



PLINTH COMPLETION CERTIFICATE

BP-13496/0376

Date : 16 March, 2016

To,
M/S.POWER INFRA DEVELOPERS
FLAT NO.701, PRINCESS APARMENT,OPP. HDFC
BANK,CHOPRA COURT, ULHASNAGAR
PIN - 421003

Sub : Plinth Completion Certificate for Proposed **Resi_Commercial [Resi+Comm]** Building on
Plot No. **39**, Sector **26** at **Taloja 12.5 % Scheme Plot**, Navi Mumbai.

Ref : Your Architect online application received on dtd. 08/02/2016

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for **Resi_Commercial [Resi+Comm]** Building on Plot No. **39** , Sector **26** at **Taloja 12.5 % Scheme Plot** , Navi Mumbai. The marginal open spaces are found as per plan approved vide this office letter No. **CIDCO/BP-13496/TPO(NM&K)/2015/1402** dated **14 December, 2015**.

Therefore you may go ahead with the construction work beyond **Plinth Level upto top of Habitable Floor i.e. upto 1 slab** as per approved plans and terms and conditions mentioned in this office letter **14 December, 2015** and Agreement to Lease executed with Corporation.

Thanking you,

Yours faithfully,


14/3/16

ASSOCIATE PLANNER (BP)

C.C. to : Ravindra Ishwar Ghormode
216,2nd.Floor,Shiv Chamber,A"Wing, Plot
no-21,Sector-11,C.B.D, Belapur, Navi
Mumbai

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

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

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

 CIDCO/BP-13496/TPO(NM & K)/2015/ **1401-7**
Date : 14 DEC 2015

 To,
 M/s. Power Infra Developers,
 Through its Partners Mr. Basant Varadmal Chellani (HUF) & Others Two
 At Flat No.701, Princess Apartment,
 Opp. HDFC Bank, Chopra Court,
 Ulhasnagar- 421 003

ASSESSMENT ORDER No.330/2015-16 REGISTER NO.01 PAGE No.330

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	9	3	0	0	1
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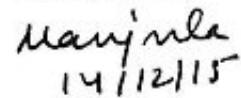
SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.39, Sector – 26 at Talaja-Pachnand (12.5% Scheme) Navi Mumbai.

REF:- 1) Your Architect's letter dated 17/07/2015 & 26/11/2015

**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. Power Infra Developers,
Through its Partners Mr. Basant Varadmal Chellani (HUF) &
Others Two |
| 2. | Location | :- Plot No.39, Sector – 26 at Talaja-Pachnand (12.5% Scheme),
Navi Mumbai. |
| 3. | Land use | :- Residential |
| 4. | Plot area | :- 299.87 Sq. mtrs |
| 5. | Permissible FSI | :- 1.5 |
| 6. | GROSS BUA FOR ASSESSEMENT | :- 890.293 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | :- 890.293 Sq.mtrs. X 14875/- = Rs.13243108.375/- |
| B) | AMOUNT OF CESS | :- Rs.13243108.375/- X 1%= Rs.132431.083/- |
| 7) | Construction & Other Workers Welfare Cess charges paid | Rs.1,32,500/- vide Receipt No.14291.
dtd. 05/11/2015. |

Yours faithfully,



 (Manjula Nayak)
 Sr. Planner (Bldg. Permission)
 Navi Mumbai & Khopta

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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 Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

1401-1
Ref. No. CIDCO/BP- 13496/TPO (NM & K)/2015/

Date : 14 DEC 2015

 To,
 M/s. Power Infra Developers,
 Through its Partners Mr. Basant Varadmal Chellani (HUF) & Others Two
 At Flat No.701, Princess Apartment,
 Opp. HDFC Bank, Chopra Court,
 Ulhasnagar- 421 003

ASSESSMENT ORDER NO. 330/2015-16 REGISTER NO. 01, PAGE NO. 330.
SUB. - Payment of development charges for Residential Building on Plot No.39, Sector- 26 at Talaja- Panchnand (12.5% Scheme), Navi Mumbai.

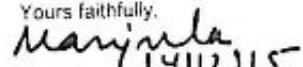
- Ref.**
- 1) Your architect's application dated 17/07/2015 & 26/11/2015
-
- 2) Delay condonation NOC issued by M(TS-II) vide letter No.CIDCO/Estate/12.5% Sch/Taloja/214/2011, dtd. 21/01/2011
-
- 3) Final Transfer Order issued by M(TS-II) Vide letter No. CIDCO/Estate/12.5% Sch/Taloja-Panchnand/214/2015, dtd. 09/04/2015
-
- 4) Maveja NOC issued by M(TS-II) Vide letter No. CIDCO/Estate/12.5% Sch/Taloja-Panchnand/214/2015, dtd. 20/04/2015
-
- 5) Height Clearance NOC issued by AAI vide letter No.BT-1/NOCC/MUM/15/NOCCAS/NM/172, dtd.04/06/2015
-
- 6) Extension of time limit NOC issued by M(TS-II) vide letter No.CIDCO/Estate/12.5% Sch/Taloja/214/2015, dtd.27/05/2015
-
- 7) 50% IDC Paid of Rs.1,50,000/- vide Receipt No.14291, dtd.05/11/2015

