(TS-II) vide letter dtd. 31/01/2011
 - 5) Moveja NOC issued by AEO vide letter dtd. 31/01/2011.
 - 6) 50% IDC Paid of Rs. 3,75,000/- vide Receipt No. 5792, dtd. 20/05/2011

Dear Sir, -

Please refer to your application for development permission for Residential Building on Plot No. 59, Sector - 17 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 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. 3,75,000/- vide Receipt No. 5792, dtd. 20/05/2011, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

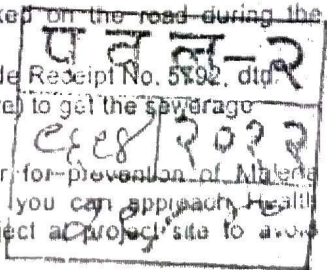
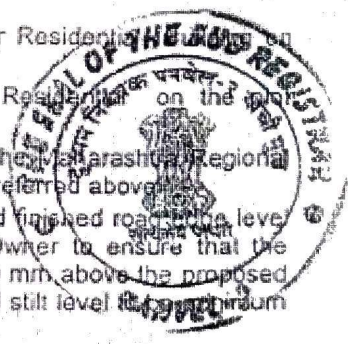
The Developers / Builders shall take all precautionary major for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

Note : This development Permission is granted subject to Pending Special Civil Suit No. 410/2011. The order passed by Hon'ble Court in Said suit shall be binding on you

Thanking you,

Yours faithfully,

(R. B. Patel)
Addl. Town Planning Officer (BP)
Navi Mumbai & Khopla



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 (Maharashtra XXIV) of 1966 to M/s. Patelraaj Infra Developers, Partner Mr. Shailesh Ramji Chaudhary & Others three, Plot No:- 59, Sector:- 17, Node:-Ulwe, of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed

Residential Building (Gr. Floor + 7 Floors)

Resi. BUA = 1011.853 Sq.M. and Comm. BUA = 112.54 Sq.M., Total BUA = 1124.393 Sq.M.

(Nos. of Residential Units - 35, Nos. of Commercial units - 04)

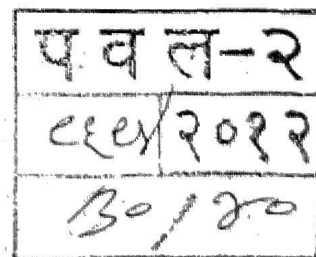
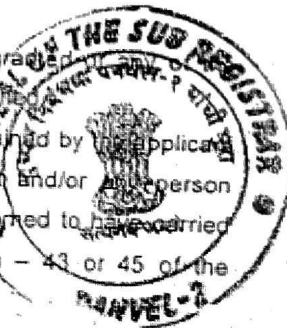
This Development permission is granted subject to pending SCS No. 410/2011. The order passed by Hon'ble Judge in said suit shall be binding on you.

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 the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by application 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.



300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in 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 structure is maintained in good repair 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. 100/- per annum for every 100 Sq. m. 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 byelaws.

[Handwritten Signature]
27/7/21

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

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