



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - 099999 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-15117/TPO(NM)/2016/ 2017-17

Date: 28 JUL 2016

To,
Mr. Pankaj Shankarlal Bhanushali & Other Two
704, Ambience Court, Sector 19D,
Vashi, Navi Mumbai PIN - 400705

ASSESSMENT ORDER NO. 2016/630

Unique Code No.	2	0	1	6	0	3	0	2	1	0	2	0	1	6	1	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---


SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 70/1 & 71, Sector 4 A at Node Asudgaon (W) (12.5% scheme), Navi Mumbai.

REF:- Your Architect's online application dtd. 01/03/2016, 25/04/2016, 16/05/2016 & 21/07/2016

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT-1996)

- Name of Assessee :- Mr. Pankaj Shankarlal Bhanushali & Other Two
- Location :- Plot No. 70/1 & 71, Sector 4 A at Asudgaon (W) (12.5% Scheme), Navi Mumbai.
- Land use :- Residential
- Plot area :- 649.99 Sq. mtrs
- Permissible FSI :- 1.5
- A) GROSS BUA FOR ASSESSEMENT :- 1588.86 Sq.mtrs.
- B) ESTIMATED COST OF CONSTN. :- 1588.86 Sq.mtrs. X 20900.00 = Rs.3320714/-
- C) AMOUNT OF CESS :- Rs. 3320714 X 1% = Rs. 332071.74
- Construction & Other Workers Welfare Cess Charges Paid Rs.334,041/- Vide Receipt No.15318, dtd. 02/06/2016.

Yours faithfully,


(Jagdish Patil)
Associate Planner (Bldg. Permiss.on)
Navi Mumbai

For Ashapura Realty


Partner





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 5GC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Narlman 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 8165

Ref. No.

CIDCO/BP-15117/TPO(NM)/2016/

2017-7

Date : 28 JUL 2016

To,
Mr. Pankaj Shankarlal Bhanushali & Other Two
704, Ambience Court, Sector 19D,
Vashi, Navi Mumbai PIN - 400705

ASSESSMENT ORDER NO. 2016/630

SUB:- Payment of development charges for Residential Building on Plot No. 70/1 & 71, Sector 4 A at Node Asudgaon (W) (12.5% scheme), Navi Mumbai.

- REF:-
- 1) Architect's online application dtd. 01/03/2016, 25/04/2016, 16/05/2016 & 21/07/2016
 - 2) Final Transfer Order issued by M(TS)-II vide letter No. CIDCO/Estate/12.5% Scheme /Asudgaon/77/2015, dtd. 22/05/2015
 - 3) Moveja NOC issued by AEO(12.5%) vide letter No. CIDCO/Estate/12.5% Sch/Asudgaon/77/2015, dtd. 26/07/2015
 - 4) Height Clearance NOC issued by AAI vide letter no. BT-1/NOC/MUM/15/B/NM/271/1654/854, dtd. 09/10/2015
 - 5) Fire NOC issued by Dy. Chief Fire Officer vide letter no. CIDCO/FIRE/HQ/75/2016 dtd. 05/07/2016
 - 6) 50% IDC vide receipt no. 15318, dtd. 02/06/2016, Amt. 330930/-

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

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

- | | | |
|-----|--|--|
| 1. | Name of Assessee | - Mr. Pankaj Shankarlal Bhanushali & Other Two |
| 2. | Location | - Plot No. 70/1 & 71, Sector 4 A at Asudgaon (W) (12.5% scheme) Navi Mumbai. |
| 3. | Land use | - Residential |
| 4. | Plot area | - 699.99 Sq. mtrs |
| 5. | Permissible FSI | - 1.5 |
| 6. | Rates as per Stamp Duty Ready Reckoners for Sector 4 A at New Panvel (W) | - Rs. 32800/- |
| 7. | AREA FOR ASSESSMENT FOR RESIDENTIAL | |
| A) | Plot area | - 649.99 Sq.mtrs. |
| ii) | Built up area | - 972.94 Sq.mtrs |
| 8. | DEVELOPMENT CHARGES FOR RESIDENTIAL | |
| B) | On plot area @ 0.5% of (6) above | - 649.99 Sq.mtrs. x 32800/- x 0.5% = Rs. 106598.06 |
| i) | Built up area @ 2% of (6) above | - 972.94 Sq.mtrs x 32800/- x 2% = Rs. 638248.64 |
| | | TOTAL = Rs. 744847.00 |
| 8. | Total Assessed development Charges | - 7(A)+ 7 (B)= Rs. 744847.00, Say Rs. 744847/- |
| 9. | Date of Assessment | - 28/07/2016 |
| 10. | Due date of completion | - up to 18/01/2019 |
| 11. | Development charges paid of Rs. 7,55,329/- vide Receipt No. 15318, dtd. 02/06/2016 | |
- Unique Code No. 2015 03 021 02 0161 01 is for this Development Permission on Plot No. 70/1 & 71, Sector 4 A at Asudgaon (W), (12.5% scheme), Navi Mumbai.

