

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

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

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Mumbai - 400 021.  
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**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

**Ref. No.**

**Date :** 24 JAN 2020

CIDCO/Sr. Arch (BP-IHP)/BP-IHP-134/2020/ 000134

To,  
Superintending Engineer (Housing & AP-I),  
CIDCO Maharashtra Ltd.,  
3rd Floor, Tower No.- 10, Belapur Station Complex,  
CBD,Belapur,Navi Mumbai-400614

**Sub:** Development Permission for proposed Mass Housing Scheme (under PMAY of Govt. of India) comprised of Commercial Cum Residential Buildings on Plot No.-03, Sector- 16A, at Kharkopar Railway Station(East), Node Ulwe , Navi Mumbai.

**Ref:**

1. No CIDCO/SE(TP-I&HQ)/2019/SAP- 502; Dated- 20/11/2019; received on 26/11/2019.
2. Government Notification vide no. CIDCO/PLANNING/BN-84/2019/1217 dtd. 06/03/2019.
3. Government Notification of Under Secretary vide letter no. TPB-4318/CR-26/2018/UD-11, dtd.29/06/2018.
4. Letter to UD vide no.- CIDCO/VC&MD/2018/BN71/590; Dated: 20/09/2018.
5. Letter to UD vide no.- CIDCO/MD/2019/132; Dated: 11/07/2019.
6. Architect's Application Letter dated- 01/11/2019 & 16/01/2020.
7. Provisional Plot Confirmation issued by SP(S)/SP(N), vide CIDCO / PLNG / SP(S) / 2019 /S-692, Dated- 27/11/2019.
8. Provisional Fire NOC issued by Chief Fire Officer CIDCO vide letter No.- CIDCO/Fire/HQ/733/2020, Dated- 21/01/2020; received on 24/01/2020.

Sir,

This office in receipt of your letter, vide no. - CIDCO/SE(TP-I&HQ)/2019/SAP- 502; Dated- 20/11/2019; received on 26/11/2019, applying for Development Permission for proposed Mass Housing Scheme (under PMAY of Govt. of India) comprised of Commercial Cum Residential Buildings on Plot No.- 03, Sector- 16A, at Kharkopar Railway Station(East), Node Ulwe , Navi Mumbai.

As you have intended to carry out development of above said proposal and you also informed this office thirty days before undertaking such development. Now this office falls Under, Section 58, of MRTP Act, 1966 for granting Development permission under sub section (1) shall remain in force for a period of one year from the date of grant of approval, and then after it shall lapse. Provided that the office-in-charge of the development may apply under intimation to the Planning Authority, for extension of such period; and thereupon the planning Authority extend such period from year to year; but such extended period shall in no case exceeds three years.



Also give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work & Give written notice to the Corporation regarding completion of the work.

As this Mass Housing Scheme is under PMAY of Govt. of India, conditional Development permission for-

Proposed Mass Housing Scheme comprised of Commercial Cum Residential Buildings (under PMAY):- Total Proposed Built Up Area of – 80757.189 Sq M. (Residential BUA of 78348.969 SqM. + Commercial BUA of 2408.22 SqM with EWS tenements = 2352 Nos., Shops = 36 Nos.

EWS-A type buildings (E-A-01 to E-A-21) Total 21 Nos. (E-A-01 to E-A-21 stilt +14 ) granted subject to condition with the Environment Clearance from the competent authority before plinth level.

Executive Engineer in-charge/Architect of the project shall ensure the finished road edge level from Executive Engineer (PP-I), CIDCO and further to ensure that the finished plinth level of the proposed buildings/shops/Any other Use to be consider 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.

Executive Engineer in-charge of the project shall ensure that the recovery towards Construction & Other Workers Welfare Cess charges shall be made from Running Account Bills of the agency executing the subject work and same shall be deposited in the account of Government of Maharashtra directly with a copy of same to this office for record purpose.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned 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.

The project contractor 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.

**Note:-**

- 1) This Development Permission is granted subject to terms and conditions mentioned in Provisional Fire NOC issued wide letter no. CIDCO vide letter No.- CIDCO/Fire/HQ/733/2020, Dated- 21/01/2020; received on 24/01/2020.
- 2) The construction work shall be carried out in accordance with the permission granted.
- 3) This said permission is subject to compliance of all conditions of MCZMA if applicable submit before execution of work at site.
- 4) This said permission is subject to compliance of all conditions of Railway Corridors /Highway Corridors NOC's / Forecourt area from Competent Authority if applicable submit it before execution of work at site.

- 5) The permission is issued / granted on the basis of the documents submitted by the licensee.
- 6) The development permission is subject to Government approval for the-
- i) Schedule of proposed amendments to GDCRs for incorporation of provisions related to Composite Development,
  - ii) Proposed amendment in the General Development Control Regulations (GDCR) of Navi Mumbai to take up 'Composite Development' at various locations in Navi Mumbai by CIDCO, and
  - iii) Applicability of CIDCO's GDCR for Affordable Housing Scheme in NMMC & PCMC areas.
- 7) **You shall ensure:-**
- i) Submission of balance documents,
  - ii) Approval from Transportation department of CIDCO; its compliance,
  - iii) Compliance of the directives given in the plot confirmation plan notes,
  - iv) Confirmation from SP(S) / SP(N) regarding entry/exit points,
  - v) Submission of Approval/NOC from MSEDCL for size and ensure the location of Electric Sub-station on the Plans,
  - vi) Submission of Column Position confirmation and Structural Design Calculation from structural Engineer before commencement of work at site.

Thanking you,



(T J Vaidya)  
Sr. Arch. (BP-IHP)

✓ C.C. TO: : Architect Hafeez Contractor,  
29, Bank Street, Fort,  
Mumbai, 400023.

C.C. TO: Separately to: EE (WS)/SP(DP)/SP(S)/SP(N)/STE(N&NT)