

To,

M/s. Varniraj Group., Through Its Partners.,
Mr. Nilesh Haraji Bhatesra +2,
201, Sitaram Co-Operative Housing
Society Ltd, Plot No.28, Sector-21,
Nerul, Navi Mumbai.

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/9328

Sub.: Payment of New development charges for **Residential** Building on **Plot No. 07, Sector 08 at Ulwe (12.5% Scheme)**, Navi Mumbai.

Ref.: 1) Your Proposal No. **CIDCO/BP-18004/TPO(NM & K)/2022** dated **03 January, 2022**

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

- | | | | |
|----|------------------------|---|---|
| 1) | Name of Assessee | : | M/s. Varniraj Group., Through Its Partners., Mr. Nilesh Haraji Bhatesra +2 |
| 2) | Location | : | Plot No. 07, Sector 08 at Ulwe (12.5% Scheme), Navi Mumbai. |
| 3) | Plot Use | : | Residential |
| 4) | Plot Area | : | 599.700 |
| 5) | Permissible FSI (Base) | : | 1.1 |
| 6) | Rates as per ASR | : | 20400 |

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	899.55*5	4498
Total Assessed Charges				4498

- | | | | |
|----|--------------------|---|----------------------|
| 7) | Date of Assessment | : | 03 June, 2022 |
| 8) | Payment Details | | |

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2021/2198	29/12/2021	4498	CIDCO/BP/2021/2198	30/12/2021	Net Banking
2	CIDCO/BP/2022/1254	03/06/2022	1292809	CIDCO/BP/2022/1254	03/06/2022	Net Banking

Unique Code no. **2022 04 021 02 3283 02** is for this New Development Permission for **Residential** Building on **Plot No. 07, Sector 08 at Ulwe (12.5% Scheme)**, Navi Mumbai.

Document certified by BHUSHAN
 RAMCHANDRA CHAUDHARI
 <assopl4.naina@cidcoindia.com>.

Name : **BHUSHAN**
RAMCHANDRA CHAUDHARI
 Designation : **Associate**
Planner
 Organization : **CIDCO LTD**

To,

M/s. Varniraj Group., Through Its Partners.,
Mr. Nilesh Haraji Bhatesra +2,
201, Sitaram Co-Operative Housing
Society Ltd, Plot No.28, Sector-21,
Nerul, Navi Mumbai,

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9328

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	2	8	3	0	2
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Sub.: Payment of Construction & Other Workers Welfare Cess charges for **Residential Building** on **Plot No. 07, Sector 08 at Ulwe (12.5% Scheme), Navi Mumbai.**

Ref.: Your Proposal No. **CIDCO/BP-18004/TPO(NM & K)/2022** dated **03 January, 2022**

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. Varniraj Group., Through Its Partners., Mr. Nilesh Haraji Bhatesra + 2**
- 2) Location : **Plot No. 07, Sector 08 at Ulwe (12.5% Scheme) Navi Mumbai.**
- 3) Plot Use : **Residential**
- 4) Plot Area : **599.700**
- 5) Permissible FSI : **1.1**
- 6) GROSS BUA FOR ASSESSEMENT : **924.85**
- A) ESTIMATED COST OF CONSTN. : **Rs. 26620**
- B) AMOUNT OF CESS : **Rs. 246196**
- 7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102328302	03/06/2022	246196	20220402102328302	03/06/2022	Net Banking

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Name : BHUSHAN
 RAMCHANDRA CHAUDHARI
 Designation : Associate
 Planner
 Organization : CIDCO LTD

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

**M/s. Varniraj Group., Through Its Partners.,
Mr. Nilesh Haraji Bhatesra +2,
201, Sitaram Co-Operative Housing
Society Ltd, Plot No.28, Sector-21,
Nerul, Navimumbai.**

Sub.: Development Permission for Residential Building **Plot No. 07, Sector 08 at Ulwe (12.5% Scheme)**, Navi Mumbai.

Ref: 1. Your Architect's online application dated 03 January, 2022.
2. Necessary charges paid on 30/12/2021 and 03/06/2022.
3. AAI NOC issued by AAI dated 19/09/2019.

Sir/Madam,

With reference to your application No. **CIDCO/BP-18004/TPO(NM)/2022**, dated **03 January, 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. 07, Sector 08 at Ulwe (12.5% Scheme)**, 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:

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Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to **M/s. Varniraj Group., Through Its Partners., Mr. Nilesh Haraji Bhatesra +2, Add- 201, Sitaram Co-Operative Housing Society Ltd, Plot No.28, Sector-21, Nerul, Navi Mumbai** for **Plot No. 07, Sector 08 at Ulwe Node (12.5% Scheme)**. As per the approved plans and subject to the following conditions for the development work of the proposed **Residential in Ground + 3 Floor** Net Builtup Area [**Residential**] = **555.002 Sq.M, Commercial [Resi+Comm]**] = **97.978 Sq.M, Total BUA = 652.980 Sq.M.**

Nos. of Residential Units: 13**Nos. of Mercantile/Business (Commercial) Units: 05**

- 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.

3. This commencement certificate/development permission, as approved, shall remain valid for maximum 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 45 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs**4. The Developer / Individual plot Owner should obtain the proposed finished Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the**

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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.

5. 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.
6. You will ensure that the building materials will not be stacked on the road during the Construction period.
7. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
8. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
9. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
10. 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.
11. A certified copy of the approved plan shall be exhibited on site.
12. The amount of **Rs.13,060/-** 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.
13. "Every Building shall be provided with underground and overhead water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and overhead water tank shall be provided as per the firefighting 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 firefighting purpose".
14. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
15. 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.

- a. 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:-

- i. Name and address of the owner/developer, Architect and Contractor.
- ii. Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- iii. Order Number and date of grant of development permission and the development permission issued by the Planning Authority or any other authority.
- iv. Number of Residential flats/Commercial Units with area

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Name of the person who issued the permission
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v. Address where copies of detailed approved plans shall be available for inspection.

- b. 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.

16. As per Regulation no. 13.5 of UDCPRs following additional condition of Solid Waste Management shall apply.

It shall be mandatory for:-

- i) Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sqmt or more.
- ii) All three star or higher category hotels.

To establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings.

The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.

The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Authority

17. As per Regulation no. 13.3 of UDCPRs following additional condition of Rain Water Harvesting shall apply.

- a. All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area not less than 500 sqmt shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule. 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 Water Harvesting System is maintained in good condition 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.1000/- per annum for every 100sq mt 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 regulations. Failure to provide Rain Water Harvesting System shall deemed to be breach of the conditions on which the development permission has been granted.
- d. Rain Water Harvesting in a building shall be as per Schedule mentioned in provisions of UDCPRs

18. As per Regulation no. 13.4 of UDCPRs it shall be mandatory to follow the provisions of Grey water recycling and reuse

19. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations

20. Notwithstanding anything contained in the prevailing Regulations, Plan provision for imposition of new conditions for compliance granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance

Done and signed by BHUSHAN
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as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

21. As informed by Estate section, in regards to the said plot, if the original land owner get the enhanced compensation in pursuance of the claim submitted under section 28A/18/28A(3) of the Land Acquisition Act 1894, and if its proportionate additional lease premium is made applicable on the subject plot then licensee has to pay the additional lease premium to the corporation.
22. The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.



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