

Reference No. : CIDCO/BP-15413/TPO(NM & K)/2016/1504

Date : 24/3/2017

To,
M/S.VILLA CITY BUILDERS LLP,THROUGH ITS
PARTNERS MR.PRABHULAL K.PATEL,M/S.EMPIRE
BUILDERS AND DEVELOPERS LLP,M/S.BHAVANI
ENTERPRISES
SHOP NO.18,SHIV CHAMBER,PLOT NO.21,
SECTOR-11,CBD,BELAPUR,NAVI MUMBAI.
PIN - 400614

ASSESSMENT ORDER NO. 2017/1335

Unique Code No.	2	0	1	7	0	3	0	2	0	0	2	0	3	9	8	0	1
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential +
Mercantile / Business (Commercial)** Building on Plot No. **99**, Sector **48** at **Dronagiri
12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-15413/TPO(NM & K)/2016 dated **27 December, 2016**

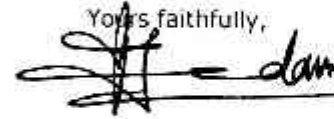
**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/S VILLA CITY BUILDERS LLP THROUGH ITS PARTNERS
MR PRABHULAL K.PATEL,M/S EMPIRE BUILDERS AND DEVELOPER
LLP,M/S BHAVANI ENTERPRISES
- 2) Location : Plot No. **99**, Sector **48** at **Dronagiri** , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 249.99
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 718.13 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 19800
- B) AMOUNT OF CESS : Rs. 142189.74

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20170302002039801	3/1/2017	142189.74	00027/TPO/Account/7609/2017	5/1/2017	Demand Draft

Yours faithfully,


Sr. ASSOCIATE PLANNER (BP)
8/3

Reference No. : CIDCO/BP-15413/TPO(NM & K)/2016/1504

Date : 24/3/2017

To,

M/S.VILLA CITY BUILDERS LLP, THROUGH ITS PARTNERS MR.PRABHULAL K.PATEL, M/S.EMPIRE BUILDERS AND DEVELOPERS LLP, M/S.BHAVANI ENTERPRISES
SHOP NO.18, SHIV CHAMBER, PLOT NO.21,
SECTOR-11, CBD, BELAPUR, NAVI MUMBAI.
PIN - 400614

ASSESSMENT ORDER NO. 2017/1335

Sub : Payment of New development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 99, Sector 48 at Dronagiri 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1) Architect's online application dtd. 27/12/2016.
2) Final Transfer Order CIDCO/Estate/12.5% Sch/Dronagiri/2237/2016/4818, dtd.04/02/2016
3) Maveja NOC CIDCO/Estate/12.5% Sch/Dronagiri/2237/2016/12687, dtd.28/09/2016.
4) Height Clearance NOC No.CIDCO/TPO(NM&K)/2016/1252, dtd. 10/06/2016
5) 50% IDC vide Receipt No. 16376, dtd. 05/01/2017, Amount of Rs.1,24,995/-

Your Proposal No. .CIDCO/BP-15413/TPO(NM & K)/2016 dated 27 December, 2016

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 PRABHULAL K.PATEL, M/S.EMPIRE BUILDERS AND DEVELOPERS LLP, M/S. BHAVANI ENTERPRISES
- 2) Location : Plot No. 99, Sector 48 at Dronagiri , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 249.99
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 13300

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi:374.985 * 8	3000
Total Assessed Charges				3000

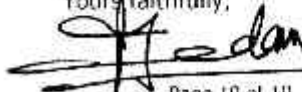
7) Date of Assessment : 24 March, 2017

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2016/1374	12/06/2016	3000	02067/TPO/Account/7609/2016	8/12/2016	Demand Draft
2	CIDCO/BP/2017/0008	01/03/2017	373526	00026/TPO/Account/7609/2017	5/1/2017	Demand Draft

Unique Code No. 2017 03 020 02 0398 01 is for this New Development Permission for Residential + Mercantile / Business (Commercial) Building on Plot No. 99, Sector 48 at Dronagiri 12.5 % Scheme Plot, Navi Mumbai.

Yours faithfully,



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Reference No. : **CIDCO/BP-15413/TPO(NM & K)/2016/1504**

Date : **24/3/2017**

CC to : ATUL PATEL ARCHITECTS

SP ASSOCIATE PLANNER (SP)
SP

1209, THE LANMARK, PLOT NO.- 26/A,
SECTOR-7, NR. THREE STAR HOTEL,
KHARGHAR.



CIDCO

COMMENCEMENT CERTIFICATE

To,

**M/S.VILLA CITY BUILDERS LLP, THROUGH ITS
PARTNERS MR.PRABHULAL K.PATEL, M/S.EMPIRE
BUILDERS AND DEVELOPERS LLP, M/S.BHAVANI
ENTERPRISES
SHOP NO.18, SHIV CHAMBER, PLOT NO.21,
SECTOR-11, CBD, BELAPUR, NAVI MUMBAI.
PIN - 400614**

**Sub : Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. 99 , Sector 48 at Dronagiri 12.5 %
Scheme Plot, Navi Mumbai.**

Ref : 1) Architect's online application dtd. 27/12/2016.
2) Final Transfer Order CIDCO/Estate/12.5% Sch/Dronagiri/2237/2016/4818, dtd.04/02/2016
3) Maveja NOC CIDCO/Estate/12.5% Sch/Dronagiri/2237/2016/12687, dtd.28/09/2016.
4) Height Clearance NOC No.CIDCO/TPO(NM&K)/2016/1252, dtd. 10/06/2016
6) 50% IDC vide Receipt No. 16376, dtd. 05/01/2017, Amount of Rs.1,24,995/-

Dear Sir / Madam,

Please refer to your application for Development Permission for **Residential
[Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** Building on Plot
No. 99, Sector 48 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.

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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,

Sr. ASSOCIATE PLANNER (BP)

C.C. to : ATUL PATEL ARCHITECTS
1209, THE LANMARK, PLOT NO. - 26/A,
SECTOR-7, NR. THREE STAR HOTEL,
KHARGHAR

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.PRABHULAL K.PATEL, M/S.EMPIRE BUILDERS AND DEVELOPERS LLP, M/S.BHAVANI ENTERPRISES**, SHOP NO.18, SHIV CHAMBER, PLOT NO.21, SECTOR-11, CBD, BELAPUR, NAVI MUMBAI. for Plot No. 99, Sector 48, 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 1 Ground Floor + 4 Floor** Net Builtup Area **[Residential [Resi+Comm] = 350.32, Mercantile / Business (Commercial) [Resi+Comm] = 24.22 Total BUA = 374.54]** Sq m.

Nos. Of Residential Units :- 16, Nos. Of Mercantile / Business (Commercial) Units :- 2

- 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

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Date : **24/3/2017**

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 1,500.00/-** 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. 3/3
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 19th 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 2

Reference No. : **CIDCO/BP-15413/TPO(NM & K)/2016/1504** Date : **24/3/2017**
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.


S. H. edam
ASSOCIATE PLANNER (BP)

CC to : ATUL PATEL ARCHITECTS
1209, THE LANMARK, PLOT NO. - 26/A,
SECTOR - 7, NR. THREE STAR HOTEL, ,
KHARGHAR

CC to : Separately to :

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