

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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Ref. No. CIDCO/BP-8262/TPO(NM & K)/2015/

465 = - -

Date : 24 APR 2015

To,
 M/s. R. R. Builders & Developers,
 Partners. Shri. Bharat Tukaram Bhore & Other One
 218/219, Raheja Arcade, Plot No. 61,
 Sector-11, CBD-Belapur, Navi Mumbai. 400 614.

ASSESSMENT ORDER NO.17/2015-16 REGISTER NO.01 PAGE NO.17

SUB:- Payment of revised development charges for Residential Building on Plot No.19, Sector-25 at Kamothe (12.5% scheme), Navi Mumbai.

- REF:-**
- 1) Your application dated 09/02/2015 & 08/04/2015.
 - 2) Earlier C.C. granted by this office vide letter No. CIDCO/BP-8262/ATPO(NM & K)/2013/1071, dtd.19/07/2013
 - 3) Amended Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/551/2015, dtd.01/04/2015
 - 4) Height Clearance NOC issued by AAI vide letter No. BT-1/NOCC/CS/MU/11/NM/02/1831-33, dtd.18/05/2011
 - 5) MSSEDCL NOC issued by Panvel(U) Division vide letter No. EE/PNL-U/Tech/s/s Approval/01623, dtd.08/04/2015
 - 6) Maveja NOC issued by AEO Vide letter No. CIDCO/ Estate/12.5% Scheme/kamothe/107/2013, dtd.08/07/2013
 - 7) Extension in time limit issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Kamothe-II/15+259+107/2015, dtd.30/01/2015
 - 8) 50% IDC paid of Rs.13,48,650/- Challan No.6369, dtd.09/08/2011

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

1.	Name of Assessee	- M/s. R. R. Builders & Developers, Partners. Shri. Bharat Tukaram Bhore & Other One
2.	Location	- Plot No.19, Sector-25 at Kamothe (12.5% scheme), Navi Mumbai.
3.	Land use	- Residential
4.	Plot area	- 2697.30 Sq. mtrs
5.	Permissible FSI	- 1.5
6.	Rates as per Stamp Duty Ready Reckoner, for Sec-25, Kamothe	- Rs.11700/- for the year 2011 - Rs.18200/- for the year 2013 - Rs.22000/- for the year 2015
7.	AREA FOR ASSESSMENT	-
A)	FOR COMMERCIAL	-
i)	Plot area (Earlier Approved)	- 333.371 Sq.mtrs.
ii)	Built up area (Earlier Approved)	- 500.057 Sq.mtrs.
iii)	Plot area (Additional Proposed)	- 14.074 Sq.mtrs.
iv)	Built up area (Additional Proposed)	- 21.111 Sq.mtrs.
B)	FOR RESIDENTIAL	-
i)	Plot area (Earlier Approved)	- 2349.855 Sq.mtrs.
ii)	Built up area (Earlier Approved)	- 3523.642 Sq.mtrs.
iii)	Built up area (Earlier Approved)	- 0.46 Sq.mtrs.
8.	DEVELOPMENT CHARGES	-
A)	FOR COMMERCIAL	-
i)	On Plot area	- 333.371 Sq.mtrs. X 11700 X 1%=Rs. 39004.41 14.074 Sq.mtrs. X 22000 X 1%=Rs. 3096.28
ii)	On Built up area	- 500.057 Sq.mtrs. X 11700 X 4%=Rs. 234026.68 21.111 Sq.mtrs. X 22000 X 4%=Rs. 18577.68
		TOTAL =Rs.294705.05

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B) FOR RESIDENTIAL

i)	On plot area	: 2349.855 Sq.mtrs. X 11700 X 0.5%=Rs.137466.52
ii)	On built up area	: 3523.642 Sq.mtrs. X 11700 X 2%=Rs.824532.23
iii)	On built up area @ 2% of (6) above	: 0.46 Sq.mtrs. X 18200 X 2%=Rs. 167.44
		Total Rs.962166.19

9. Total Assessed development charges :- 8(A) + 8(B) =Rs.1256871.24, Say Rs.1256872/-

10. Date of Assessment :- 15/04/2015

11. Due date of completion :- up to 16/06/2016

12. Development charges paid of Rs.12,57,150/- vide

i) Receipt No.6369, dtd.09/08/2011, Amount of Rs.12,40,350/-

ii) Receipt No.10305, dtd.07/05/2013, Amount of Rs.2,000/-

iii) Receipt No.13430, dtd.01/04/2015, Amount of Rs.14,800/-

Unique Code No. **2011 02 021 02 0827 01** is for this Development Permission on Plot No.19, Sector -25 at Kamothe, (12.5% Scheme), Navi Mumbai

This assessment order supersedes the earlier assessment order No.175/2013-14 issued by this office vide letter dtd.19/07/2013

Yours faithfully,

Manjula
24/4/15

(Manjula Nayak)
Town Planning Officer(BP)
Navi Mumbai & Khopta