

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0019 5062/ 181/2021-22

Dated 04/09/2021

To,
1. Shri Ashutosh M. Joshi
B/301, Parijat Apartment,
Virar (West), Tal.: Vasai,
Dist.: Palghar.

2. M/s. Prithvi Arch Consultant
122, Gauri Complex, 1st Floor,
Near Bank of Baroda, Vasai (East),
Tal.: Vasai. DIST: PALGHAR

Assesment Order

SUB -- Development Permission for proposed Residential Building No. 06 and CFC Building on land bearing S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar, Tal.: Vasai, Dist.: Palghar.

Ref -- 1) Your Architect's letter dated 22/12/2021

Sir / Madam,

Find enclosed Assesment order issued herewith as per Sec 124(E) of MR & TP Act 1966.

1	Name of Assessee owner / P.A. Holder	:	Shri Ashutosh M. Joshi
2	Location	:	S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar
3	Land use (Predominant)	:	Residential with Shopline and Commercial Building
4	Area as per 7/12 Extract	:	14490.00 Sqm.
5	Deductions for	:	
a	Area under 12.0 mtr wide DP Road	:	1538.315 Sqm.
b	Area under Garden Reservation	:	1077.820 Sqm.
c	Total Reservation Area	:	12570.180 Sqm.
6	Balance Plot Area (4-5c)	:	11873.865 Sqm.
7	Amenity Space (If applicable)	:	
a	Required	:	593.693 Sqm.
b	CFC provided	:	Sqm.
8	Net plot area (6-7a)	:	11280.170 Sqm.
9	Recreational Open Space (If applicable)	:	
	Required - 20% and 10%	:	1128.017 Sqm.
10	Built-Up Area with reference to Basic FSI as per front road width (S ₁ x Basic FSI) @ 1.1	:	12408.189 Sqm.
11	Additional of FSI on payment of Premium	:	
	Maximum permissible premium FSI - based on road width / TOD Zone 0.50	:	7245.000 Sqm.
b	Proposed FSI on payment of Premium	:	6966.000 Sqm.
12	In-situ FSI / TDR loading	:	
a	TDR utilized	:	4055.590 Sqm.
b	TDR loading proposed	:	4055.590 Sqm.
13	Total (Basic + Premium FSI + TDR)	:	23429.779 Sqm.
14a	Approved Built-Up Area	:	10069.562 Sqm.

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Dated 04/01/2022

25 Premium Components								
a)	BUA on paymnet of premium FSI @ the rate of 35% as per UDCPR	6966	Sq.m. x 5460.00	Rs. 15,600.00	x	35% x	1 =	Rs. 3,80,34,360.00
i)	On Bldg No. 06							
b)	BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR	8072.13	Sq.m. x 1560.00	Rs. 15,600.00	x	10% x	1 =	Rs. 1,25,92,522.80
ii)	On CFC Bldg							
b)	BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR	518.1	Sq.m. x 1560.00	Rs. 15,600.00	x	10% x	1 =	Rs. 8,08,236.00
Total Premium Charges								Rs. 5,14,35,200.00
50% of the premium charges levied as per Govt. Order with the condition of they will pay stamp duty of the flats during sale.								Rs. 2,57,17,600.00
26								
Less : Premium Paid Vide								
a) Receipt No. 30061, dated 30/12/2021								= Rs. 50,00,000.00
Total Premium Charges paid								= Rs. 50,00,000.00
28 Balance Premium Charges to be paid								= Rs. 2,07,17,600.00
29 Labour Charges								
i) On Bldg No. 06								
a)	On P-Line Area :	21432.24	Sq.m. x {26620.00	x	1%		=	Rs. 57,05,262.29
i) On CFC bldg								
b)	On P-Line Area :	1165.73	Sq.m. x {26620.00	x	1%		=	Rs. 3,10,317.33
Total Labour Cess Amount								= Rs. 60,15,600.00
30 Less : Labour Charges Paid Vide								
a) Receipt No. 30062, dated 30/12/2021								= Rs. 12,29,275.00
Total Labour Cess paid								= Rs. 12,29,275.00
31 Balance Labour CESS Charges to be paid								= Rs. 47,86,325.00
32 Marginal Deficiency Charges								
a) As per detailed calculation sheet of Marginal Deficiency charges to be paid for the building								= Rs. 49,22,800.00
Total Marginal Deficiency Charge to be paid								= Rs. 49,22,800.00
33 Less : Marginal Deficiency Charges Paid Vide								
a) Receipt No. 30063, dated 30/12/2021								= Rs. 12,50,000.00
Total Marginal Deficiency Charges paid								= Rs. 12,50,000.00
34 Balance Marginal Deficiency Charges to be paid								= Rs. 36,72,800.00
35								
As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted . The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below:								

VVCMC/TP/RDP/VP-0019 5062/781/2021-22

Dated 04/01/2021

SCHEDULE OF PAYMENT						
Sr. No	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in. Rs.)	Amount fo Labour CESS (In Rs.)	Amount for Marginal Deficiency Charges	Due Date of Payment	Interest (In Rs.)
1	Rs. 19,06,683.33	Rs. 69,05,866.67	Rs. 15,95,441.67	Rs. 12,24,266.67	Within 1 Year or at the time of PCC	
2	Rs. 38,13,366.67	Rs. 1,38,11,733.33	Rs. 31,90,883.33	Rs. 24,48,533.33	Within 2 Year of OCC	



CC to.
1

Asst. Commissioner, UCD,
Vasai-Virar City Municipal Corporation,
Ward Office

541
Commissioner
Vasai-Virar City Municipal Corporation

Certified that the above permission is
Issued by Commissioner VVCMC, Virar,


Deputy Director,
VVCMC, Virar.

