

Reference No. : **CIDCO/BP-15736/TPO(NM & K)/2018/2732**

Date : **15/6/2018**

To,

**M/s. Vaastu Builders and Developers Through its  
P...**

**ASSESSMENT ORDER NO. 2018/2573**

**Sub :** Payment of **New** development charges for **Residential** Building on Plot No. **128**, Sector 9 at **Ulwe(New) 12.5 % Scheme Plot**, Navi Mumbai.

**Ref :** 1. Architects application for development permission dtd 12/4/2018  
2. Agreement to lease executed on dtd 27/10/2015  
3. Original maveja issued vide CIDCO/ESTATE/12.5%/ULWE/95/2017/23280, dtd 23/10/2017

Your Proposal No. **.CIDCO/BP-15736/TPO(NM & K)/2018** dated **03 May, 2018**

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

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

- 1) Name of Assessee : M/s. Vaastu Builders and Developers Through its Partners Shri. Sangram Vilasrao Patil and Others Five
- 2) Location : Plot No. **128**, Sector 9 at **Ulwe(New)**, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 499.94
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 19430

| Sr. No.                       | Budget Heads  | Particulars                |                            | Amount      |
|-------------------------------|---------------|----------------------------|----------------------------|-------------|
|                               |               | Formula                    | Formula Calculation Values |             |
| 1                             | Scrutiny Fees | Total Built up Area * Rate | Resi:749.793 * 8           | 5998        |
| <b>Total Assessed Charges</b> |               |                            |                            | <b>5998</b> |

- 7) Date of Assessment : 15 June, 2018

**8) Payment Details**

| Sr. No. | Challan Number     | Challan Date | Challan Amount | Receipt Number              | Receipt Date | Mode         |
|---------|--------------------|--------------|----------------|-----------------------------|--------------|--------------|
| 1       | CIDCO/BP/2018/0320 | 04/12/2018   | 5998           | 00443/TPO/Account/7609/2018 | 17/4/2018    | Demand Draft |
| 2       | CIDCO/BP/2018/0618 | 06/07/2018   | 1062235        | 00863/TPO/Account/7609/2018 | 14/6/2018    | Demand Draft |

Unique Code No. **2018 04 021 02 0844 01** is for this **New** Development Permission for **Residential** Building on Plot No. **128**, Sector 9 at **Ulwe(New) 12.5 % Scheme Plot**, Navi

Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.patil@gmail.com>

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Designation : Associate  
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**ASSESSMENT ORDER NO. 2018/2573**

|                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unique Code No. | 2 | 0 | 1 | 8 | 0 | 4 | 0 | 2 | 1 | 0 | 2 | 0 | 8 | 4 | 4 | 0 | 1 |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

**Sub :** Payment of Construction & Other Workers Welfare Cess charges for **Residential** Building on Plot No. **128**, Sector 9 at **Ulwe(New) 12.5 % Scheme Plot**, Navi Mumbai.

**Ref :** 1)Your Proposal No. **.CIDCO/BP-15736/TPO(NM & K)/2018** dated **03 May, 2018**

**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. Vaastu Builders and Developers Through its Partners Shri. Sangran Vilasrao Patil and Others Five
- 2) Location : Plot No. **128**, Sector 9 at **Ulwe(New)** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 499.94
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 1203.62 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 19360
- B) AMOUNT OF CESS** : Rs. 233020.83

**7) Payment Details**

| Sr. No. | Challan Number    | Challan Date | Challan Amount | Receipt Number              | Receipt Date | Mode         |
|---------|-------------------|--------------|----------------|-----------------------------|--------------|--------------|
| 1       | 20180402102084401 | 7/6/2018     | 233020.83      | 00862/TPO/Account/7609/2018 | 14/6/2018    | Demand Draft |

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Date : **15/6/2018**

Please refer to your application for Development Permission for **Residential [ Residential Bldg/Apartment ]** Building on Plot No. **128**, Sector 9 at **Ulwe(New) 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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**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. Vaastu Builders and Developers Through its Partners Shri. Sangram Vilasrao Patil and Others Five , 802, 8th Floor, Satra Plaza, Plot No. 19/20, Sector - 19-D, Vashi, Navi Mumbai.** for Plot No. **128** , Sector 9, Node **Ulwe(New)** . 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 + 7Floor** Net Builtup Area **[Residential [ Residential Bldg/Apartment ] =709.09 Other [Others] =39.53 Total BUA = 748.62]** Sq m .

**Nos. Of Residential Units :- 21**

- 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 :-**

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9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> 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.

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## **SCHEDULE**

### **RAIN WATER HARVESTING**

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

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled 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 up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- 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 channelled 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 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.

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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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