

Reference No. : **CIDCO/BP-15232/TPO(NM & K)/2016/6166**

Date : **10/12/2019**

To,

**M/s. Juhi Infrabuild LLP, through its Partner
Shri...**

ASSESSMENT ORDER NO. 2019/6012

Sub : Payment of **Amended** development charges for **Residential** Building on Plot No. **A-10**,
Sector **39-A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1. Your Architects online application d 04.10.2019,21.11.2019, online payment on 20.11.2019
2. C. C. granted vide CIDCO/BP15232/TPO(NM&K)/2016/3829 dt.23.01.2019
3. Environment Clearance vide SEIAA-EC- 0000002020 20.09.2019

Your Proposal No. **.CIDCO/BP-15232/TPO(NM & K)/2016** dated **01 October, 2019**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : M/s. Juhi Infrabuild LLP, through its Partner Shri. Vijay Baldev Bajaj.
- 2) Location : Plot No. **A-10**, Sector **39-A** at **Kharghar**, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 9300
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 25000

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
	Workers Welfare charges (Labor Cess)	1 % of (Total Construction Area * Ready Reckoner Rate)	1 % of (39291.25 * 24200)	5061300
Total Assessed Charges				0

- 7) Date of Assessment : 10 December, 2019

- 8) **Payment Details**

Unique Code No. **2019 03 021 02 2350 01** is for this **Amended** Development Permission for
Residential Building on Plot No. **A-10**, Sector **39-A** at **Kharghar 12.5 % Scheme Plot**, Navi
Mumbai.

Document certified by PATIL
MITHILESH JANARDHAN

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

Reference No. : **CIDCO/BP-15232/TPO(NM & K)/2016/6166**

Date : **10/12/2019**

To,

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ASSESSMENT ORDER NO. 2019/6012

Unique Code No.	2	0	1	9	0	3	0	2	1	0	2	2	3	5	0	0	1
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential** Building on Plot No. **A-10**, Sector **39-A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. **.CIDCO/BP-15232/TPO(NM & K)/2016** dated **01 October, 2019**

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. Juhi Infrabuild LLP, through its Partner Shri. Vijay Baldev Bajaj.
- 2) Location : Plot No. **A-10**, Sector **39-A** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 9300
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 39291.25 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 24200
- B) AMOUNT OF CESS** : Rs. 9508482.5

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20190302102235001	18/10/2019	5061300	20190302102235001	20/11/2019	Net Banking

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Please refer to your application for Development Permission for **Residential [Residential Bldg/Apartment]** Building on Plot No. **A-10**, Sector **39-A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.

The Development Permission is hereby granted to construct **Residential [Residential Bldg/Apartment]** Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

The Developer / Individual plot Owner should obtain the proposed finished 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 nodal 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.



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**AMENDED COMMENCEMENT
CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. Juhi Infrabuild LLP, through its Partner Shri. Vijay Baldev Bajaj. , 1605/1606, The Ambience Court, Sector No. 19-B, Vashi, Navi Mumbai 400705.** for Plot No. **A-10** , Sector **39-A** , Node **Kharghar** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [Residential Bldg/Apartment]** in **12.5 % Scheme Plot 1Ground Floor + 14Floor** Net Builtup Area **[Residential [Residential Bldg/Apartment] =13,947.89] Sq m .**

Nos. Of Residential Units :- 342

- 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 labors at site.
- C.** Applicant should provide drinking water and toilet facility for labors 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

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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.
11. 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

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- b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - c) Coarse sand as upper middle layer up to 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mt. for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose.
Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by

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passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



Thanking You

Yours faithfully,

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ASSOCIATE PLANNER (BP)