

New CC

मुख्य कार्यालय, विरार
विरार (पूर्व),

व. वि. पालघर - ४०१ ३०५.



दुरधनी : ०२५० - २५२५०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५०३
ई-मेल : vasaircorporation@yahoo.com

जायक क्र. : च.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-4152/442/2022-23

19/12/2022

To,

✓ Mr. Lachmandas B.Ludhani
Director of M/s. Style Evershine Builders Pvt.Ltd
215, Veena Beena Shopping Centre
Opp.Bandra Station Bandra (West)
Mumbai-400050

2. M/s. En-Con, Project Consultants,
G-7/B, D-wing Sethi Palace,
Ambadi Road, Vasal (W)
Taluka Vasal, Dist:- Palghar.

Sub: Revised Development Permission for proposed Layout of Residential Buildings & Commercial Building on land bearing S.No.66/3 of Village: Diwanman Taluka Vasal, Dist. Palghar.

Ref :

1. Commencement Certificate granted Vide letter No. VVCMC/TP/CC/VP-4152/372/2021-22 dated 18/11/2021.
2. Your Registered Engineer's letter dated 23/06/2022.

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 vide 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, Vasalal, 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 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. Commencement Certificate granted Vide letter No. VVCMC/TP/CC/VP-4152/372/2021-22 dated 18/11/2021.The details of the layout is given below: -

1	Name of Assesse owner / P.A. Holder	Mr. Lachmandas B.Ludhani Director of M/s. Style Evershine Builders Pvt.Ltd
2	Location	Diwanman
3	Land use (Predominant)	Residential & Commercial Use
4	Gross plot area (As per 7/12)	12590.00 Sq.mt



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		19/12/2022
5	Area under 9.00 mt DP Road	
6	Area Under PG Reservation	359.18 sq.mt
7	Balance Plot Area(4-5-6)	623.45 sq.mt
8	Net plot area	11607.37 Sq.mt
9	RG @10%	11607.37 Sq.mt
10	Built up Area with reference to basic F.S.I Area (8)x Basic FSI 1.10	1160.74 sq.mt
11	Maximum Permissible Premium FSI- (4) X 0.40)	12768.11 Sq.mt
12	Proposed BUA on payment of Premium	6295.00 sq.mt
13	Max. Permissible TDR Area(4)X0.65	8183.50 sq.mt
14	Add area under 9.00 mt D.P. Road	718.36 sq.mt
15	Add area under P. G. Reservation	1246.90 sq.mt
16	Add TDR area from DRC No.248 (14400/23200X10050) = 6237.93	6218.24 sq.mt
17	Total DR/TDR Area	8183.50 sq.mt
18	Total Entitlement Area at present excluding MHADA (10+12+17)	27246.61 sq.mt
19	Ancillary area FSI 80% of Commercial Area 1059.82 sq.mt	847.86 sq.mt
20	Ancillary area FSI 60% of Residential Area 26186.79 sq.mt	15712.07 sq.mt
21	Permissible P-Line excluding MHADA (18+19+20)	43806.54 Sq.mt
22	Proposed P-Line area excluding MHADA	43664.68 sq.mt
23	Required BUA of MHADA	2553.62 sq.mt
24	Proposed BUA of MHADA	2558.64 sq.mt

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 Layout of Residential Buildings & Commercial Building on land bearing S.No.66/3 of Village-Diwanman Taluka Vasai, Dist. Palghar.as per the following details:-

Sr No	Predominant Building	Bldg No./ Wings	No. of Floors	No. of shops/O fffice	No. of Flats	Built Up Area (P-Line Area) (in sq. mt.)	Remark
1.	Commercial Building	1	Gr+4 (pt)	06 shops 08 Office	---	1907.67 sq.mt	Now Amended
2.	Residential Building	2	Stilt+21 (pt)	--	121	10819.75 sq.mt	Now Amended
3.	Residential Building	3, Wing A	Stilt+ 22	--	173	10125.16 sq.mt	Now Amended
4.	Residential Building	3, Wing B	Stilt+ 22	--	173	10001.69 sq.mt	Now Amended
4.	Residential Building	3, Wing C	Stilt+ 22	--	173	10810.41 sq.mt	Now Amended
5.	Residential Building (MHADA)	4	Stilt+ 14	---	55	3371.49 sq.mt	No change
6	Club House (In RG-1)	---	Stilt+ 2pt	---	---	135.11 sq.mt	Now Amended





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The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate issued vide letter no. VVCMC/TP/CC/VP-4152/372/2021-22 dated 18/11/2021 stand applicable to this approval of Revised development permission 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).
- 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,



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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.
- 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



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दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasavirarcorporation@yahoo.com

जाचक क्र.: च.वि.श.म.

दिनांक :

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- 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.
- 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, if applicable.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar assisted water heating SWH system to said layout if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra. If applicable.
- 34) You should provide lightening resistant system and produce the certificate from licensed agency for each building at the time of occupancy certificate.
- 35) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
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 submit fresh 7/12 extract with the name of VVCMC & TILR measurement sheet with D.P. Road and PG Reservation effect within three months from the date of this revised development permission if not the said order stands cancelled without giving opportunity to be heard.
- 38) You shall commence the construction work of MHADA Bldg. No.4 within one month of date of approval of this Revised Development Permission otherwise you shall obtain



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NOC of MHADA before starting bldg. No.2 & Bldg. No.3 wing C, if not the said order stands cancelled without giving opportunity to be heard.

