



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
CIDCO Bhavan, C. B. D. Belapur, Navi Mumbai - 400 614.

Sr. No. TPO / Account / **16998** Date: 4/07/2017  
Bp. 15420

Received with thanks from Shri / Smt. M/S. Villacity Builders LLP through its partner & m/s. omcon through its partner

Amount Rs. 7124396/- (Rupees Eleven Lacs twenty four thousand three hundred Ninety six only By Cash / Cheque\* / D. D.

No. 022131 Date 1/3/2013 Amt. 808069/- Drawn On Axiis Bank

No. 022128 Date — Amt. 316327/- Drawn On Betapur

No. \_\_\_\_\_ Date \_\_\_\_\_ Amt. \_\_\_\_\_ Drawn On \_\_\_\_\_

Plot No. 84-A Sector No. 52 Node Dronagiri

	Computer Code for Financial Accounts						Rupees
1) Security Deposit for B. P. other S.D.	5	5	2	0	0	0	3000/-
2) Scrutiny Fees	8	1	9	0	0	0	
3) Development Charges	8	1	6	0	0	0	252847/-
4) I. D. Charges	8	1	6	0	0	3	275000/-
5) Balcony Encl. (Addl. L. P.)	8	0	3	0	0	0	92800/-
6) C. B. / F. B.							144772/-
7) Labour Cess	5	7	1	0	0	4	316327/-
8) Revalidation							
9) Amalgamation							
10) Misc. Receipts	8	2	0	0	0	0	
11) D.C.C.							34650/-
12) Penary chye							5000/-
13)							
Total Rs.							7124396/-



\*D. D. / \*Cheque/s subject to Realisation.

For CIDCO LTD.

To,

**M/s. VILLA CITY BUILDERS LLP, Through Its Partners Mr.PRABHULALA K. PATEL & OTHER THREE, & M/s. OMCON Through Its Proprietor Mr.ASHWIN B. PRAJAPATI**  
**Shop No-05,Lona, Plot No-26,**  
**SEc-03,Karanjade,Navi Mumbai**  
**PIN - 410206**

**ASSESSMENT ORDER NO. 2017/1647**

**Sub :** Payment of **New** development charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **84-A**, Sector **52** at **Dronagiri 12.5 % Scheme Plot**, Navi Mumbai.

- Ref :** 1) Architect's online application dtd. 04/01/2017  
 2) Extension in time limit NOC No.CIDCO/Est/12.5%/Dronagiri/1823/2017/20452, dtd. 14/06/2017  
 3) Maveja NOC No.CIDCO/Estate/12.5%/Dronagiri/2017/1823/21220, dtd. 13/07/2017  
 4) Final Transfer order No.CIDCO/Est/12.5%/Dronagiri/1823/2016/11099, dtd. 04/08/2016  
 5) Height Clearance NOC No.CIDCO/TPO(NM&K)/2016/1345, dtd. 28/10/2016  
 6) Provisional Fire NOC No.CIDCO/FIRE/HQ/275/2017, dtd. 15/05/2017  
 7) 50% IDC of Rs.2,75,000 paid vide Receipt No. 16998, dtd. 04/07/2017

Your Proposal No. **.CIDCO/BP-15420/TPO(NM & K)/2017** dated **04 January, 2017**

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.****(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/s. VILLA CITY BUILDERS LLP, Through Its Partners Mr.PRABHULALA K. PATEL & OTHER THREE, & M/s. OMCON Through Its Proprietor Mr.ASHWIN B. PRAJAPATI  
 2) Location : Plot No. **84-A**, Sector **52** at **Dronagiri**, Navi Mumbai.  
 3) Plot Use : Residential + Mercantile / Business (Commercial)  
 4) Plot Area : 549.34  
 5) Permissible FSI : 1.5  
 6) Rates as per ASR : 12800

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Non Resl:742.6638 * 16	11883
<b>Total Assessed Charges</b>				<b>11883</b>

- 7) Date of Assessment : 21 July, 2017

**8) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2016/1473	12/30/2016	11883	00015/TPO/Account/7609/2017	4/1/2017	Demand Draft
2	CIDCO/BP/2017/0524	05/29/2017	808069	00756/TPO/Account/7609/2017	11/7/2017	Demand Draft

Unique Code No. **2017 03 020 02 0514 01** is for this **New** Development Permission for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **84-A**, Sector **52** at **Dronagiri 12.5 % Scheme Plot**, Navi Mumbai.