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

- | | | |
|-----|--|--|
| 1. | Name of Assessee | - M/s. Power Infra Developers,
Through its Partners Mr. Basant Varadmal Chellani (HUF) & Others Two |
| 2. | Location | - Plot No.39, Sector - 26 at Talaja- Panchnand (12.5% Scheme),
Navi Mumbai. |
| 3. | Land use | - Residential |
| 4. | Plot area | - 299.87 Sq. mtrs |
| 5. | Permissible FSI | - 1.50 |
| 6. | Rates as per Stamp Duty Ready Reckoners for Sec-26, Talaja-Pachnand | - Rs.15,200/- Sq mtrs. |
| 7. | AREA FOR ASSESSMENT | - |
| A) | FOR COMMERCIAL | - |
| i) | Plot Area | - 43.893 Sq.mtrs. |
| ii) | Built up area | - 65.840 Sq.mtrs. |
| B) | FOR RESIDENTIAL | - |
| i) | Plot Area | - 255.977 Sq.mtrs. |
| ii) | Built up area | - 383.741 Sq.mtrs. |
| 8. | DEVELOPMENT CHARGES | - |
| A) | FOR COMMERCIAL | - |
| i) | On plot area @ 1% of (6) above | - 43.893 Sq mtrs. X 15200/- X 1% = Rs. 6671.736 |
| ii) | Built up area @ 4% of (6) above | - 65.840 Sq.mtrs. X 15200/- X 4% = <u>Rs.40030.72</u> |
| | | TOTAL = Rs.46702.456 |
| B) | FOR RESIDENTIAL | - |
| i) | Built up area @ 2% of (6) above | - 255.977 Sq mtrs. X 15200/- X 0.5% = Rs. 19454.252 |
| ii) | Built up area @ 2% of (6) above | - 383.741 Sq mtrs. X 15200/- X 2% = <u>Rs.116657.264</u> |
| | | TOTAL = Rs.136111.516 |
| 9. | Total Assessed development Charges | - 8(A) + 8(B) = Rs.182813.972 Say Rs 182814/- |
| 10. | Date of Assessment | - 26/11/2015 |
| 11. | Due date of completion | - Upto 31/07/2016 |
| 12. | Development charges paid of Rs. 1,83,0000/- vide Receipt No.14291, dtd. 05/11/2015 | |

Unique Code No. 2015 03 021 02 3930 01 is for this Development Permission on Plot No.39, Sector- 26 at Talaja-Pachnand (12.5% Scheme), Navi Mumbai.

Yours faithfully,



(Manjula Nayak)

 Sr. Planner (Bldg. Permission)
 Navi Mumbai & Khopta

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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Ref. No.

CIDCO/BP-13496/TPO(NM & K)/2015/

1402-7

Date : 14 DEC 2015

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	9	3	0	0	1

To,
 M/s. Power Infra Developers,
 Through its Partners Mr. Basant Varadmal Chellani (HUF) & Others Two
 At Flat No.701, Princess Apartment,
 Opp. HDFC Bank, Chopra Court,
 Ulhasnagar- 421 003

Sub :- Development Permission for Residential Building on Plot No.39, Sector- 26, Talaja-Pachnand (12.5% Scheme)
 Navi Mumbai.

- Ref :-**
- 1) Your architect's application dated 17/07/2015 & 26/11/2015
 - 2) Delay condonation NOC issued by M(TS-II) vide letter No.CIDCO/Estate/12.5% Sch/Taloja/2011, dtd. 21/01/2011
 - 3) Final Transfer Order issued by M(TS-II) Vide letter No. CIDCO/Estate/12.5% Sch/Taloja-Pachnand/214, dtd. 09/04/2015
 - 4) Maveja NOC issued by M(TS-II) Vide letter No. CIDCO/Estate/12.5% Sch/Taloja-Pachnand/214/15, dtd. 20/04/2015
 - 5) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/15/NM/NOCAS/NM/173, dtd 03/09/2015
 - 6) Extension of time limit NOC issued by M(TS-II) vide letter No.CIDCO/Estate/12.5% Sch/Taloja/214/2015, dtd.27/05/2015
 - 7) 50% IDC Paid of Rs.1,50,000/- vide Receipt No.14291, dtd.05/11/2015

Please refer to your application for development permission for Residential Building on Plot No.39, Sector – 26 at Talaja - 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 buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still 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 Executive Engineer(W/S), CIDCO prior to the commencement of the construction Work.

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 .

Since, you have paid 50% IDC of Rs.1,50,000/- vide Receipt No.14291, dtd.05/11/2015, you may approach to the Office of Executive Engineer (KIm) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

Manjula
 14/12/15

(Manjula Nayak)
 Sr. Planner (Bldg. Permission)
 Navi Mumbai & Khopta

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD
COMMECEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXIV) of 1966 to M/S.POWER INFRA DEVELOPERS THROUGH IT PARTNERS Mr.BASANT VARADMAL CHELLANI (HUF) & OTHERS TWO ,

on Plot No: - 39, Sector: - 26, Node: Taloja-Pachnand (12.5%) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed.

Residential Building (G+4) Str.

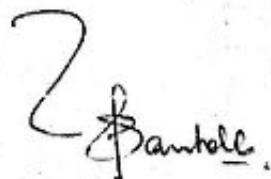
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Total B.U.A. = 449.581 Sq.m. (Res. B.U.A= 383.741 Sq.m. + Comm. B.U.A = 65.840 Sq.m.)
(Nos. of Residential Units – 20, Nos. of Commercial units - 05)

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.

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, atleast 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 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 and/or GDCRs- 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 regulations no. 16.1(2) of the GDCRs – 1975.

5. 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.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 1,500/- 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.
8. "Every Building shall be provided with under ground 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".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. 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.
 - i) 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 per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply. The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.
12. 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 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.
- 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.
 - 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.
 - 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.

Manjula
14/12/15

ADDL. TOWN PLANNING OFFICER

Navi Mumbai & Khopda

Dantole

C.C. TO: ARCHITECT

M/s.Vastushree Architect,
Plot No. 21, Shiv Chambers,
CBD Belapur, Navi Mumbai

C.C. TO: Separately to:

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