



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**REGD. OFFICE :**

'NIRMAL', 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-2202 2509 / 6650 0933

**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-12195/ATPO(NM&K)/2013/

**1796--**

Date : **18 NOV 2013**

To,  
M/s. Classic Conventure,  
Through its Partners, M/s. Classic Civicon Pvt. Ltd.,  
Through its Directors, Shri. Tajash Prabhulal Velani & Others Two,  
B-1, Parasnath Darshan, Premier Road,  
Vidyavihar (W), Mumbai-400 086

**ASSESSMENT ORDER NO.480/2013-14 REGISTER NO.02 PAGE NO.480**

Unique Code No.	2	0	1	3	0	3	0	2	0	0	2	2	9	1	4	0	1
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**SUB:-** Payment of Construction & Other Workers Welfare Cess charges for Building on Plot No.39, Sector-47 at Dronagiri (12.5% Scheme), Navi Mumbai

**REF:-** 1) Your architects application dated.12/03/2013 & 04/10/2013

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- Name of Assessee :- M/s. Classic Conventure,  
Through its Partners, M/s. Classic Civicon Pvt. Ltd.,  
Through its Directors, Shri. Tajash Prabhulal Velani &  
Others Two,
- Location :- Plot No.39, Sector-47 at Dronagiri (12.5% Scheme),  
Navi Mumbai
- Land use :- Residential
- Plot area :- 849.28 Sq. mtrs
- Permissible FSI :- 1.50
- GROSS BUA FOR ASSESSEMENT** :- 2366.00 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** :- 2366.00 Sq.mtrs. X 13200.00= Rs.31231200/-
- B) AMOUNT OF CESS** :- Rs.31231200/- X 1%= Rs.312312.00
- Construction & Other Workers Welfare Cess charges paid Rs.3,12,500/- vide Receipt No.11191, dtd.23/10/2013

Yours faithfully,

*Manjula*  
14/11/13

(Manjula Nayak)

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

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
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 CIDCO/BP-12195/ATPO(NM&K)/2013/ **1796--**
**Ref. No.**

 Date : **18 NOV 2013**

To,  
 M/s. Classic Conventure,  
 Through its Partners, M/s. Classic Civicon Pvt. Ltd.,  
 Through its Directors, Shri. Tajash Prabhulal Velani & Others Two,  
 B-1, Parasnath Darshan, Premier Road,  
 Vidyavihar (W), Mumbai-400 086

**ASSESSMENT ORDER NO.480/2013-14 REGISTER NO.92 PAGE NO.480**

**SUB-** Payment of development charges for Residential Building on Plot No.39, Sector-47 at Dronagiri (12.5% Scheme), Navi Mumbai

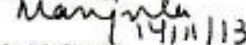
- REF-** 1) Your architects application dated 12/03/2013 & 04/10/2013  
 2) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Dron/488/2011, dtd.07/04/2011  
 3) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Dron/488/683, dtd.07/04/2011  
 4) Moveje NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Dron/488/2013, dtd.19/03/2013  
 5) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/12/NM/NOCAS/939/203/91-93, dtd.20/02/2013  
 6) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5192/2013, dtd.04/10/2013  
 7) 50% IDC paid of Rs.4,25,000/- vide Receipt No.11191, dtd.23/10/2013