*[Signature]*  
 Yours faithfully,

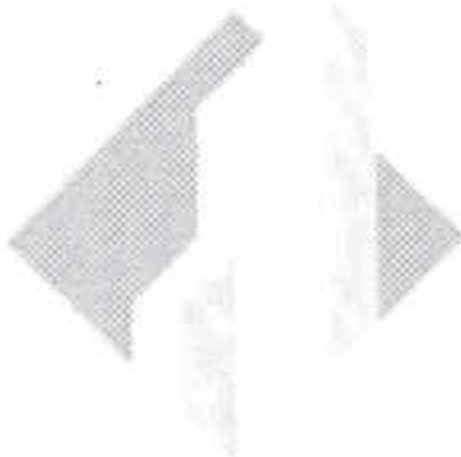
Reference No. : **CIDCO/BP-15420/TPO(NM & K)/2017/1813**

Date : **21/7/2017**

CC to : **DHARMESH VALLABHBHAI BHALANI**

**ASSOCIATE PLANNER (BP)**

shop no.12 and14, great eastern summit,  
wing-b, plot no.66, sector-15,cbd, belapur ,



**CIDCO**  
WE MAKE CITIES



To,

M/s. VILLA CITY BUILDERS LLP, Through Its  
Partners Mr.PRABHULALA K. PATEL & OTHER  
THREE, & M/s. OMCON Through Its Proprietor  
Mr.ASHWIN B. PRAJAPATI  
Shop No-05,Lona, Plot No-26,  
SEc-03,Karanjade,Navi Mumbai  
PIN - 410206

**ASSESSMENT ORDER NO. 2017/1647**

Unique Code No.	2	0	1	7	0	3	0	2	0	0	2	0	5	1	4	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **84-A**, Sector **52** at **Dronagiri 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-15420/TPO(NM & K)/2017 dated **04 January, 2017**

**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 : M/s. VILLA CITY BUILDERS LLP, Through Its Partners Mr.PRABHULALA K. PATEL & OTHER THREE, & M/s. OMCON Through Its Proprietor Mr.ASHWIN B. PRAJAPATI
- 2) Location : Plot No. **84-A**, Sector **52** at **Dronagiri**, Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 549.34
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 1452.37 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 21780
- B) AMOUNT OF CESS : Rs. 316326.19

7) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20170302002051401	29/5/2017	316326.19	00755/TPO/Account/7609/2017	11/7/2017	Demand Draft

Yours faithfully,

*[Signature]*  
21/7/17

ASSOCIATE PLANNER (BP)

**COMMENCEMENT CERTIFICATE**

To,

**M/s. VILLA CITY BUILDERS LLP, Through Its  
Partners Mr.PRABHULALA K. PATEL & OTHER  
THREE, & M/s. OMCON Through Its Proprietor  
Mr.ASHWIN B. PRAJAPATI  
Shop No-05,Lona, Plot No-26,  
SEC-03,Karanjade,Navi-Mumbai  
PIN - 410206**

**Sub : Development Permission for Residential [ Resi+Comm ] + Mercantile / Business  
(Commercial) [ Resi+Comm ] Building on Plot No. 84-A , Sector 52 at Dronagiri 12.5  
% Scheme Plot, Navi Mumbai.**

