

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- 10975/TPO (NM)/2017/

15891
Date :
28 APR 2017

 To,
 M/s. Chakradhar Builders & Developers,
 Through its Proprietor Shri. Digambar Ramkrishna Nemade,
 103, 203 Sanskruti Mata Vaishno Co. Op. Hsg. Society Ltd.,
 Plot No.12 & 21, Sector-42, Nerul,
 Navi Mumbai- 400 706

ASSESSMENT ORDER NO. 08/2017-18 REGISTER NO. 01, PAGE NO. 08.
SUB: - Payment of Development charges for Residential Building on Plot No.85, Sector- 15 at Dronagiri(12.5% Scheme) Navi Mumbai.

REF:-1) Your Architect's online application dated 02/11/2016

- 2) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/12/NM/NOCAS/920/129/1478, dtd. 12/02/2013
- 3) Original Maveja NOC issued by AEO vide letter No.CIDCO/Estate/12.5% Scheme/Dronagiri/514/2016/15731, dtd. 24/01/2017
- 4) Delay condonation NOC issued by AEO vide letter No.CIDCO/Estate/12.5% Scheme/Dronagiri/514+530/2013, dtd. 01/03/2013
- 5) Extension in time limit issued by AEO vide letter No.CIDCO/Estate/12.5% Scheme/Dronagiri/514+530/2016/15731, dtd. 24/01/2017
- 6) Final transfer order issued by AEO vide letter No.CIDCO/Estate/12.5% Scheme/Dronagiri/514+530/2010, dtd. 26/10/2010
- 7) 50% IDC paid of Rs.1,00,000/- vide receipt No.9835, dtd. 04/02/2013

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

- | | | |
|-----|--|--|
| 1. | Name of Assessee | - M/s. Chakradhar Builders & Developers,
Through its Proprietor Shri. Digambar Ramkrishna Nemade, |
| 2. | Location | - Plot No.85, Sector -15 at Dronagiri (12.5% Scheme),
Navi Mumbai. |
| 3. | Land use | - Residential |
| 4. | Plot area | - 200.00 Sq. mtrs |
| 5. | Permissible FSI | - 1.50 |
| 6. | Rates as per Stamp Duty Ready
Reckoners for Sec-15, Dronagiri | - Rs.16000/- Sq.mtrs. |
| 7. | AREA FOR ASSESMENT
FOR RESIDENTIAL | - |
| i) | Plot Area | - 200.00 Sq.mtrs. |
| ii) | Built up area | - 300.00 Sq.mtrs. |
| 8. | DEVELOPMENT CHARGES
FOR RESIDENTIAL | - |
| i) | Built up area @ 0.5% of (6) above | - 200.00 Sq.mtrs. X 16000/- X 0.5% = Rs. 1,60,000 |
| ii) | Built up area @ 2% of (6) above | - 300.00 Sq.mtrs. X 16000/- X 2% = Rs. 96,000.00 |
| | | TOTAL = Rs.1,12,000.00 |
| 9. | Total Assessed development Charges | - 8(i) + 8(ii) = Rs.1,12,000.00 |
| 10. | Date of Assessment | - 08/05/2017 |
| 11. | Due date of completion | - 19/10/2010 to 18/10/2014 |
| 12. | Development charges paid of Rs.1,12,010/- vide (i) Receipt No.9835, dtd. 04/02/2013, amount of Rs.1,01,500/
(ii) Receipt No.16685, dtd. 12/04/2017, amount of Rs.10,510/- | |

Unique Code No. 2017 03 020 02 0459 01 is for this Development Permission on Plot No.85, Sector- 15 at Dronagiri (12.5% Scheme), Navi Mumbai.

Yours faithfully,


 I/c Associate Planner (RP)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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Ref. No. CIDCO/BP-10975/TPO(NM)/2017/

1589 1

Date : 28 APR 2017

To,
 M/s. Chakradhar Builders & Developers,
 Through its Proprietor Shri. Digambar Ramkrishna Nemade,
 103, 203 Sanskruti Mata Vaishno Co. Op. Hsg. Society Ltd.,
 Plot No.12 & 21, Sector-42, Nerul,
 Navi Mumbai- 400 706

ASSESSMENT ORDER No.08/2017-18 REGISTER NO.01 PAGE No.08

Unique Code No.	2	0	1	7	0	3	0	2	0	0	2	0	4	5	9	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.85, Sector – 15 at Dronagiri (12.5% Scheme), Navi Mumbai.

