

Reference No. : CIDCO/BP-16424/TPO(NM & K)/2019/5351

Date : 20/8/2019

To,

SHRI.DINANATH DATTU MHATRE
HOUSE NO.272,AT & POST...

ASSESSMENT ORDER NO. 2019/5197

Sub : Payment of Amended development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 275, Sector 24 at Pushpak(New) , Navi Mumbai.

Ref : 1.Your Architect On-Line application dated 02.08.2019.
2.Commencement certificate vide letter No. CIDCO/BP-16424/TPO(NM&K)/2019/4441 Dated 04.05.2019.

Your Proposal No. .CIDCO/BP-16424/TPO(NM & K)/2019 dated 23 July, 2019

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : SHRI.DINANATH DATTU MHATRE
- 2) Location : Plot No. 275, Sector 24 at Pushpak(New) , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 509.9
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 16700

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Development Charges	P. Resi: [0.5 % of (Plot Area * RR of Land)] + P. Comm: [1 % of (Plot Area * RR of Land)] + B. Resi:[2 % of (BUA * RR of Land)] + B. Comm:[4 % of (BUA * RR of Land)]	P. Resi:[0.5 % of (509.9 * 16700)] + P. Comm:[1 % of (32.133333333333 * 16700)] + B. Resi:[2 % of (640.71 * 16700)] + B. Comm:[4 % of (48.2 * 16700)]	0
2	Premium towards staircase And Lift Lobbies	Stair. Area (STA) :Rs.200 / sq m * Total STA	Stair. Area(STA) :60.77 * 200	0
3	Premium towards Cupboard			0
4	Premium towards Flower Bed			0
5	Premium towards Projected Terrace Area	Proj. Terrc. Area(PTA): Rs.600 /sq.mt * Total PTA	Proj. Terrc. Area(PTA):600 * 30.61	0
6	Scrutiny Fees	Resi: (BUA + Bal. Area + Star. Area) * 8; Inds./Comm./: (BUA + Bal. Area + Star. Area) * 16;	Resi: (640.71 + 167.96 + 60.77) * 8; Inds./Buss.: (48.2 + 7.23 + 0) * 16;	100

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MITHILESH JANARDHAN <>

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

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7	Security Deposit	(BUA + Bal. Area + Star. Area) * 20	(924.87) * 20	0
8	Drainage connection charges			0
9	Fire Charges			0
10	Infrastructure Development Charges			0
11	PSIDC for Kharghar & Ulwe			0
12	Balcony Enclosure Charges	Bal. Chrgs: Based on Bal. Area : Rate * No. Of Bal.	Bal. Chrgs: Rate 800 for No. of Bal. 55	0
Total Assessed Charges				100

7) Date of Assessment : 20 August, 2019

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/1933	08/16/2019	100	01276/TPO/Account/7609/2019	19/8/2019	Demand Draft

Unique Code No. **2019 04 021 02 1670 01** is for this **Amended** Development Permission for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **275**, Sector **24** at **Pushpak(New)**, Navi Mumbai.

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AMENDED COMMENCEMENT CERTIFICATE

To,

SHRI.DINANATH DATTU MHATRE
HOUSE NO.272,AT & POST,ULWA,
TAL-PANVEL,DIST-RAIGAD
PIN - 410206

Sub : Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. 275 , Sector 24 at Pushpak(New) ,
Navi Mumbai.

Ref : 1.Your Architect On-Line application dated 02.08.2019.
2.Commencement certificate vide letter No. CIDCO/BP-16424/TPO(NM&K)/2019/4441 Dated 04.05.2019.

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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.

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- 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 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 MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
4. 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.
5. A certified copy of the approved plan shall be exhibited on site.
6. The amount of **Rs _____/-** 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.
7. "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".
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

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- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

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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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