

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : 00-91-22-6650 0900
 FAX : 00-91-22-2202 2509

HEAD OFFICE:

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

Ref. No. CIDCO/BP-13446/TPO(NM & K)/2015/

1219 - 2

Date: 16 OCT 2015

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	8	8	9	0	1

 To,
 M/s. Platinum Enterprises,
 Through its Partner Shri. Jignesh Virchand Visharia & others Six,
 84, 8th Floor, B-Wing, Aggarwal Trade Centre,
 Plot No.62, Sector-11,
 C.B.D.-Belapur, Navi Mumbai

SUB :- Development Permission for Residential Building on Plot No.86, Sector – 21 at Ulwe, (12.5% Scheme), Navi Mumbai.

Ref:- 1) Your Architect's letter dated 22/05/2015 & 11/09/2015

- 2) Delay condonation NOC issued by M(TS-II) vide letter No.CIDCO/Estate/12.5% Sch/Ulwe/1049/2015, dtd.22/05/2015
- 3) Extension in time limit issued by M(TS-II) vide letter No.CIDCO/Estate/12.5% Sch/Ulwe/1049/2015, dtd.22/05/2015
- 4) PSIDC NOC issued by EE(Elect-II) vide letter No.CIDCO/EE(Elect-II)/15/UL-01036, dtd. 12/06/2015
- 5) Maveja NOC issued by M(TS-II), vide letter No.CIDCO/Estate/12.5% Sch/Ulwe/1049/2015, dtd. 08/10/2015
- 6) Fire NOC issued by Fire Officer, CIDCO vide letter No.CIDCO/FIRE/KLM/1411/2015, dtd. 29/08/2015
- 7) Height Clearance NOC issued by AAI, vide letter No.BT-1/NOC/MUM/15/NM/B/165, dtd.05/06/2015.
- 8) Final transfer order issued by M(TS-II), vide letter No.CIDCO/Estate/12.5%/Sch/Ulwe/1049/2015/910, dtd. 14/08/2015
- 9) Electrical substation NOC issued by EE O&M Division, Nerul.MSEDCL vide letter No.EE/Nerul/Tech/02870, dtd.26/08/2015
- 10) 50% IDC paid of Rs.17,50,000/- vide Receipt No.14149, dtd.23/09/2015

Please refer to your application for development permission for Residential Building on Plot No.86, Sector – 21 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 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.

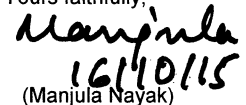
The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer(W/S), CIDCO prior to the commencement of the construction Work.

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 .

Since, you have paid 50% IDC of Rs.17,50,000/- vide Receipt No.14149, dtd.23/09/2015, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,



(Manjula Nayak)

 Sr. Planner (Bldg. Permission)
 Navi Mumbai & Khopta

CITY & 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 XXXVII) of 1966 to **M/s. Platinum Enterprises Through its Partner, Shri. Jignesh Virchand Visharia & others Six** for Plot No. 86, Sector- 21, Node- Ulwe (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 (G+11 Floors), Residential B.U.A. = 4522.440 Sq.mt., Commercial B.U.A. = 726.463 Sq.mt., Total Net Built Up Area = 5248.903 Sq.mt.**

(Free of FSI: Fitness Centre B.U.A. = 82.806 Sq.mt., Society Office Area = 24.843 Sq.mt.)

(Nos. of Residential Units = 100, Nos. of Commercial Units = 24)

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.

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 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, is such as event shall be deemed to have carried out the development work in contravention of section – 13 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 plinth level, atleast 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 from the Corporation.
 - 2(d) Permit authorized 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 the 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 GDCRs- 1975 in force.

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

The Owners/Developer shall use Fly Ash bricks or tiles of clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may imposed a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

Manginla
16/10/15

Sr. Planner (Bldg. Permission)
Navi Mumbai & Khopta

H

C.C. TO : ARCHITECT
Atul Patel Architects
For Plot No. 86, Sector-21, Node-Ulwe
(12.5% Scheme), Navi Mumbai.

C.C. TO : Separately to :

1. M(TS)
2. CUC
3. EE(ULWE)
4. EE(W/S)

SCHEDULE
RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
 - (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
 - (ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
 - (iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
 - c) Coarse sand as upper middle payer upto 20% of the depth;
 - d) A thin layer of fine sand as top layer;
 - e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.