REF:- 1) Your architect's online application dated 02/11/2016

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. Chakradhar Builders & Developers,
Through its Proprietor Shri. Digambar Ramkrishna Nemade, |
| 2. | Location | :- | Plot No.85, Sector – 15 at Dronagiri (12.5% Scheme),
Navi Mumbai. |
| 3. | Land use | :- | Residential |
| 4. | Plot area | :- | 200.00 Sq. mtrs |
| 5. | Permissible FSI | :- | 1.5 |
| 6. | GROSS BUA FOR ASSESSEMENT | :- | 524,27 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | :- | 524.27 Sq.mtrs. X 19800/- = Rs.10380546/- |
| B) | AMOUNT OF CESS | :- | Rs.10380546/- X 1%= Rs.1,03,805.46/- |
| 7) | Construction & Other Workers Welfare Cess charges paid of Rs.1,03,821.30 vide (i) Receipt No.9835, dtd. 04/02/2013, amount of Rs.78000/- (ii) Receipt No.16685, dtd. 12/04/2017, amount of Rs.25,821.30 | | |

Yours faithfully,


 I/c Associate Planner (BP)



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 To,
 M/s. Chakradhar Builders & Developers,
 Through its Proprietor Shri. Digambar Ramkrishna Nemade,
 103, 203 Sanskruti Mata Vaishno Co. Op. Hsg. Society Ltd.,
 Plot No. 12 & 21, Sector-42, Nerul,
 Navi Mumbai- 400 706

Sub :- Development permission for Residential Building on Plot No.85, Sector- 15, Dronagiri (12.5% Scheme), Navi Mumbai.

- REF:-**
- 1) Your Architect's online application dated 02/11/2016
-
- 2) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/12/NM/NOCAS/920/129/1478, dtd. 12/02/2013
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- 3) Original Maveja NOC issued by AEO vide letter No.CIDCO/Estate/12.5% Scheme/Dronagiri/514/2016/15731, dtd. 24/01/2017
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- 4) Delay condonation NOC issued by AEO vide letter No.CIDCO/Estate/12.5% Scheme/Dronagiri/514+530/2013, dtd. 01/03/2013
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- 5) Extension in time limit issued by AEO vide letter No.CIDCO/Estate/12.5% Scheme/Dronagiri/514+530/2016/15731, dtd. 24/01/2017
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- 6) Final transfer order issued by AEO vide letter No.CIDCO/Estate/12.5% Scheme/Dronagiri/514+530/2010, dtd. 26/10/2010
-
- 7) 50% IDC paid of Rs.1,00,000/- vide receipt No.9835, dtd. 04/02/2013

Please refer to your application for Development permission for Residential Building on Plot No.85, Sector - 15 at Dronagiri (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 stillt, the finished stillt 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.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 No. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC of Rs.100000/- vide Receipt No.9835, dtd. 04/02/2013, you may approach to the Office of Executive Engineer (Dronagiri) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,


 Associate Planner(BP)

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXXVII) of 1966 to M/S. **CHAKRADHAR BUILDERS & DEVELOPERS THROUGH ITS PROPRIETOR SHRI. DIGAMBAR RAMKRISHNA NEMADE FOR Plot NO. 85, Sector 15, Node Dronagiri (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 in Ground Floor + 4 Floor** Net Built-up Area [Residential Building = 299.51] sq m.
Nos. Of residential Units: - 16 Nos.

This Commencement Certificate is valid up to Plinth level only. The further order will be given after the plinth 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 condition subject to which the same is granted or any of the restrictions imposed Upon by the coporation 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 officeres 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 MRTTP Act- 1966 and as per regulation 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.

28 APR 2017

Reference No. : BP-10975/1589

1589

Date : 28/4/2017

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 1000 /- 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 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.

Reference No. : **BP-10975/1589**

Date : **28/4/2017**

[Signature]
ASSOCIATE PLANNER (BP)

CC to : **AKRUTI S TOTEWAR**

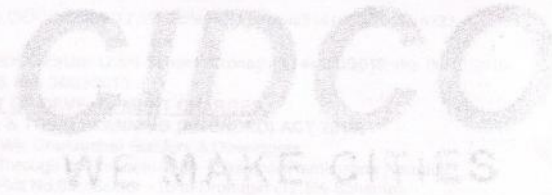
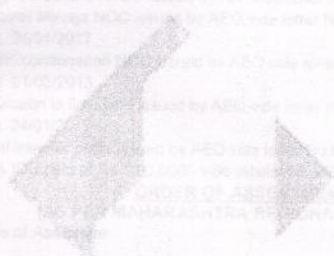
411,A,Wing,4th Floor, City Tower, Sector-15,
, C.B.D. BELAPUR,NAVI MUMBAI - 400 614

CC to : Separately to :

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

28 APR 2017

PAYMENT ORDER NO 1589-7 TO EXTENSION NO. 01 PROJE NO. 02	
1	Payment of Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
2	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
3	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
4	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
5	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
6	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
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8	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
9	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
10	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
11	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-
12	Development Charges for Residential Building on Plot No. 65, Sector-15 at Thane (12.5% Scheme) - Rs. 15000/-



Unique Copy to: 1977 02 400 03 4429 01 & for the Development Permission on Plot No. 65, Sector-15 at Thane (12.5% Scheme), Navi Mumbai.

Yours faithfully,

[Signature]