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

- |     |   |   |
|-----|---|---|
| 1.  | Name of Assessee  | :- M/s. Classic Conventure,<br>Through its Partners, M/s. Classic Civicon Pvt. Ltd.,<br>Through its Directors, Shri. Tajash Prabhulal Velani &<br>Others Two, |
| 2.  | Location  | :- Plot No.39, Sector-47 at Dronagiri (12.5% Scheme),<br>Navi Mumbai  |
| 3.  | Land use  | :- Residential  |
| 4.  | Plot area   | :- 849.28 Sq. mtrs  |
| 5.  | Permissible FSI   | :- 1.5  |
| 6.  | Rates as per Stamp Duty Ready Reckoner, for Sec-47, Dronagiri                   | :- Rs.11550/-   |
| 7.  | <b>AREA FOR ASSESSMENT</b>  | :-  |
| A)  | <b>FOR COMMERCIAL</b>   | :-  |
| i)  | Plot area   | :- 85.989 Sq.mtrs..   |
| ii) | Built up area   | :- 128.984 Sq.mtrs.   |
| B)  | <b>FOR RESIDENTIAL</b>  | :-  |
| i)  | Plot area   | :- 763.291 Sq.mtrs.   |
| ii) | Built up area   | :- 1142.411 Sq.mtrs.  |
| 8.  | <b>DEVELOPMENT CHARGES</b>  | :-  |
| A)  | <b>FOR COMMERCIAL</b>   | :-  |
| i)  | On Plot area @ 1% of (6) above  | :- 85.989 Sq.mtrs. X 11550 X 1% = Rs. 9931.73   |
| ii) | On Built up area @ 4% of (6) above  | :- 128.984 Sq.mtrs. X 11550 X 4% = <u>Rs.59590.61</u>   |
|     |   | TOTAL = Rs.69522.34   |
| B)  | <b>FOR RESIDENTIAL</b>  | :-  |
| i)  | On plot area @ 0.5% of (6) above  | :- 763.291 Sq.mtrs. X 11550 X 0.5% = Rs. 44080.06   |
| ii) | On built up area @ 2% of (6) above  | :- 1142.411 Sq.mtrs. X 11550 X 2% = <u>Rs.263896.94</u>   |
|     |   | TOTAL = Rs.307977.00  |
| 9.  | Total Assessed development charges  | :- 8(i) & 8(ii) = Rs.377499.34, Say Rs.377500/-   |
| 10. | Date of Assessment  | :- 23/10/2013   |
| 11. | Due date of completion  | :- 10/05/2010 to 09/05/2014   |
| 12. | Development charges paid of Rs.3,78,000/- vide Receipt No.11191, dtd.23/10/2013 |   |

Unique Code No. 2013 03 020 02 2914 01 is for this Development Permission on Plot No.39, Sector-47 at Dronagiri (12.5% Scheme), Navi Mumbai

Yours faithfully,



(Manjula Nayak)

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

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
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 FAX : 00-91-22-6791 8166

 Ref. No. CIDCO/BP-12195/ATPO(NM&K)/2013/ **1797--**

 Date: **18 NOV 2013**

Unique Code No.	2	0	1	3	0	3	0	2	0	0	2	2	9	1	4	0	1
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M/s. Classic Conventure,  
 Through its Partners, M/s. Classic Civicon Pvt. Ltd.,  
 Through its Directors, Shri. Tajash Prabhulal Velani & Others Two,  
 B-1, Parasnath Darshan, Premier Road,  
 Vidyavihar (W), Mumbai-400 086

**SUB:-** Payment of development charges for Residential Building on Plot No.39, Sector-47 at Dronagiri (12.5% Scheme), Navi Mumbai

- REF:-**
- 1) Your architects application dated.12/03/2013 & 04/10/2013
  - 2) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Dron/488/2011, dtd.07/04/2011
  - 3) Final transfer order issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Dron/488/683, dtd.07/04/2011
  - 4) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Dron/488/2013, dtd.19/03/2013
  - 5) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/12/NM/NOCAS/939/203/91-93, dtd.20/02/2013
  - 6) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5192/2013, dtd.04/10/2013
  - 7) 50% IDC paid of Rs.4,25,000/- vide Receipt No.11191, dtd.23/10/2013

Sir,

Please refer to your application for development permission for Residential Building on Plot No.39, Sector-47 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,1986 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 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 Executive Engineer, 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 the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC of Rs.4,25,000/- vide Receipt No.11191, dtd.23/10/2013, you may approach to the Office of Executive Engineer (Dron) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

*Manjula*  
 14/11/13

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



**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 M/s. Classic Conventure Through its Partners, M/s. Classic Civicon Pvt. Ltd. Through its Directors, Shri Tajash Prabhulal Velani & Others Two for Plot No. 39, Sector- 47, Node- Dronagiri (12.5% Scheme) of 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), Residential B.U.A. = 1142.411 Sq.mt, Commercial B.U.A. = 128.984 Sq.mt, Total Net Built Up Area = 1271.395 Sq.mt. (Nos. of Residential Units = 34, Nos of Commercial Units = 06)

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 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, is such as event shall be deemed to have carried out the development work in contravention of section - 13 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 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 the 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.

