

**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.  
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

CIDCO/VVSR/CC/BP-1731/E/2060.

Ref. No.

Date: 29/03/2007

To,  
 ✓ Smt. Chhaya A. Sawant,  
 Mr. Yogesh A. Sawant,  
 Mr. Chandrasen A. Sawant &  
 Mr. Ravindra s. Sawant  
 2, Suryakiran, Dahanukar  
 Wadi, Kandivali (W)  
 MUMBAI : 400 0

Sub: Commencement Certificate for the proposed layout for Residential Buildings on land bearing S.No.115, H.No.37, 41, 42, 43, 44-B of Village Kopri, Tal. Vasai, Dist. Thane.

- Ref: 1) NOC for N.A. Permission issued by CIDCO vide letter No.CIDCO/VVSR/NAP/BP-1731/E/499 dated 04/11/2004.  
 2) N.A. Order No.REV/D-1/T-9/NAP/SR-117/2004 dated 10/12/2004 from the Collector, Thane.  
 3) TIR M.R.No.500 & 501 dtd.10/02/1989 & M.R. No.605 dated 28/02/1989 for measurement.  
 4) Assurance letter from Virar Municipal Municipal Council vide letter dated 15/05/2006 for potable water supply.  
 5) NOC for construction work from Grampanchayat Chandansar vide letter dated 22/12/2007.  
 6) EE(BP-VV)'s Report dated 08/01/2004.  
 7) Your architect's letter dated 23/02/2007.

Sir/Madam,

Development Permission is hereby granted for the proposed layout for Residential Buildings under Sec. 45 of the Maharashtra Regional and Town planning Act, 1966 ( Mah. XXVII of 1966) to Smt. Chhaya A. Sawant, Mr. Yogesh A. Sawant, Mr. Chandrasen A. Sawant & Mr. Ravindra s. Sawant.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-1731/E/2058, dated 29/03/2007. The detail of the building are given below :

- |                               |                                                         |
|-------------------------------|---------------------------------------------------------|
| 1) Location                   | : S.No.115, H.No.37, 41, 42, 43, 44-B of Village Kopri. |
| 2) Gross Plot Area            | : 8600.00 sq.m.                                         |
| 3) Less: Encroachment Area    | : 542.90 sq.m.                                          |
| 4) Balance Plot Area          | : 8057.10 sq.m.                                         |
| 5) R.G. @ 15%                 | : 1290.00 sq.m.                                         |
| 6) CFC @ 5%                   | : 430.00 sq.m.                                          |
| 7) Net Plot Area              | : 6337.10 sq.m.                                         |
| 8) Built Up Area Permissible: | 6337.10 sq.m.                                           |
| 9) Built Up Area Proposed     | : 4744.88 sq.m.                                         |
| 10) No of Buildings           | : 4 nos.                                                |

Contd... 2.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 5650 0900 • Fax : 00-91-22-2202 2509  
 HEAD OFFICE : CIDCO Bhavan, CBD-Betapur, Navi Mumbai 400 614. Phone : 5591 8100 • Fax : 00-91-22-5591 8166

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- ... 2 ...
- 15) Less: Paid at the time of C.C. vide Challan No.17920 & 17921 dated 26/03/2007. : Rs.10,36,900.00
- 16) Balance development charges to be paid as per payment schedule given below. : Rs.10,79,830.00
- 17) Date of assessment : 26/03/2007.
- 18) Premium components given free of FSI:  
 a) Area under Balcony : 466.40 sqm. x Rs.250/-  
 b) Area under Pocket Terr.: Nil
- Total Amount : Rs. 1,16,600.00
- 19) Premium paid at the time of C.C. vide challan No.17922 dtd.26/03/2007. : Rs. 1,16,600.00
- 20) As requested by you vide letter dated 29/01/1996 for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below:

SCHEDULE OF PAYMENT

INS-TAL-MENT	AMOUNT FOR DEVELOPMENT CHARGES Rs.	AMOUNT FOR PREMIUM CHARGES Rs.	DUE DATE OF PAYMENT	INTEREST Rs.
II	3,60,100.00	Nil	At the time of plinth completion certificate of 1st bldg. or 1 year from the date of c.c. which ever is earlier.	Interest @ 18% will be charged from date of commencement certificate
III	7,19,730.00	Nil	At the time of occupancy of 1st bldg. or 2 year from the date of c.c. which ever is earlier.	-do-

Yours faithfully,

*(Signature)*  
 ASSOCIATE MANAGER/ADD. (PO)(E)

c.c. to :

- 1) Shri R. V. Shirke, Architect.  
 2) AAO(VV)

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