



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, C&D Bejarpur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/2011/240 - - -

Date: 10 MAY 2011

To,
M/s. S.G.S. Developers,
Shop No.1, Plot No.8, Sector-48,
Nerul, Navi Mumbai

ASSESSMENT ORDER NO.84/2011-12 REGISTER NO.01 PAGE NO.84

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	0	4	2	9	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 08, Sector-09, Taloja-Pachand, (12.5% scheme), Navi Mumbai.
REF:- 1) Your architect's application dated 12/01/2011 & 19/04/2011

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

- 1. Name of Assessee :- M/s. S.G.S. Developers;
- 2. Location :- Plot No. 08, Sector-09, Taloja-Pachand, (12.5% scheme), Navi Mumbai;
- 3. Land use :- Residential
- 4. Plot area :- 1449.98 Sq. mtrs
- 5. Permissible FSI :- 1.5
- GROSS BUA FOR ASSESSMENT :- 4040,000 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 4040,000 Sq.mtrs. X 10000.00 = Rs. 40400000/-
- B) AMOUNT OF CESS :- Rs. 40400000/- X 1% = Rs. 404000.00
- 7) Construction & Other Workers Welfare Cess charges paid Rs. 4,04,000/- vide Receipt No.5222, dtd. 15/03/2011

Yours faithfully,

(R. B. Patil)
Addl. Town Planning Officer (BP)
(Navi Mumbai & Khopta)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE:

 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

 Ref. No. **240**
 CIDCO/ATPO(BP)/2011/

 Date: **10 MAY 2011**

 To,
 M/s. S.G.S. Developers,
 Shop No.1, Plot No.8, Sector-48,
 Nerul, Navi Mumbai

ASSESSMENT ORDER NO.84/2011-12 REGISTER NO.01 PAGE NO.84
SUB:- Payment of development charges for Residential Building Plot No. 08, Sector-09, Talaja-Pachnand, (12.5% scheme), Navi Mumbai.

- REF:-**
- 1) Your architect's application dated 12/01/2011 & 19/04/2011
-
- 2) Final transfer order issued by M(TS-II) vide letter dtd.07/03/2011
-
- 3) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.19/03/2011
-
- 4) 50% IDC paid of Rs. 7,25,000/- vide Receipt No.5222, dtd.15/03/2011

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(OFFICE ORDER NO. CIDCO/ADM/2449/DATED/18/11/92)

- | | | |
|-----|--|--|
| 1. | Name of Assessee | - M/s. S.G.S. Developers, |
| 2. | Location | - Plot No. 08, Sector-09, Talaja-Pachnand, (12.5% scheme),
Navi Mumbai. |
| 3. | Land use | - Residential |
| 4. | Plot area | - 1449.98 Sq. mtrs |
| 5. | Permissible FSI | - 1.5 |
| 6. | Rates as per Stamp Duty Ready Reckoner, for Sec-09, Talaja-Pachnand : | Rs. 5300/- |
| 7. | AREA FOR ASSESSEMENT | |
| A) | FOR COMMERCIAL | |
| i) | Plot area @ 1% of (6) above | - 169.994 Sq.mtrs.. |
| ii) | Built up area @ 4% of (6) above | - 254.991 Sq.mtrs. |
| | FOR RESIDENTIAL | |
| i) | Plot area @ 0.5% of (6) above | - 1279.986 Sq.mtrs. |
| ii) | Built up area @ 2% of (6) above | - 1918.486 Sq.mtrs |
| 8. | DEVELOPMENT CHARGES | |
| A) | FOR COMMERCIAL | |
| | Plot area | - 169.994 Sq.mtrs. X 5300 X 1% = Rs. 9009.68 |
| | Built up area | - 254.991 Sq.mtrs. X 5300 X 4% = Rs. 54058.09 |
| | TOTAL = Rs. 63067.77 | |
| B) | FOR RESIDENTIAL | |
| i) | Plot area | - 1279.986 Sq.mtrs. X 5300 X 0.5% = Rs. 33919.63 |
| ii) | Built up area | - 1918.486 Sq.mtrs X 5300 X 2% = Rs. 203959.52 |
| | TOTAL = Rs. 237879.15 | |
| 9. | Total Assessed development Charges :- 7(A)+7(B)=Rs. 300346.92, Say Rs. 300347/- | |
| 10. | Date of Assessment | - 09/05/2011 |
| 11. | Due date of completion | - 22/10/2010 to 21/10/2014 |
| 12. | Development charges paid of Rs. 3,00,500/- vide | |

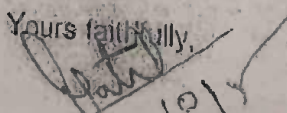
i) Receipt No.5222, dtd.15/03/2011, Amount of Rs. 1,46,000/-

i) Receipt No.5540, dtd.09/03/2011, Amount of Rs. 1,54,500/-

Unique Code No. 2011 02 021 02 0429 01 is for this Development Permission on Plot No. 08, Sector-09, Talaja-

Pachnand, (12.5% scheme), Navi Mumbai.

Yours faithfully,


 (R.B. Patil)

 Addl. Town Planning Officer,
 (Navi Mumbai & Khopta)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,

Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

CIDCO/ATPO(BP)/2011/241-22

Date: 10 MAY 2011

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	0	4	2	9	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

To,

M/s. S.G.S. Developers,

Shop No.1, Plot No.8, Sector-48,

Nerul, Navi Mumbai

- Sub:-** Development permission for Residential Building on Plot No. 08, Sector-09, Taloja-Pachnand, (12.5% scheme), Navi Mumbai.
- REF:-** 1) Your architect's application dated 12/01/2011 & 19/04/2011
 2) Final transfer order issued by M(TS-II) vide letter dtd:07/03/2011
 3) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.19/03/2011
 4) 50% IDC paid of Rs. 7,25,000/- vide Receipt No.5222, dtd.15/03/2011

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No. 08, Sector-09, Taloja-Pachnand, (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / Individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer / Plot Owner to ensure that the finished plinth level of the proposed building / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still the finished plinth 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 Executive Engineer, Kharimboli Office 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.

The Developers / Builders shall take all precautionary major 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.

Since you have paid 50% IDC paid of Rs. 7,25,000/- vide Receipt No.5222, dtd.15/03/2011, you may approach to the Office of Executive Engineer (Kharimboli) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,


 (R. B. Patil)

 Addl. Town Planning Officer (BP)
 (Navi Mumbai & Khopta)

10 MAY 2017

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to MS. S.G.S. Developers

Plot No. 8 Road No. - Sector 9 Node Talaja-Pachard (12.5/1 Sch)

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Building (G+7 floors)

Total Net Built-Up Area = 2173.477 sqm. (Resi - 1918.486 sqm., Comm. - 254.991 sqm.)

(Nos. of Residential Units 68 Nos. of Commercial units 15)

*Mhata
AEUBD*

1. This Certificate is liable to be revoked by the Corporation if:-

(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.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(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

(i) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.

(ii) Give written notice to the Corporation regarding completion of the work.

(iii) Obtain Occupancy Certificate from the Corporation.

(iv) Permit authorised 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 complies with the regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or IS: 4762 or GBCR - 1975 in force.

4. 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 regulation no.16.1(2) of the GBCR - 1975.