

To,

Pankaj Raghunath Koli
At-Kombadbhuje, Po- Ulwe, ...**ASSESSMENT ORDER NO. 2019/4519****Sub : Payment of New development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 127, Sector 25A at Pushpak(New) , Navi Mumbai.****Ref :** 1. Your Architects online application dated 18.04.2019
2. CIDCO/AAI/REHAB/2015/964 dtd. 27.11.2015 and Agreement to lease on 23.08.2018
3. CIDCO/ACL&SO(NMIA)/ 2018/ dtd. 31.10.2018 and CIDCO/(NMIA)/ 2019/ 1255 dtd. 25.03.2019.Your Proposal No. **CIDCO/BP-16584/TPO(NM & K)/2019** dated **18 April, 2019****ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.****(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : Pankaj Raghunath Koli
- 2) Location : Plot No. **127**, Sector **25A** at **Pushpak(New)** , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 399.8
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 16700

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi:599.7 * 8	4798
Total Assessed Charges				4798

7) Date of Assessment : 23 May, 2019

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/0902	04/15/2019	4798	00776/TPO/Account/7609/2019	18/4/2019	Demand Draft
2	CIDCO/BP/2019/0999	05/02/2019	5000	CIDCO/BP/2019/0999	13/5/2019	Net Banking

Unique Code No. **2019 04 021 02 1709 01** is for this **New** Development Permission for **Residential + Mercantile / Business (Commercial) Building on Plot No. 127, Sector 25A at**Certification signature by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>,
Validity UnknownName : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Pushpak(New) , Navi Mumbai.



Certification signature by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>,
Validity Unknown

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

To,

Pankaj Raghunath Koli
At-Kombadbhuje, Po- Ulwe, ...**ASSESSMENT ORDER NO. 2019/4519**

Unique Code No.	2	0	1	9	0	4	0	2	1	0	2	1	7	0	9	0	1
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **127**, Sector **25A** at **Pushpak(New)** , Navi Mumbai.

Ref : 1)Your Proposal No. **.CIDCO/BP-16584/TPO(NM & K)/2019** dated **18 April, 2019**

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 : Pankaj Raghunath Koli
- 2) Location : Plot No. **127**, Sector **25A** at **Pushpak(New)** , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 399.8
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 933.22 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 19360
- B) AMOUNT OF CESS** : Rs. 180671.39

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20190402102170901	2/5/2019	180671	20190402102170901	13/5/2019	Net Banking

Certification signature by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>.
Validity Unknown

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO



COMMENCEMENT CERTIFICATE

To,

Pankaj Raghunath Koli
At-Kombadbhuje, Po- Ulwe, Tal- Panvel, Raigad.
PIN - 410206

Sub : Development Permission for **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** Building on Plot No. **127** , Sector **25A** at **Pushpak(New)** , Navi Mumbai.

Ref : 1. Your Architects online application dated 18.04.2019
2. CIDCO/AAI/REHAB/2015/964 dtd. 27.11.2015 and Agreement to lease on 23.08.2018
3. CIDCO/ACL&SO(NMIA)/ 2018/ dtd. 31.10.2018 and CIDCO/(NMIA)/ 2019/ 1255 dtd. 25.03.2019.

Dear Sir / Madam,

Certification signature by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>,
Validity Unknown

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Please refer to your application for Development Permission for **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** Building on Plot No. **127**, Sector **25A** at **Pushpak(New)** , Navi Mumbai.

The Development Permission is hereby granted to construct **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

The Developer / Individual plot Owner should obtain the proposed finished 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.

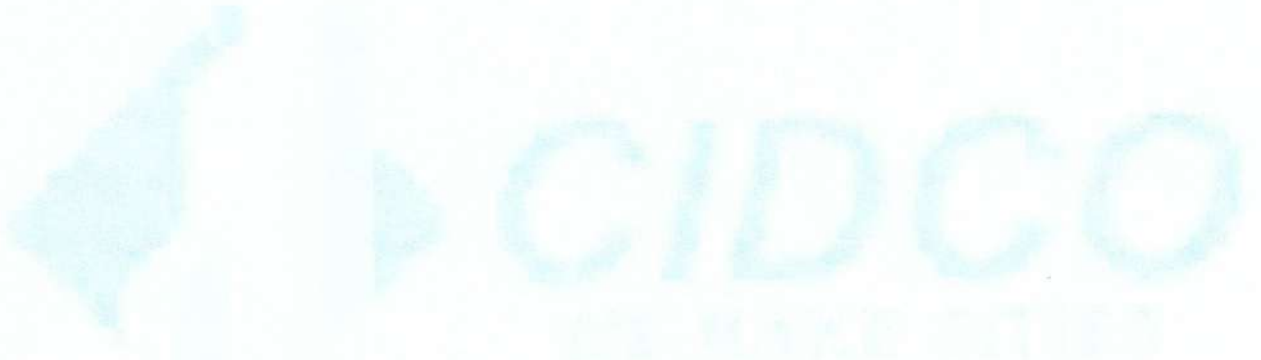
The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.

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JANARDHAN <mithilesh.patil@gmail.com>,
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The Developers / Builders shall take all precautionary measures 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.



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Organization : CIDCO

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **Pankaj Raghunath Koli , At-Kombadbhuje, Po-Ulwe, Tal- Panvel, Raigad.** for Plot No. **127** , Sector **25A** , Node **Pushpak(New)** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** in **1Ground Floor + 4Floor** Net Builtup Area **[Residential [Resi+Comm] =516.77,Mercantile / Business (Commercial) [Resi+Comm] =82.72 Total BUA = 599.49]** Sq m .

Nos. Of Residential Units :- 18, Nos. Of Mercantile / Business (Commercial) Units :- 4

- A.** This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B.** Applicant Should Construct Hutments for labors at site.
- C.** Applicant should provide drinking water and toilet facility for labors 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 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 :-

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JANARDHAN <mithilesh.patil@gmail.com>,
Validity Unknown

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