

Reference No. : CIDCO/BP-17988/TPO(NM & K)/2021/9922

Date : 5/6/2023

To,

Arun Chahu Keni and Sandeep Ankush Keni
Chinchpad...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/97

Sub : Payment of **Amended** development charges for **Residential** Building on Plot No. **162**,
Sector **R2** at **Pushpak** , Navi Mumbai.

Ref : 1. Ancillary FSI NOC vide CIDCO/ACLSO/R&R/CHNT-ICOGD-6/2022/1730/E-132493 dated 06.07.2022
2. Your architect's online application resubmitted on dtd. 03.04.2023
Your Proposal No. **.CIDCO/BP-17988/TPO(NM & K)/2021** dated **23 September, 2022**

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : Arun Chahu Keni and Sandeep Ankush Keni
- 2) Location : Plot No. **162**, Sector **R2** at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 239.93
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	489.461 *5	BuiltUP area *5	2447
Total Assessed Charges				2447

- 7) Date of Assessment : 08 May, 2023

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2022/2230	09/23/2022	2447	00366/TPO/Account/7609/2022	23/9/2022	Demand Draft
2	CIDCO/BP/2023/1793	05/08/2023 3:56:25 PM	100	CIDCO/BP/2023/1793	9/5/2023	Net Banking

Unique Code No. **2023 04 021 02 3774 02** is for this **Amended** Development Permission for **Residential** Building on Plot No. **162**, Sector **R2** at **Pushpak** , Navi Mumbai.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSAR, Ashish
DN: cn=BHUSAR, Ashish,
o=CIDCO, ou=NAVI
MUMBAI, email=ashish.bhusar@cidco.gov.in

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-17988/TPO(NM & K)/2021/9922**

Date : **5/6/2023**

To,

Arun Chahu Keni and Sandeep Ankush Keni
Chinchpad...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9770

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	7	7	4	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential** Building
on Plot No. **162**, Sector **R2** at **Pushpak** , Navi Mumbai.

Ref : 1)Your Proposal No. **.CIDCO/BP-17988/TPO(NM & K)/2021** dated **23 September, 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 : Arun Chahu Keni and Sandeep Ankush Keni
- 2) Location : Plot No. **162**, Sector **R2** at **Pushpak** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 239.93
- 5) Permissible FSI : 1.5
- 6) **GROSS BUA FOR ASSESSEMENT** : 713.97 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) AMOUNT OF CESS** : Rs. 89188

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102377402	8/5/2023	89188	20230402102377402	9/5/2023	Net Banking

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUC-Ar Chahu Keni
DN: cn=BHUC-Ar Chahu Keni,
o=CIDCO, ou=NAVI MUMBAI,
c=IN

ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Residential** Building on Plot No. **162** , Sector **R2** at **Pushpak** , Navi Mumbai.

Ref : 1. Ancillary FSI NOC vide CIDCO/ACLSO/R&R/CHNT-COGD-6/2022/1730/E-132493 dated 06.07.2022
2. Your architect's online application resubmitted on dtd. 03.04.2023

Dear Sir / Madam,

With reference to your application for Development Permission for **Residential** Building on Plot No. **162**, Sector **R2** at **Pushpak** , Navi Mumbai. The Development Permission is hereby granted to construct **Residential** 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

L. 101 assigned by
 BHUJ-A-1, 101, 101, 101
 C-1, L-1, A-1
 Date: 10 Jun 2022, 10:20
 Creation: 10 Jun 2022
 Location: Associate
 Name:

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 **Arun Chahu Keni and Sandeep Ankush Keni , Chinchpada, posst - Pargaon, Taluka Panvel** for Plot No. **162** , Sector **R2** , Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential** in **1Ground Floor + 4Floor** Net Builtup Area **573.5** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	573.54	0	0
UNIT (in Nos.)	16	0	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 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

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUC-Arjun Chahu Keni
DN: cn=BHUC-Arjun Chahu Keni,
o=City of Mumbai, ou=City of Mumbai,
email=arjun.chahu@cidco.org

ASSOCIATE PLANNER (BP)

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

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN LADDU
CN=BHUSHAN LADDU,
OU=, OU=, OU=, OU=,
CN=, CN=, CN=,
CN=, CN=, CN=,
CN=

ASSOCIATE PLANNER (BP)

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 :-

b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.

d) Number of Residential flats/Commercial Units with areas.

ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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 them from time to time.

Yours faithfully,

L. 12/15/2022 by
 BHUY-AN NGUYEN
 C-ALL-AN
 Date to Jun 2022
 C-ALL-AN
 L. 12/15/2022 by
 BHUY-AN NGUYEN
 C-ALL-AN

Page 7 of 8

- 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. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No. CIDCO/ACLSO/R&R/CHNT-ICOGD-6/2022/1730/E-132493 dated 06.07.2022 shall be binding on the licensee and shall be scrupulously followed.
2. The earlier Commencement Certificate issued along with accompanying drawings by CIDCO vide ref. No. CIDCO/BP-17988/TPO(NM)/2021/9192 dtd. 16.03.2022 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.



Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUC-Ar (cidco)@CIDCO
CN=BHUC-Ar (cidco)@CIDCO,
OU=Government of Maharashtra,
CN=Government of Maharashtra

ASSOCIATE PLANNER (BP)