**Ref :** 1) Architect's online application dtd. 04/01/2017  
2) Extension in time limit NOC No.CIDCO/Est/12.5%/Dronagiri/1823/2017/20452, dtd. 14/06/2017  
3) Maveja NOC No.CIDCO/Estate/12.5%/Dronagiri/2017/1823/21220, dtd. 13/07/2017  
4) Final Transfer order No.CIDCO/Est/12.5%/Dronagiri/1823/2016/11099, dtd. 04/08/2016  
5) Height Clearance NOC No.CIDCO/TPO(NM&K)/2016/1345, dtd. 28/10/2016  
6) Provisional Fire NOC No.CIDCO/FIRE/HQ/275/2017, dtd. 15/05/2017  
7) 50% IDC of Rs.2,75,000 paid vide Receipt No. 16998, dtd. 04/07/2017

Dear Sir / Madam,

Please refer to your application for Development Permission for **Residential  
[ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** Building on Plot  
No. **84-A**, Sector **52** at **Dronagiri 12.5 % Scheme Plot**, 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.

Reference No. : **CIDCO/BP-15420/TPO(NM & K)/2017/1813**

Date : **21/7/2017**

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.

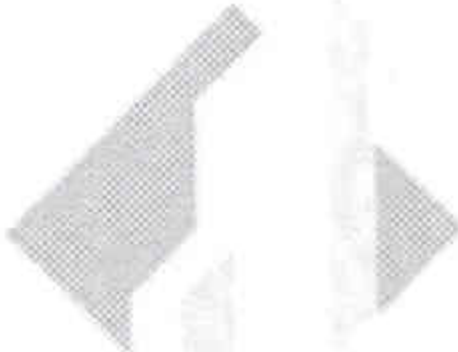
Thanking you,

Yours faithfully,

*mpa*  
*21/7/17*

ASSOCIATE PLANNER (BP)

C.C. to : DHARMESH VALLABHBHAI BHALANI  
shop no.12 and14, great eastern summit,  
wing-b, plot no.66, sector-15,cbd,  
belapur ,



**CIDCO**  
WE MAKE CITIES



**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. VILLA CITY BUILDERS LLP, Through Its Partners Mr.PRABHULALA K. PATEL & OTHER THREE, & M/s. OMCN Through Its Proprietor Mr.ASHWIN B. PRAJAPATI** , Shop No-05,Lona, Plot No-26,Sec-03,Karanjade,Navi Mumbai for Plot No. **84-A** , Sector **52** , Node **Dronagiri** . 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 12.5 % Scheme Plot 1Ground Floor + 7Floor** Net Builtup Area [**Residential [ Resi+Comm ] =684.38,Mercantile / Business (Commercial) [ Resi+Comm ] =76.60 Other [Others] =58.559999999999999 Total BUA = 819.54**] Sq m .

**Nos. Of Residential Units :- 28, 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 :-**

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 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 Certificate 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 this certificate.

3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter

revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
5. A certified copy of the approved plan shall be exhibited on site.
6. The amount of **Rs 3,000.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
9. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. 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



Reference No. : **CIDCO/BP-15420/TPO(NM & K)/2017/1813** Date : **21/7/2017**  
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 impose 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.

*mpn*  
*21/7/17*  
ASSOCIATE PLANNER (BP)

CC to : DHARMESH VALLABHBHAI BHALANI  
shop no.12 and14, great eastern summit,  
wing-b, plot no.66, sector-15,cbd, belapur ,

CC to : Separately to :

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE

**SCHEDULE****RAIN WATER HARVESTING**

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

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.
  - i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled 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 up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
  - 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 channelled 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 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt depth. Terrace water shall be channelled 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 up to 50% of the depth.
    - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
    - c) Coarse sand as upper middle layer up to 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.
    - f) Brick masonry is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.  
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be



- g) Perforated concrete slabs shall be provided on the pits/trenches.
- v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mt. for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose.  
Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.  
Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.