

Reference No. : **CIDCO/BP-18004/TPO(NM & K)/2022/11008**

Date : **11/7/2023**

To,

**M/S.VARNIRAJ GROUP.,THROUGH ITS
PARTNERS.,MR.NILES...**

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10

Sub : Payment of **Amended** development charges for **Mixed** Building on Plot No. 7, Sector 8 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1. Your architect application letter dtd. 25.05.2023

2. Final Transfer order letter no. CIDCO/Estate/12.5%/ Ulwe/1173/2021/E-64055/681 dtd. 01.10.2021

3. Time extension letter no. CIDCO/Estate-2/2023/8000189917 dtd. 09.02.2023

Your Proposal No. **.CIDCO/BP-18004/TPO(NM & K)/2022** dated **19 May, 2023**

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. 7, Sector 8 at **Ulwe** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 599.7
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 20400

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	899.55 *5	BuiltUP area *5	4498
Total Assessed Charges				4498

- 7) Date of Assessment : 05 July, 2023

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/2000	05/23/2023	4498	CIDCO/BP/2023/2000	24/5/2023	Net Banking
2	CIDCO/BP/2023/2576	07/05/2023 3:30:56 PM	566170	CIDCO/BP/2023/2576	5/7/2023	Net Banking

Unique Code No. **2023 04 021 02 3950 02** is for this **Amended** Development Permission for **Mixed** Building on Plot No. 7, Sector 8 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMCHANDRA
CHAUDHARI
Date: 11 Jul 2023 12:42
Organization: CIDCO
Designation: Associate
Planner

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-18004/TPO(NM & K)/2022/11008**

Date : **11/7/2023**

To,

**M/S.VARNIRAJ GROUP.,THROUGH ITS
PARTNERS.,MR.NILES...**

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10856

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	9	5	0	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on
Plot No. 7, Sector 8 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. .**CIDCO/BP-18004/TPO(NM & K)/2022** dated **19 May, 2023**

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. 7, Sector 8 at **Ulwe** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 599.7
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 2214.03 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 405162

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102395002	5/7/2023	405162	20230402102395002	5/7/2023	Net Banking

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMCHANDRA
CHAUDHARI
Date: 11 Jul 2023 17:32:42
Original from:
Designated Associate
Planner

ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. 7, Sector 8 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1. Your architect application letter dtd. 25.05.2023

2. Final Transfer order letter no. CIDCO/Estate/12.5%/ Ulwe/1173/2021/E-64055/681 dtd. 01.10.2021

3. Time extension letter no. CIDCO/Estate-2/2023/8000189917 dtd. 09.02.2023

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. 7, Sector 8 at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. 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.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMCHANDRA
CHAUDHARI
Date: 11 Jul 2023 12:42
Organization: CIDCO
Designation: Associate
Planner

ASSOCIATE PLANNER (BP)

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.VARNIRAJ GROUP.,THROUGH ITS PARTNERS.,MR.NILESH HARAJI BHATESRA +2 , 201,SITARAM CO-OPERATIVE HOUSING SOCIETY LTD,PLOT NO.28,SECTOR-21,NERUL,NAVIMUMBAI.** for Plot No. 7, Sector 8, Node **Ulwe** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 12.5 % Scheme Plot 1Ground Floor + 7Floor** Net Builtup Area **1999.7** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	1895.59	104.12	0
UNIT (in Nos.)	41	5	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

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 :-

- 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

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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 intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (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. The Developer / Individual plot Owner should obtain the proposed 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.

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.

5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.

6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the

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structural design, in compliance with BIS code including earthquake stability.

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. 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.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. 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.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. 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.
13. 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.
14. A certified copy of the approved plan shall be exhibited on site.
15. 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.

You shall approach Executive Engineer M S E R for the power requirements location of

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- 16 You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
17. 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.
- 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.
18. 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.
19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance 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

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them from time to time.

- 20) 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.

Additional Conditions:

1. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide ref. no. CIDCO/BP-18004/TPO(NM)/2022/9480, dated 16.06.2022 shall stand SUPERCEDED by this permission, except for the buildings/part of buildings which are proposed to be retained as per earlier approved commencement certificate in accordance with provisions of regulation No. 1.5 of UDCPRs, if any.
2. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No.CIDCO/MTS-II/ULWE/1173/2023/834/E-206274, dated 03.05.2023 shall be binding on the on you and shall be scrupulously followed
3. The applicant shall obtain final Fire NOC for lift from CFO at the time of OC, by making payment of necessary charges/fees.
4. This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.



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