

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



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

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-6391/296/2022-23

Dated 09/08/2022

To

- Mr. Kanheyalal Poonamchand Kothari  
Partner Of M/s. Shree Ashoka Buildcon P.A.  
Holder Of Chandresh Vaibhav CHS. LTD.  
Shop No. 32 Gopal Building, Ambadi Road,  
Vasai (W), Tal: Vasai, Dist: Palghar.
- M/s. Shree Consultants, B-203, Akanksha  
Tower, Nr. Railway, Station, Nallasopara (E)  
Tal:Vasai, Dist:Palghar.

**Add.Assesment Order**

**SUB -- Revised Development Permission for Residential with Shopline and Commercial Building Wing-A, B, C & D (E.W.S. Scheme) on land bearing S.No:116 H.No.3, of Village: Achole, Taluka. Vasai, Dist. Palghar.**

**Ref -- 1) Your Architect's letter dated 06/06/2022.**

Sir / Madam,

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

- Name of Assessee owner / P.A. : Mr. Kanheyalal Poonamchand Kothari Partner Of M/s. Shree Ashoka Buildcon P.A. Holder Of Chandresh Vaibhav CHS. LTD
- Location : Achole
- Land use (Predominant) : Residential with Shopline and Commercial Building (Wing-A, B, C & D) (E.W.S. Scheme)
- Gross plot area (As per 7/12) : 4490.00 sq.mt
- Area Under Encroachment : 41.04 sq.mt
- Internal Road : 373.14 sq.mt
- Net plot area : 4448.96 sq.mt
- Approved Area : 18217.28 sq.mt
- Permissible Basic FSI : 4893.85 sq.mt
- Permissible Premium FSI : 2224.48 sq.mt
- Tenanted (Incentive) FSI : 975.00 sq.mt
- Permissible TDR FSI : 4004.06 sq.mt
- Permissible Ancillary : 7681.63 sq.mt
- Total Permissible Area : 19779.02 sq.mt
- Total permissible BUA (Including Basic, Premium, TDR and Ancillary area) Maximum Limit : 19779.02 sq.mt
- Total proposed P-Line BUA : 19012.13 sq.mt
  - Basic : 4893.85 sq.mt
  - Premium : 2224.48 sq.mt
  - Tenanted(Incentive) FSI : 975.00 sq.mt
  - TDR Premium : 3524.76 sq.mt
  - Ancillary : 7394.04 sq.mt
- Area for Assessment : As per UDCPR Regulation dtd 02/12/2020 Charges are as follows  
**Weighted Average of Open land value as per ASR 2022-23** = Rs. 13,100.00

17 On, BUA Residential : 794.85 Sq.m. x 262 {Rs. 13,100.00 x 2.00% x 1} = Rs. 208,250.70  
Total Development Charges Rs. 208,250.70

18 Less Development Charges Paid Vide  
a) Receipt No.52127 dated 04/08/2022 = Rs. 243,000.00  
Rs. 243,000.00

Balance Development Charges to be paid = Nil

19 Balance development charges to be paid = Rs. Nil

20 Date of Assessment = / /2022

21 Premium Components  
a) BUA on paymnet of premium FSI @ the rate of 35%/15% as per UDCPR 246.34 Sq.m. x 1965.00 {Rs. 13,100.00 x 15% x 1} = Rs. 484,058.10



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b) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR	297.41 Sq.m. x 1310.00	Rs. 13,100.00 x 10% x 1	Rs. 389,607.10
			<b>Rs. 873,665.20</b>
22 Less : Premium Paid Vide			
a) Receipt No.52128 dated 04/08/2022			= Rs. 520,000.00
b) Receipt No.52129 dated 04/08/2022			= Rs. 427,000.00
			<b>Rs. 947,000.00</b>
23 Balance Premium Charges to be paid			= Nil
24 Labour Charges			
b) On Construction : 794.85 Sq.m. x 26620.00 x 1%			= Rs. 211,589.07
			<b>Rs. 211,589.07</b>
25 Less : Labour Charges Paid Vide			
a) Receipt No.52130 dated 04/08/2022			= Rs. 224,000.00
			<b>Rs. 224,000.00</b>
26 Balance Labour CESS Charges to be paid			= Nil
27 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:			

SCHEDULE OF PAYMENT					
Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in. Rs.)	Amount for fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
					-----Nil-----



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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०९/०८/२०२२

To,

1. Mr. Kanheyalal Poonamchand Kothari Partner  
Of M/s. Shree Ashoka Buildcon P.A. Holder  
Of Chandresh Vaibhav CHS. LTD. Shop No. 32  
Gopal Building, Ambadi Road,  
Vasai (W), Tal: Vasai, Dist: Palghar.
2. M/s. Shree Consultants  
B-203, Akanksha Tower, Nr. Railway  
Station, Nallasopara (E)  
Tal:Vasai, Dist:Palghar.

