

To,
SHRI. VIKAS DHARMA PATIL,
HOUSE NO. -612, AT – KOLHI (KOPAR),
POST – PARGAON, TAL – PANVEL,
DIST – RAIGAD – 410206.

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES ORDER NO. 2022/7667

Sub.: Payment of New development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 30D, Sector 25A at PUSHPAK, Navi Mumbai.

Ref.: Your Proposal No. 1.CIDCO/BP-17801/TPO(NM & K)/2020 dated 19 October 2020

2. Estate NOC vide letter No.CIDCO/ALSO/R&R/KOL-ICOGS-152/2022/341 dtd 16.03.2022

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

- 1) Name of Assessee : SHRI. VIKAS DHARMA PATIL.
- 2) Location : Plot No. 30D, Sector 25A at PUSHPAK, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 219.9
- 5) Permissible FSI : 2.40
- 6) Rates as per ASR : 17500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi: 329.85 * 8	2639
Total Assessed Charges				2639

- 7) Date of Assessment : 31st March,2022
- 8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2020/1296	05.10.2020	2639	CIDCO/BP/2020/1296	06.10.2020	Net Banking
2	CIDCO/BP/2022/0693	31.03.2022	5000	CIDCO/BP/2022/0693	31.03.2022	Net Banking

Unique Code no. 2022 04 021 02 3206 02 is for this New Development Permission for Residential Building on Plot No. 30D, Sector – 25A, PUSHPAK, Navi Mumbai.



To,

SHRI. VIKAS DHARMA PATIL,
HOUSE NO. -612, AT – KOLHI (KOPAR),
POST – PARGAON, TAL – PANVEL,
DIST – RAIGAD – 410206.

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO.2020/7667

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	2	0	6	0	2
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Sub.: Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 30D, Sector 25A at PUSHPAK, Navi Mumbai.

Ref.: Your Proposal No.CIDCO/BP-17669/TPO(NM & K)/2020 dated 19 October 2020

**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 | : | SHRI. VIKAS DHARMA PATIL. |
| 2) | Location | : | Plot No. 30D, Sector 25A at PUSHPAK, Navi Mumbai. |
| 3) | Plot Use | : | Residential |
| 4) | Plot Area | : | 219.9 |
| 5) | Permissible FSI | : | 2.40 |
| 6) | GROSS BUA FOR ASSESSEMENT | : | 661.669 Sq.Mtrs |
| A) | ESTIMATED COST OF CONSTN. | : | 26620 |
| B) | AMOUNT OF CESS | : | 176137 |
| 7) | Payment Details | | |

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	2022 0402102320602	31.03.2022	176137	2022 0402102320602	31.03.2022	Net Banking

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
SHRI. VIKAS DHARMA PATIL,
HOUSE NO. -612, AT - KOLHI (KOPAR),
POST - PARGAON, TAL - PANVEL,
DIST - RAIGAD - 410206.

Ref: 1. Your Architect's online application dated 19 October 2020
2. Necessary charges paid on 06.10.2020 and 31.03.2022
3. AAI NOC issued by AAI dated 27 October 2021.

Sir/Madam,

With reference to your application No. **CIDCO/BP-17669/TPO(NM & K)/2020**, dated **19.10.2020** and **21/03/2022** for the grant of sanction of Commencement Certificate under Section 45 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on **Plot No. 30D, Sector-25A, PUSHPAK Node, Navi Mumbai**, the Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions :

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Yours faithfully,

Office Stamp

Date: **31/03/2022**




31/3/2022
Associate Planner (BP)/ATPO(NM),
CIDCO

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to **SHRI. VIKAS DHARMA PATIL, ADDRESS - HOUSE NO. -612, AT - KOLHI (KOPAR), POST - PARGAON, TAL - PANVEL, DIST - RAIGAD - 410206** for Plot No. **30D**, Sector - **25A, PUSHPAK** As per the approved plans and subject to the following conditions for the development work of the proposed Residential in **Ground Floor + 4 Floor** Net Built up Area **Residential = 525.768 Sq.M, Mercantile / Business (Commercial) = 0.00 Sq.M. Total BUA = 525.768 Sq.M.**

Nos. of Residential Units: 16.

Nos. of Mercantile/Business (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 :-

- 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.
- b. Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 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 :-

- 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.
- b. Give written notice to the Corporation regarding completion of the work.
- c. Obtain Occupancy Certificate from the Corporation.
- 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.