

Office no.905. Mayuresh Cham...

Sub : Payment of **New** development charges for **Residential** Building on Plot No. 8, Sector **19A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

Your Proposal No. **.CIDCO/BP-18771/TPO(NM & K)/2023** dated **13 October, 2023**

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

- | | |
|---------------------|---|
| 1) Name of Assessee | : M/s. Hitech Reality |
| 2) Location | : Plot No. 8, Sector 19A at Kharghar , Navi Mumbai. |
| 3) Plot Use | : Residential |
| 4) Plot Area | : 1199.64 |
| 5) Permissible FSI | : 1.5 |
| 6) Rates as per ASR | : 44900 |

7) Date of Assessment : 05 April, 2024

8) Payment Details

Unique Code No. **2024 04 021 02 4674 02** is for this **New** Development Permission for **Residential** Building on Plot No. 8, Sector **19A** at **Kharghar** **12.5 % Scheme Plot**, Navi Mumbai.

Yours faithfully,

Digitally signed by BHUSHAN CHAUDHARY
Date: 12 Apr 2024 15:27:19
Organization : CIDC
Designation : Associate
Planner

Page 1 of 8

To,

M/s. Hitech Reality**Office no.905. Mayuresh Cham...****ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2024/12161**

Unique Code No.	2	0	2	4	0	4	0	2	1	0	2	4	6	7	4	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential** Building on Plot No. 8, Sector **19A** at **Kharghar** **12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. **.CIDCO/BP-18771/TPO(NM & K)/2023** dated **13 October, 2023**

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. Hitech Reality
- 2) Location : Plot No. 8, Sector **19A** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 1199.64
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 8422.82 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 2242155

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20240402102467402	5/4/2024	2242155	20240402102467402	6/4/2024	Net Banking

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHAUDHARI
Date: 12 Apr 2024 15:27:19
Organization: CIDCO
DN: cn=BHUSHAN CHAUDHARI, o=CIDCO, ou=Planning, email=bhushan.chaudhari@cidco.org

ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Residential** Building on Plot No. 8, Sector **19A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1) Your architect's online application resubmitted on dtd. 05.03.2024

Dear Sir / Madam,

With reference to your application for Development Permission for **Residential** Building on Plot No. 8, Sector **19A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Residential** Building on the plot mentioned above. 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.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHAUDHARI
Date: 12 Apr 2024 15:27:19
Organization: CIDCO
DN: cn=BHUSHAN CHAUDHARI, o=CIDCO, ou=Planning, email=bhushan.chaudhari@cidco.org

ASSOCIATE PLANNER (BP)

section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (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 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.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature
valid

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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 28,787.00/-** 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 transformer, if any, etc.

Thanking You

Yours faithfully,

Signature
valid

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Organization: CIDCO
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17. 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.
18. 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.
19. 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 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.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHAUDHARI
Date: 12 Apr 2024 15:27:19
Organization: CIDCO
Display name: BHUSHAN CHAUDHARI
Plan

ASSOCIATE PLANNER (BP)

- 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. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No. CIDCO/MTS-II/Navade/60/2024/2920/E-282288 dated 08.02.2024 shall be binding on you and shall be scrupulously followed.
2. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2024/E-288374 dated 28.02.2024 shall be binding on you.
3. This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.
4. 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.
5. 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.



Thanking You

Yours faithfully,

Signature
valid

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Organization: CIDCO
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ASSOCIATE PLANNER (BP)