Sub: **Revised Development Permission for Residential with Shopline and Commercial Building Wing-A, B, C & D (E.W.S. Scheme) on land bearing S.No:116 H.No.3, of Village: Achole, Taluka. Vasai, Dist. Palghar.**

Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-6391/360/2021-22, Dated 11/11/2021
2. Your Architect's letter dated 06/06/2022.

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. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> 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, 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 21<sup>st</sup> 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.2<sup>nd</sup> December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The conditions mentioned in the letter No. VVCMC/TP/CC/VP-6391/360/2021-22, Dated 11/11/2021. Are binding on you.

The details of the layout is given below:

1	Name of Assessed owner / P.A. Holder	Mr. Kanheyalal Poonamchand Kothari Partner Of M/s. Shree Ashoka Buildcon P.A. Holder Of Chandresh Vaibhav CHS. LTD.
2	Location	Achole
3	Land use (Predominant)	Residential with Shopline and Commercial Building (Wing-A, B, C & D) (E.W.S. Scheme)
4	Gross plot area (As per 7/12)	4490.00 sq.mt.
5	Area Under Encroachment	41.04 sq.mt.



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6	Internal Road	373.14 sq.mt.
7	Net plot area	4448.96 sq.mt.
8	Previously Approved Area	18217.28 sq.mt.
9	Permissible Basic FSI	4893.85 sq.mt.
10	Permissible Premium FSI	2224.48 sq.mt.
11	Tenanted (Incentive) FSI	975.00 sq.mt.
12	Permissible TDR FSI	4004.06 sq.mt.
13	Permissible Ancillary	7681.63 sq.mt.
14	Total Permissible Area	19779.02 sq.mt.
15	Total permissible BUA (Including Basic, Premium, TDR and Ancillary area) Maximum Limit	19779.02 sq.mt.
16	Total proposed P-Line BUA	19012.13 sq.mt.
	a) Basic	4893.85 sq.mt.
	b) Premium	2224.48 sq.mt.
	c) Tenanted(Incentive) FSI	975.00 sq.mt.
	d) TDR Premium	3524.76 sq.mt.
	e) Ancillary	7394.04 sq.mt.
17	No of bldg.	1

Please find the enclosed herewith the approved Revised Development Permission for the proposed Residential With Shpline and Commercial Building wing A,B,C & D (EWS Scheme) on land bearing S.No. 116, H.No.3, of Village-Achole, as per the following details:-

Sr. No.	Predominant Building	No. of Wings	No. of Floors	No. of Flats	No. of Shops/Office	Built Up Area (in sq. mt.)	Remarks
1.	Residential with Shopline and Commercial Building	Wing A,B,C & D	Stilt+Gr+ 14pt	322	29 Shops 02 Hall 1 Society office 1 Fitness Center 1 Driver Room	19012.13	Now Amended

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No VVCMC/TP/CC/VP-6391/360/2021-22, Dated 11/11/2021.

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).



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- 5) 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 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 submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 17) 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.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 19) 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.



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- 20) 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.
- 21) 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.
- 22) 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. 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.
- 23) 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
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) 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.
- 26) 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.
- 27) 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.
- 28) 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.
- 29) 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.



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- 30) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar Assited water heating SWH system to said layout if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 34) You shall obtain Final Fire NOC from CFO before applying for Occupancy Certificate.
- 35) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 36) If any legal matter arises at any Civil/Criminal Courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 37) You shall obtain consent of remaining residents before next stage.



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

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

sa/-  
Commissioner  
Vasai Virar City Municipal Corporation  
Certified that the above permission is  
issued by Commissioner VVCMC, Virar.

Deputy Director,  
VVCMC, Virar.

