



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
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CIDCO/BP-12888/TPO(NM & K)/2014/

HEAD OFFICE:

Plot 1, Block 1, B-1, B-2, B-3, B-4
Navi Mumbai - 401 210
PHONE: 00 91 22 6651 8100
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Ref. No. To,

M/s. Shrey Infra Project,
Through its Partners, Mr. Ashwin S. Kotodia & Others Two,
Flat No.502, Sai Shrushti, Plot No.E-65, Sector-3,
Kharghar, Navi Mumbai- 410 210

681 --

Date: 01 JUL 2014

ASSESSMENT ORDER NO.76/2014-15 REGISTER NO.01 PAGE NO.76

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	2	4	5	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.143 & 143A, Sector-50 Dronagiri (12.5% scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 11/02/2014 & 16/05/2014

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1988)**

- Name of Assessee :- M/s. Shrey Infra Project, Through its Partners, Mr. Ashwin S. Kotodia & Others Two,
- Location :- Plot No. 143 & 143A, Sector-50 Dronagiri (12.5% scheme), Navi Mumbai.
- Land use :- Residential
- Plot area :- 1000.00 Sq. mtrs
- Permissible FSI :- 1.5
- GROSS BUA FOR ASSESSMENT** :- 3746.776 Sq.mtrs
- A) ESTIMATED COST OF CONSTN.** :- 3746.776 Sq.mtrs. X 13200.00= Rs.49457443.2
- B) AMOUNT OF CESS** :- Rs.49457443.2 X 1%= Rs.494574.432
- Construction & Other Workers Welfare Cess charges paid Rs.4,95,000/- vide Receipt No.12044, dtd.25/04/2014

Yours faithfully,

Manjula
11/7/14

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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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-1288&TPO(NM & K)/2014/ **681** = - - -

Date: **01 JUL 2014**

To,
M/s Shrey Infra Project,
Through its Partners, Mr. Ashwin S. Kotodia & Others Two,
Flat No.502, Sai Shrushti, Plot No.E-85, Sector-3,
Kharghar, Navi Mumbai- 410 210

ASSESSMENT ORDER NO.76/2014-15 REGISTER NO.01 PAGE NO.76

SUB:- Payment of development charges for Residential Building Plot No.143 & 143A, Sector-50 Dronagiri (12.5% scheme), Navi Mumbai.

- REF:-1) Your architect's application dated 11/02/2014 & 16/05/2014
2) Final transfer order issued by AEO vide letter No. CIDCO/Estate/12.5%/Dron/341/2014, dtd.04/02/2014
3) Maveja NOC issued by EO(12.5% Sch) vide letter No. CIDCO/Estate/12.5% Sch/Dron/341/2014, dtd.04/01/2014
4) Delay condonation NOC issued by AEO(12.5% Scheme) vide letter No.CIDCO/Estate/12.5%/Dron/341/2014, dtd.04/02/2014
5) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/12/NM/NOCAS/2536, dtd.30/10/2013
6) 50% IDC paid of Rs.5,00,000/- vide Receipt No.12044, dtd.25/04/2014

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

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

1.	Name of Assessee	- M/s. Shrey Infra Project, Through its Partners, Mr. Ashwin S. Kotodia & Others Two,
2.	Location	- Plot No.143 & 143A, Sector-50 Dronagiri (12.5% scheme), Navi Mumbai.
3.	Land use	- Residential
4.	Plot area	- 1000.00 Sq. mtrs
5.	Permissible FSI	-1.5
6.	Rates as per Stamp Duty Ready Reckoner, for Sec-50, Dronagiri	- Rs.11550/-
7.	AREA FOR ASSESSMENT	-
A)	FOR RESIDENTIAL	-
i)	Plot area	- 1000.000 Sq.mtrs.
ii)	Built up area	- 1494.213 Sq.mtrs
8.	DEVELOPMENT CHARGES	-
A)	FOR RESIDENTIAL	-
i)	On plot area @ 0.5% of (6) above	- 1000.000 Sq.mtrs. X 11550 X 0.5%=Rs. 57750.000
ii)	On built up area @ 2% of (6) above	- 1494.213 Sq.mtrs X 11550 X 2%=Rs.345183.203
		TOTAL = Rs.402913.203
9.	Total Assessed development Charges	- B(i + ii)=Rs.402913.203, Say Rs.402914/-
10.	Date of Assessment	- 22/05/2014
11.	Due date of completion	- Upto 21/08/2014
12.	Development charges paid of	- Rs.4,05,000/- vide Receipt No.12044, dtd.25/04/2014

Unique Code No: 2014 03 021 02 3245 01 is for this Development Permission on Plot No.143 & 143A, Sector-50 Dronagiri (12.5% scheme), Navi Mumbai.

Yours faithfully,

Manjula
11/7/14

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



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Ref. No. Unique Code No. 2 0 1 4 0 3 0 2 1 0 2 3 0 1 0 1 1
Date 01 JUL 2014

To,
M/s. Shrey Infra Project,
Through its Partners, Mr. Ashwin S. Kotodia & Others Two,
Flat No.502, Sai Shrushti, Plot No.E-65, Sector-3,
Kharghar, Navi Mumbai- 410 210

Sub:- Development Permission for Residential Building on Plot No.143 & 143A, Sector-50 Dronagiri
(12.5% scheme), Navi Mumbai.

REF:-1) Your architect's application dated 11/02/2014 & 16/05/2014

2) Final transfer order issued by AEO vide letter No. CIDCO/Estate/12.5%/Dron/341/2014, dtd.04/02/2014

3) Maveja NOC issued by EO(12.5% Sch) vide letter No. CIDCO/Estate/12.5% Sch/Dron/341/2014,
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5) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/12/NM/NOCAS/2536,
dtd.30/10/2013

6) 50% IDC paid of Rs.5,00,000/- vide Receipt No.12044, dtd.25/04/2014

Dear Sir,

Please refer to your application for development permission for Residential Building Plot No.143 & 143A, Sector-50 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 silt, 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, 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.

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.5,00,000/- vide Receipt No.12044, dtd.25/04/2014, you may approach to the Office of Executive Engineer (Dron) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

Manjula
11/7/14

(Manjula Nayak)
Town Planning Officer(BP)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA 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. Shrey Infra Project , Through its Partners.Mr. Ashwin S.Kotodia & Others 2, on Plot No- 143 & 143A, Sector- 50 at 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 (Stilt + 13 th Floor),
Total Resi.BUA= 1494.213 Sq.Mt.,

(Nos. of Residential Units - 50, Nos. of Commercial units - 00)

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, 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 MRTTP 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 5000/- 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*.
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.



SCHEDULE
RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
 - (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
 - (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
 - (iii) An impervious surface underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.29 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following. materials.
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
 - b) 20 mm stone aggregate as lower middle layer upto 50% of the depth;
 - c) Coarse sand as upper middle layer upto 20% of the depth;
 - d) A thin layer of fine sand as top layer;

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