Yours faithfully,



For Ashapura Realty

Jagdish Patil
Partner

Jagdish Patil
28/07/2016
(Jagdish Patil)
Associate Planner (Bldg. Permission)
Navi Mumbai



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 5GC - 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-15117/TPO(NM)/2016/

2018-1

Date:

28 JUL 2016

Unique Code No.	2	0	1	8	0	3	0	2	1	0	2	0	1	8	1	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

To,

Mr. Pankaj Shankar Bhanushali & Other Two
704, Ambience Court, Sector 19D,
Vashi, Navi Mumbai PIN - 400705

Sub:- Development Permission for Residential Building on Plot No. 70/1 & 71, Sector 4 A at Asudgaon (W) (12.5% scheme), Navi Mumbai.

- REF:-
- 1) Architect's online application dtd. 01/03/2016, 25/04/2016, 16/05/2016 & 21/07/2016
 - 2) Final Transfer Order issued by M(TS)-II vide letter No. CIDCO/Estate/12.5% Scheme /Asudgaon/77/2015,dtd.22/05/2015
 - 3) Moveja NOC issued by AEO(12.5%) vide letter No. CIDCO/Estate/12.5% Sch/Asudgaon/77/2015,dtd.20/07/2015
 - 4) Height Clearance NOC issued by AAI vide letter no. BT-1/NOC/MUM/15/B/NM/271/654/854,dtd.09/10/2015
 - 5) Fire NOC issued by Dy. Chief Fire Officer vide letter no. CIDCO/FIRE/HQ/76/2016 dtd.05/07/2016
 - 6) 50% IDC vide receipt no. 15318, dtd. 02/06/2016, Amt.330930/-

Dear Madam/Sir,

Please refer to your application for development permission for Residential Building on Plot No. 70/1 & 71, Sector 4 A at Asudgaon (W) (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 Executive Engineer, Kalamboji 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.

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 vide receipt no. 15318, dtd. 02/06/2016, Amt.330930/- you may approach to the Office of Executive Engineer (PNL) to get the sewerage connection to your plot.

Note : This Development Permission is granted subject to pending SCS No. 466/2011 in Civil Court (S.D.) at Panvel. The order passed by Hon'able Court in the said Suit shall be binding on you.

Thanking you,



For Ashapura Realty

[Signature]
Partner

Yours faithfully,

[Signature]
(Jagdish Patil)
Associate Planner (Bldg. Permission)
Navi Mumbai

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 XXXVII of 1966) to **Mr. Pankaj Shankarlal Bhanushali & Other Two on Plot No. 70/1 & 71, Sector 4 A at Asudgaon (W) (12.5% scheme) Navi Mumbai**, as per the approved plans and subject to the following conditions for the development work of the proposed **Residential Building (Stilt. + 07th Floor), Total Resi.BUA= 972.94 Sq.Mt.**

(Nos. of Residential Units - 35 (Thirty Five), Nos. of Commercial units - 00)

(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 labours at site.

(C) Applicant should provide drinking water and toilet facility for labours 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 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 MP.TP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.



For Ashapura Realty

Pankaj Shankarlal Bhanushali

REF.NO. CIDCO/BP-15117/TPO(NM)/2016/

2018-

DATE: 28 JUL 2016

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.3500/- 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 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".
 - a) Applicant should submit necessary compliance from concerned department that water supply line is laid water is supplied to the plot, before applying for Occupancy Certificate (for Karanjade Node)
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.
 - 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.



For Ashapura Realty

[Handwritten signature]

REF.NO. CIDCO/BP-15117/TPO(NM)/2016/

2018-

DATE: 28 JUL 2016

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.

- 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.


(Jagdish Patil)
Associate Planner (Bldg. Permission)
Navi Mumbai

C.C. TO: ARCHITECT

M/s. D.G. Shah & Associates,
606, Thacker Tower, Plot No.86,
Sector-17, Vashi, Navi Mumbai.

C.C. TO: Separately to:

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

For Ashapura Realty

