

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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Ref. No.

CIDCO/NAINA/Panvel/Palasppe/BP-06/1st habitable/2020/34/SAP/1757

Date :

17.01.2020

To,

M/s Arihant Abode limited,
Through Director Mr.Ashok B. Chhajer,
302, Persipolis Building, Plot no.74,
Sector-17,Vashi, Navi Mumbai-400703.

Sub: Regarding 1st habitable floor checking of proposed sale building no.1 (Wing-B & C) and commencement of 0.71 FSI in accordance with FSI released by MMRDA for proposed rental housing project on land bearing S.No. 7/5 & others at Village- Palasppe, Taluka- Panvel, District- Raigad.

- Ref.:**
1. Your application regarding intimation of completion of work up to 1st habitable floor level of sale building no.1 "Wing-C" dated 04.07.2019 and "Wing-B" dated 25.09.2019.
 2. MMRDA's NOC for CC for 1.0 FSI of Rental Housing Component and 1.50 FSI of Free Sale Component vide no. MMRDA/RHD/RHS-113/173/2019 dated 13.12.2019.
 3. Commencement certificate issued by this office vide No. CIDCO/NAINA/Panvel/Palasppe/BP-06/CC/2017/770 dated 16/10/2017.
 4. Plinth Completion Certificate issued by this office vide no.
 - CIDCO/NAINA/Panvel/Palasppe/BP-06/PCC/2019/154 dated 29.01.2019 for clubhouse building.
 - CIDCO/NAINA/Panvel/Palasppe/BP-06/PCC/2019/155 dated 29.01.2019 for building no.1 "Wing-C".
 - CIDCO/NAINA/Panvel/Palasppe/BP-06/PCC/2019/252 dated 20.02.2019 for building no.1 "Wing-B".
 5. This office letter vide No.
 - CIDCO/NAINA/Panvel/Palasppe/BP-06/1st habitable/2019/861/SAP/901 dated 15.07.2019 regarding building no.1 "Wing-C".
 - CIDCO/NAINA/Panvel/Palasppe/BP-06/1st habitable/2019/1086/SAP/1319 dated 07.10.2019 regarding building no.1 "Wing-B".
 6. Documents submitted on 23.08.2019, 07.11.2019,13.12.2019.

Sir,

This has reference to your applications cited above at Ref. No. 1 for 1st habitable floor Checking of sale building no.1 (Wing-C and Wing-B) of proposed Rental Housing Scheme on land bearing Survey No. 7/5 & others at Village- Palasppe, Taluka- Panvel, District- Raigad. Site was visited on 15.07.2019 and 03.10.2019 for Wing-C and Wing-B respectively. The construction up to 1st habitable floor of sale building no.1 (Wing-C and Wing-B) are found in accordance with the as built plans submitted by the Architect. As built plans are found in order as per approved plans

of Commencement Certificate referred at 3 with addition of architectural feature and beams as deviation. same are found in order as per Rental Housing DCPR.

Also, architect has submitted letter dated 13.12.2019 seeking release of 0.71 FSI of Free Sale component corresponding to 38459.061 Sq.Mt. for Sale building I (Wing B & C) & Club house building for which commencement certificate is issued by this office referred at 3 above.

In this regard, in accordance with the FSI of 2.50 (1.00 FSI of RH component and 1.5 FSI of free Sale component) released by MMRDA vide letter referred at no. 2 above, commencement in accordance with plans approved by this office vide reference no. 3 above for Sale building I (Wing B & C) & Club house building as mentioned in Table no. 1 is hereby granted subject to following conditions:

- i. You shall obtain the amended commencement certificate from this office, revised plinth completion certificate from MMRDA and Plinth Completion Certificate from this office for rental component building, before commencing further work of Rental building-A.
- ii. 0.5 FSI of free Sale component out of 1.5 FSI of free Sale component for which NOC for CC is granted by MMRDA vide letter referred at no. 2 shall be released post obtaining PCC for 50% Rental component from this office.
- iii. All the condition mentioned in development permission granted by this office vide no. CIDCO/NAINA/Panvel/Palasp/BP-06/2017/769 dated 16/10/2017 shall be binding on you and the work shall be commenced in accordance with plans approved therein.
- iv. You shall obtain plinth completion certificate for remaining buildings for which commencement certificate is issued by this office referred at 3 above.
- v. You shall not deviate from the approved plans in regards of size of openings for ventilation shafts, ducts, service slabs and all such openings as approved in CC dated 16/10/2017.
- vi. You shall not deviate from the approved layout plan in regards to RG, amenity spaces, roads, marginal open spaces, podium and basement extents etc.
- vii. In case of breach of any of above mentioned conditions, the permission granted vide this letter stands cancelled.

Table-I: Free Sale component Building-I (Wing B & C) & Club House.

Sr. No	Building no. with wing	BUA approved in Sq.Mt. vide CC dated 16.10.2017	Floors to be released	BUA to be approved out of 1.5 FSI of free sale (Sq.Mt.)	Remarks
I	Residential: Building No.1 (Wing B & C)	36992.882	3 Basement (Pt.) + Ground (Stilt Parking) (Pt.) + 2 Podium (Parking) (Pt.) + 42 Upper Residential Floors	36992.882	Construction shall be carried out as per approved drawing vide

2	Club House	1466.179	Stilt + 2	1466.179	CC dated 16.10.2017
	Total	38459.061		38459.061	

1. NOC for CC granted by MMRDA for BUA of free sale component (1.5 FSI out of 3 FSI) = 81474.33 Sq.Mt.
2. BUA released now = 38459.061 Sq.Mt.
3. FSI released now for free sale component = 0.71

Thanking you,

Yours faithfully,

 17/01/2020

(Shubhangi Bhishnurkar)
Associate Planner (NAINA), CIDCO

Cc to,

1. Ar.Piyush Tak
Concept Design Cell, G-19, 1st floor,
Neighborhood shopping complex, Sector-04,
Nerul, Navi Mumbai-400706.
2. Mr.Pradeep M. Yadav,
Chief Rental Housing Division (I/C),
6th floor, Engineering Division,
New Administrative building,
MMRDA, BKC, Bandra (East),
Mumbai-400051.

