

Reference No. : CIDCO/BP-15575/TPO(NM & K)/2017/2517

Date : 23/4/2018

To,

M/S.TULIP INFRA, THROUGH ITS
PROP.SHRI.TARAL MANUBH...

ASSESSMENT ORDER NO. 2018/2358

Sub : Payment of **New** development charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **249C**, Sector **17** at **Ulwe(New)** **12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1) Architect application, dtd: 08.09.2017
2) Maveja NOC issued by AEO vide letter no. CIDCO/Estate/12.5%/Ulwe/1948/2017/22163, dtd: 30.08.2017

Your Proposal No. **CIDCO/BP-15575/TPO(NM & K)/2017** dated **21 September, 2017**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : M/S.TULIP INFRA, THROUGH ITS PROP.SHRI.TARAL MANUBHAI NAKRANI
- 2) Location : Plot No. **249C**, Sector **17** at **Ulwe(New)**, Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 1190.88
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 18430

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Res: 1799.62 * 8	14397
Total Assessed Charges				14399

7) Date of Assessment : 23 April, 2018

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2017/0918	09/12/2017	14399	01028/TPO/Account/7609/2017	19/9/2017	Demand Draft
2	CIDCO/BP/2018/0349	04/18/2018	2673461	00453/TPO/Account/7609/2018	19/4/2018	Demand Draft

Unique Code No. **2018 04 021 02 0742 01** is for this **New** Development Permission for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **249C**, Sector **17** at **Ulwe(New)** **12.5 % Scheme Plot**, Navi Mumbai.

Document verified by PATIL MITHA ESH
PMP/2018/04/021/02/0742/01

Name : PATIL MITHA ESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

To,

M/S.TULIP INFRA, THROUGH ITS
PROP.SHRI.TARAL MANUBH...**ASSESSMENT ORDER NO. 2018/2358**

Unique Code No.	2	0	1	8	0	4	0	2	1	0	2	0	7	4	2	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **249C**, Sector **17** at **Ulwe(New) 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. **CIDCO/BP-15575/TPO(NM & K)/2017** dated **21 September, 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.TULIP INFRA, THROUGH ITS PROP.SHRI.TARAL MANUBHAI NAKRANI
- 2) Location : Plot No. **249C**, Sector **17** at **Ulwe(New)**, Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 1199.88
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 4235.43 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 19360
- B) AMOUNT OF CESS : Rs. 819979.25

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20180402102074201	16/4/2018	819979.25	00464/TPO/Account/7639/2018	16/4/2018	Demand Draft

Document certified by: PATIL MITHALESH
JANARDHAN, Assistant Engineer

Name : PATIL MITHALESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO



COMMENCEMENT CERTIFICATE

To,

**M/S.TULIP INFRA,THROUGH ITS
PROP.SHRI.TARAL MANUBHAI NAKRANI
F-603,TANUSHREE HEIGHTS,PLOT NO.34,
SECTOR-42A,NERUL,NAVI MUMBAI
PIN - 400706**

Sub : Development Permission for Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on Plot No. 249C , Sector 17 at Ulwe(New) 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1)Architect application, dtd: 08.09.2017

2)Maveja NOC issued by AEO vide letter no. CIDCO/Estate/12.5%/Ulwe/1946/2017/22163,dtd: 30.08.2017

Dear Sir / Madam,

Please refer to your application for Development Permission for **Residential**

[Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on Plot No. 249C, Sector 17 at Ulwe(New) 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.

Document certified by PATIL MITI LESH
JANARDHAN Associate Planner

Name : PATIL MITI LESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Reference No. : **CIDCO/BP-15575/TPO(NM & K)/2017/2517**

Date : **23/4/2018**

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.



Document verified by PATIL MITHALESH
JANARDHAN MITHALESH patilmit@cidco.com

Name : PATIL MITHALESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

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.TULIP INFRA,THROUGH ITS PROP.SHRI.TARAL MANUBHAI NAKRANI , F-603,TANUSHREE HEIGHTS,PLOT NO.34,SECTOR-42A,NERUL,NAVIMUMBAI** for Plot No. **249C** , Sector **17** , Node **Ulwe(New)** . 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 + 14Floor** Net Builtup Area **[Residential [Resi+Comm] =1,627.30,Mercantile / Business (Commercial) [Resi+Comm] =158.23 Other [Others] =13.88 Total BUA = 1799.41 Total BUA = 1799.41]** Sq m .

Nos. Of Residential Units :- 42, Nos. Of Mercantile / Business (Commercial) Units :- 6

- 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

Document certified by PATIL.MH.MILESH
JANARDHAN@cidco.org@gmail.com

Name : **PATIL.MH.MILESH**
JANARDHAN
Designation : **Associate**
Planner
Organization : **CIDCO**

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 MRIP 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 6,000.00/-** 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 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

Document certified by PATIL MITHALESH
JANARDHAN janardhanpatil@gmail.com

Name : PATIL MITHALESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

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. TPR 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 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.

Document certified by PATIL MITHALESH
JANARDHAN, mohil@cidco.org

Name : PATIL MITHALESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Reference No. : **CIDCO/BP-15575/TPO(NM & K)/2017/2517**

Date : **23/4/2018**

15. The Commencement Certificate is issued subject to condition mention in provisional Fire NOC vide letter no. CIDCO/FIRE /HQ/51, dated:13.04.2018.



Document certified by PATIL MADHULESH
(ANAR714614-mad@cidco.mah.nic.in)

Name : PATIL MADHULESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

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 caps 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.

Document verified by PATIL MITHALESH
JANARDHAN on 23/04/2018

Name : PATIL MITHALESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

