



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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## HEAD OFFICE:

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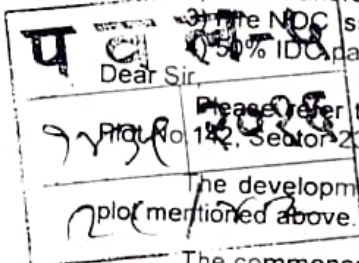
Ref. No. CIDCO/ATPO(BP)/ 1298--

Date : 17 SEP 2010

To,  
M/s. V. M. Developers,  
Prop. Mr. Ram Vasdev Bhatija,  
2nd Floor, Barar House,  
Abdul Rehman Street, Mumbai

Sub:- Development Permission for Residential Building on Plot No.142, Sector-23 at Ulwe (12.5% scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 12/03/2010 & 18/08/2010  
2) Final transfer order issued by M(TS-II) vide letter dtd.03/02/2010  
3) Fire NDC issued by Fire Officer, CIDCO vide letter dtd.18/08/2010  
4) 50% IDC paid of Rs.13,25,000/- vide Challan No.118556, dtd.10/08/2010



Dear Sir,  
Please refer to your application for development permission for Residential Building on Plot No. 142, Sector 23 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 Zonal 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.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

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.

Since, you have paid 50% IDC paid of Rs.13,25,000/- vide Challan No.118556, dtd.10/08/2010, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

(R. B. Patil)  
Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)

## CITY &amp; 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 XXVIII) of 1966 to M/S. V. M. Developers.

PROP - Mr. Ram Vasdev Bhatija.  
Plot No. 142 Road No. --- Sector 23 Node Utwe (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 (Gr. floor + 7th floor.)

Resi. BUA = 3558.175 m<sup>2</sup> } Total B.U.A. = 3974.375 m<sup>2</sup>  
Comm. BUA = 416.200 m<sup>2</sup>

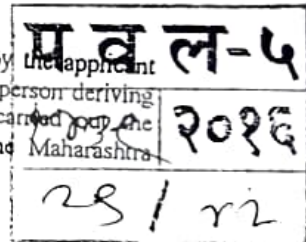
(Nos. of Residential Units 84 Nos. of Commercial units 19)

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.



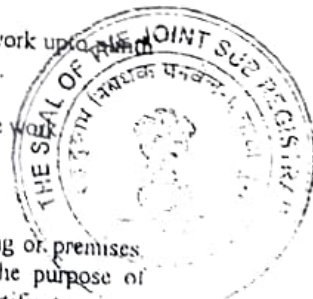
2. The applicant shall :

2(a) Give a notice to the Corporation for completion of development work upto ground 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 authorised 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 GDCR - 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 regulation no.16.1(2) of the GDCR - 1975.