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# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

**नोंदणीकृत कार्यालय:**

'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई-४०० ०२९.

दूरध्वनी : (स्वागत कक्ष)+९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५०९

**मुख्य कार्यालय:**

'सिडको' भवन, सीबीडी वेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९२८१००

फॅक्स : +९१-२२-६७९२८१६६

संदर्भ क्र. CIDCO/BP-12195/TPO(NM&K)/2014/ 2947

दिनांक: 18/11/14

To,  
**M/s. Classic Conventure,**  
Through its Partners : M/s. Classic Civicon Pvt.Ltd.,  
Through its Director : Shri. Tajash Prabhulal Velani & Others Two,  
B-1, Parasnath Darshan, Premier Road,  
Vidyavihar (W), Mumbai-400 086.

Sub :- Plinth Completion Certificate for Proposed Building on  
**Plot No.39, Sector-47, at Dronagiri (12.5% Scheme), Navi Mumbai.**

- Ref :- 1) Development Permission granted by this office vide letter No.  
**CIDCO/BP-12195/ATPO(NM & K)/2013/1797, dtd. 18.11.2013**  
2) Your Architect's application received on dtd. **17.10.2014**  
3) Joint Site Visit on dtd. **17.11.2014**

Sir,

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 Residential Building on **Plot No.39, Sector-47, Dronagiri (12.5% Scheme) Navi Mumbai**, the marginal open spaces are found as per plans approved vide this office letter No **CIDCO/BP-12195/ATPO(NM & K)/2013/1797, dtd. 18.11.2013**.

Therefore you may go ahead with the construction work beyond **Plinth Level upto top of 1st Habitable Floor i.e. upto Second Slab** as per approved plans and terms and conditions mentioned in this office letter dtd. **18.11.2013** and Agreement to Lease executed with Corporation.

Thanking you,

Yours faithfully,

*Manjula*  
18/11/14

(Manjula Nayak)  
Town Planning Officer(BP)  
(Navi Mumbai & Khotia)



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

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FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-12195/TPO(NM & K)/2015/ 487

Date: 17/3/15

To,

**M/s. Classic Conventure,**

Through its Partners : M/s. Classic Civicon Pvt. Ltd.,  
Through its Director : Shri. Taljash Prabhulal Velani & Others Two,  
B-1, Parasnath Darshan, Premier Road,  
Vidyavihar (W), Mumbai-400 086.

Sub : First Habitable Floor Completion Certificate for Proposed Building on  
**Plot No.39, Sector-47, at Dronagiri (12.5% Scheme), Navi Mumbai.**

- Ref. : 1) Development permission granted by this office vide letter  
No. CIDCO/BP-12195/ATPO(NM & K)/2013/1797, dtd. 18.11.2013  
2) Your Architect's application received on dtd. 09.03.2015  
3) Site visit on dtd. 13.03.2015.

Sir,

This has reference to your letter cited above, through your licensed Architect regarding completion of construction up to First Habitable Floor of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points shown by your Architect, the offset of natural terrace from the Plot line for Residential Building on **Plot No.39, Sector-47, Dronagiri (12.5% Scheme), Navi Mumbai** is found as per plans approved vide this office letter No. CIDCO/BP-12195/ATPO(NM & K)/2013/1797, dtd. 18.11.2013.

Therefore, you may go ahead with the construction work beyond **First Habitable Floor**, as per approved plans and terms and conditions mentioned in this office letter dated 18.11.2013 and agreement to lease executed with Corporation.

Thanking you,

Yours faithfully,

*Manjula*

17/3/15

( Manjula Nayak )

Town Planning Officer (BP)  
Navi Mumbai & Khotia