

ANNEXURE - I

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

Ref. No. CIDCO/VSR/AM/BP/ZCC-20/E/ 1330

Date : 15/05/2008

To,
Shri R. K. Wadhawan (P.A. Holder)
Dewan Tower, Station Road,
Vasai (W), Taluka Vasai,
DIST : THANE.

Sub: Amended Plan approval for proposed Residential / Residential with Shopline Buildings & Club House in Pocket-P2, Pocket-P4, Sector-CD, Sector-B & Sector-F of ZCC-20 Group Housing Scheme on land bearing S.No.14(10), 17(13), 16(12), 13(9), 12(6), 10(7), 11(409), 247(200), 268(199), 253(202), 206(269)204(267), 202(253), 203(266), 254, 259, 260, 261, 252(201), 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205(249) & 257 of Village Achole, S.No.100, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manikpur, Tal: Vasai, Dist: Thane.

- Ref:
- 1) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/11826 dated 08/09/1991.
 - 2) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/112020 dated 25/08/1992.
 - 3) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/114382 dated 12/05/1995.
 - 4) This office letters dated 03/07/2002, 17/10/2003, 30/11/2004, 3/05/2005, 20/06/2005, 21/12/2005 & 26/05/2006.
 - 5) Plan approved by virtue of appeal passed under Section 47 of the MR & TP Act vide Order No.TPS-1998/613/C.R. No.156/UD-12 dated 08/09/1999.
 - 6) Your architect's letters dated 14/01/2008 & 08/05/2008.

Sir / Madam,

With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for the proposed Residential / Residential with Shopline Buildings & Club House in Pocket-P2, Pocket-P4, Sector-CD, Sector-B & Sector-F of ZCC-20 Group Housing Scheme on land bearing S.No.14(10), 17(13), 16(12), 13(9), 12(6), 10(7), 11(409), 247(200), 268(199), 253(202), 206(269)204(267), 202(253), 203(266), 254, 259, 260, 261, 252(201), 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205(249) & 257 of Village Achole, S.No.100, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manikpur, Tal: Vasai, Dist: Thane as per the following details :-

Contd. 2

EGD. OFFICE : 'Nirmol', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 06-91-22-2202 2509
EAD OFFICE : CIDCO Bhavan, CBD-Palace, New Mumbai - 400 032.



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Sr. No.	Predom inant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Resi.	SA2, SA4	St.+7	2750.34	02	84	Nil	5500.68
2.	Resi.	SB1, SB3	St.+7	1705.62	02	56	Nil	3411.24
3.	Resi.	SC5, SC6	St.+7	2378.70	02	84	Nil	4757.40
4.	Resi.	SD7, SD8	St.+7	1056.86	02	56	Nil	2113.72
5.	Resi.	RH2A, 25	Gr.+1	216.29	01	02	Nil	216.29
6.	Resi.	SC34	St.+6	2128.64	01	45	Nil	2128.64
7.	Resi. with Shopline	SC32	St.+7	2089.01	01	28	09	2089.01
8.	Resi.	SC33	St.+7	3914.30	01	80	Nil	3914.30
9.	Resi.	HRH- 31	Gr.+2	155.06	08	08	Nil	1240.48
10.	Resi.	HR 27 & 30	Gr.+5	853.54	02	42	Nil	1707.08
11.	Resi.	HR 28, 29	Gr.+5	877.50	02	44	Nil	1755.00
12.	Resi. with Shopline	RT4A- 12	Gr.+7	5217.30	01	102	12	5217.30
13.	Resi. with Shopline	N3A 11	Gr.+4	1359.51	01	17	06	1359.51
14.	Resi. with Shopline	RZ 13	Gr.+7	1307.55	01	30	07	1307.55
15.	Resi.	PRH- 35	Gr.+2	360.84	01	01	Nil	360.84
16.	Resi.	RH3, A23	Gr.+1	108.57	02	02	Nil	217.14
✓ 17.	Resi.	✓ HI-59	Gr.+7	1792.10	01	(48)	Nil	1792.10
✓ 18.	Resi.	✓ HO- 36, 39 & 40 ✓	St.+7	2262.68	03	126	Nil	6788.04
✓ 19.	Resi.	✓ HH-54 to 58 ✓ 60, 61 ✓	Gr.+7	1171.05	07	217	Nil	8197.25

Buildings.

Contd.,.... 3.

REGD. OFFICE : "Nirul", 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6660 0900 • Fax : 66-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Bolapur, Navi Mumbai 401 614. Phone : 8791 8100 • 00-91-22-2202 2509

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✓ 20.	Resi.	HF1- 49, 50, 51	Gr.+7	1244.32	03	93	Nil	3732.96
✓ 21.	Resi.	HF2- 52, 53	Gr.+7	1231.02	02	64	Nil	2462.04
✓ 22.	Resi.	HE- 37, 38, 41	Gr.+7	1647.17	03	84	Nil	4941.51
23.	Club House	AM-24	Gr.+1	122.63	01	01	Nil	122.63
24.	Club House	RC-23	Gr.+1	172.60	01	01	Nil	172.60

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCOM/VS/R/BP/ZCC-20/1/826 dated 06/09/1991, Commencement Certificate No. CIDCOM/VS/R/BP/ZCC-20/1/2020 dated 25/08/1992, Commencement Certificate No. CIDCOM/VS/R/BP/ZCC-20/1/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 20/06/2005, 21/12/2005 & 26/05/2006 stands applicable to this approval of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM, capacity for every 50 tenements, or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Contd..... 4.

EGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 66-91-22-2202 2509

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- 6) You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You shall obtain NOC from Chief Fire Officer, CIDCO before approaching this office for plinth completion certificate of new buildings or within 3 months from the receipt of this letter.

Yours faithfully

ASSOCIATE PLANNER / ATPO (VV)

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C.C. to:-

M/s. Shah Gattani Consultants, Architects
105, Lucky Palace, Station Road,
Vasal (W), Taluka Vasal,
DIST : THANE.