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04/01/2022

To,

1. Shri Ashutosh M. Joshi
B/301, Parijat Apartment,
Virar (West), Tal.: Vasai,
Dist.: Palghar.
2. M/s. Prithvi Arch Consultant
122, Gauri Complex, 1st Floor,
Near Bank of Baroda, Vasai (East),
Tal.: Vasai, **DIST: PALGHAR**

Sub: **Revised Development Permission for proposed layout of Residential with Shopline and CFC building on land bearing S. No. 242, H. No. B/1, B/2 and B/3 Village: Virar, Tal.: Vasai, Dist.: Palghar.**

Ref :

1. Commencement Certificate No. CIDCO/VVSR/CC/BP-1564 & 1566/E/5791, Dated 04/02/2010.
2. Revised Development Permission No. VVCMC/TP/CC/VP-0019 & 5062/0133/2013-14, Dated 03/07/2013.
3. Your Architect's letter dated 22/12/2021.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada,



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Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTTP Act 1966. The details of permission are as under:.

1. The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. CIDCO/VVSR/CC/BP-1564 & 1566/E/5791, Dated 04/02/2010.

The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	Shri Ashutosh M. Joshi
2	Location	S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar,
3	Land use (Predominant)	Residential with Shopline and Commercial Building
4	Area of Plot (as per 7/12 extract)	14490.00 Sq.m
5	Deductions For	
a	Area under 12.0 mtr wide DP Road	1538.315 Sq.m
b	Area under Garden Reservation	1077.820 Sq.m
c	Total Reservation Area	2616.135 Sq.m
6	Balance Plot Area (4-5c)	11873.865 Sq.m
7	Amenity Space (if applicable)	
	Required -	593.693 Sq.m
	CFC Provided	
8	Net Plot Area (6-7b)	11280.170 Sq.m
9	Recreational Open Space (if applicable)	
	Required - 20% and 10%	1128.017 Sq.m
11	BUA with reference to basic FSI as per front road width (Sr. No. 8 X 1.10)	12408.189 Sq.m
12	Additions of FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width / TOD Zone @ 0.5	7245.00 Sq.m
b	Proposed FSI on payment of premium @ 0.50	6966.00 Sq.m
13	In-Situ FSI / TDR loading	



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a	TDR utilized	4055.590 Sq.m
b	TDR Loading proposed	4055.590 Sq.m
14	Total Area (Basic + Premium + TDR) (11+12b+13b)	23429.779 Sq.m
15a	Approved Built-Up Area	10069.562 Sq.m
b	Balance Potential base FSI permissible (14-15a)	13360.217 Sq.m
c	Balance Potential base FSI permissible – Residential	13091.707 Sq.m
d	Balance Potential base FSI permissible – Commercial	268.510 Sq.m
e	Ancillary FSI permissible upto 60% with payment of charges	7855.024 Sq.m
f	Ancillary FSI permissible upto 80% with payment of charges	214.808 Sq.m
g	Total Ancillary Area permissible	8069.832 Sq.m
16	Total Balance Potential permissible	21430.050 Sq.m
17	Total entitlement area in the proposal	31499.61 Sq.m
18	Total Built-up area in the proposal	23429.78 Sq.m
19a	Approved Built-Up Area	10069.56 Sq.m
b	Proposed Built Up Area as per UDCPR	13360.11 Sq.m
c	Proposed Ancillary Area as per UDCPR	8072.13 Sq.m
d	Total P-Line Area as per UDCPR	21432.24 Sq.m
18	Total Built-Up Area in the proposal (Existing + Proposed)	23429.672 Sq.m

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Buildings on land bearing S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar, Tal.: Vasai, Dist.: Palghar, as per the following details:-

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Flats	No. of Shops / Clinic	Built Up Area (in sq. mt.)	Remarks
1.	Residential with Shopline	06	St+Gr+22	372	19	13360.110	Newly Proposed
			Total	372	19	14334.96	

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Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Shops	No. of Clinic	Built Up Area (in sq. mt.)	Remarks
1.	CFC	1	St+Gr+4	4	4	647.630	Newly Proposed
			Total	4	4	647.630	

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Revised Development Permission granted by VVCMC office letter No. VVCMC/TP/RDP/VP-0019 & 5062/0133/2013-14, Dated 03/06/2013, Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).

You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.

- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate



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- shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
 - 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
 - 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
 - 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
 - 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
 - 13) You shall construct cupboard if any, as per UDCPR Regulation.
 - 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
 - 15) You shall provide two distinct pipelines for potable and for non-potable water.
 - 16) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate



shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 22) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 23) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters.





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However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

- 25) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 30) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 31) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be



- implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
 - 33) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
 - 34) You shall provide Grey Water recycling plant for said layout, if applicable.
 - 35) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
 - 36) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
 - 37) You shall submit Provisional Tree NOC from Tree Plantation Department before commencing work at site.**
 - 38) You shall submit Provisional Fire NOC from Chief Fire Officer before commencing work at site.**
 - 39) You shall submit Environment Clearance Certificate from MOEF before commencing work at site.**



Encl.: a/a.
c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office

gal
Commissioner
Vasai Virar City Municipal Corporation
**Certified that the above permission is
Issued by Commissioner VVCMC, Virar.**

[Signature]
**Deputy Director,
VVCMC, Virar.**