- 39) Condition mentioned in Environmental clearance order which are binding on applicant, if not the said order stands cancelled without giving opportunity to be heard.
- 40) Any breach of any condition mentioned above will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.



c.c. to:

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

sal
Commissioner
Vasai Virar City Municipal Corporation

**Certified that the above permission is
issued by Commissioner VVCMC, Virar.**

[Signature]
Deputy Director,
VVCMC, Virar.

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



दुरधनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasai@rcorporation@yahoo.com

जायक क्र.: च.वि.रा.म.
दिनांक :

WCMC/TP/RDP/VP-4152/441/2022-23

Dated 19/12/2022

- To
1. Mr. Lachmandas B. Luchani
Director of M/s. Style Evershine Builders Pvt.Ltd
215, Veena Deesa Shopping Centre
Opp. Bandra Station Bandra (West)
Mumbai-400050
2. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambedkar Road, Vasai (W)
Taluka Vasai, Dist:- Palghar.

Add. Assessment Order

SUB -- Revised Development Permission for proposed Layout of Residential Buildings & Commercial Building on land bearing S.No.66/3 of Village-Diwanman Taluka Vasai, Dist. Palghar.

Ref -- 1) Your Registered Engineer's letter dated 23/06/2022.

Sir / Madam,

Find enclosed Assessment order issued herewith as per Sec 124(E) of MR & TP Act 1956.

1 Name of Assessee owner / F.A. Holder : Mr. Lachmandas B.Luchani Director of M/s. Style Evershine Builders Pvt.Ltd

2 Location	:	Diwerman
3 Land use (Predominant)	:	Residential & Commercial Use
4 Gross plot area (As per 7/12)	:	12590.00 Sqm.
5 Area under 9.00 mt DP Road	:	359.10 Sqm.
6 Area Under PG Reservation	:	623.45 Sqm.
7 Balance Plot Area(4-5-6)	:	11607.37 Sqm.
8 Net plot area	:	11607.37 Sqm.
9 RG @10%	:	1160.74 Sqm.
10 Built up Area with reference to basic F.S.I Area (8)X Basic FSI 1.10	:	12768.11 Sqm.
11 Maximum Permissible Premium FSI- (4) X 0.40	:	6295.00 Sqm.
12 Proposed BUA on payment of Premium	:	6295.00 Sqm.
13 Max. Permissible TDR Area(4)X0.65	:	8103.50 Sqm.
14 Add area under 9.00 mt D.P. Road	:	719.36 Sqm.
15 Add area under P. G. Reservation	:	1246.90 Sqm.
16 Add TDR area from DAC No.248	:	6218.24 Sqm.
17 Total DR/TDR Area	:	8183.50 Sqm.
18 Total Entitlement Area at present excluding MHADA (18+12+17)	:	27246.61 Sqm.
19 Ancillary area FSI 80% of Commercial Area 1059.82 sq.mt	:	847.66 Sqm.
20 Ancillary area FSI 60% of Residential Area 26195.79 sq.mt	:	15712.07 Sqm.
21 Permissible P-Line area excluding MHADA (18+19+20)	:	43856.54 Sqm.
22 Proposed P-Line area excluding MHADA	:	43664.60 Sqm.
23 Required BUA of MHADA	:	2553.62 Sqm.
24 Proposed BUA of MHADA	:	2559.64 Sqm.
25 Area for Assessment	:	

26 As per UDCPR Regulation did (2/12/2020) Charges are as follows
Weighted Average of Open land value as per ASR 2020-21

a) On Plot/Land area	:				=	Rs. 24,400.00				
Commercial	:	41.63 Sq.m.	x	244	}	Rs. 24,400.00	x	0.50% x 2	=	Rs. 10,157.72
b) On BUA	:									
Commercial	:	41.63 Sq.m.	x	975	}	Rs. 24,400.00	x	2.00% x 2	=	Rs. 40,630.88
Residential	:	13112.60 Sq.m.	x	485			Rs. 24,400.00	x	2.00% x 1	=
										Rs. 6,449,737.40

27 Total Development Charges
Development Charges Paid Vide
Receipt No.61350 Dated 06/12/2022

28 Balance development charges to be paid										
a) BUA on plot area of Ancillary area	:	4917.23 Sq.m.	x	2440.00	}	Rs. 24,400.00	x	10%	=	Rs. 11,998,041.20
b) BUA on plot area of Ancillary FSI @ 10% as per UDCPR	:	18.5 Sq.m.	x	2440.00			Rs. 24,400.00	x	10%	=



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Dated 19/12/2022

- 30 Less: Premium charges to be Paid Vide
b) Receipt No.61353 Dated 06/12/2022 = Rs. 12,043,181.20
- 31 Balance Premium Charges to be paid = Rs. 1,204,500.00
- 32 Labour Charges = Rs. 1,204,500.00
- a) On Construction : 13154.23 Sq.m. x [26520.00 x 1%] = Rs. 10,838,681.20
- Area Free of FSI = Rs. 3,501,656.03
- 33 Less: Labour Charges Paid Vide = Rs. 3,501,656.03
- a) Receipt No.61354 Dated 06/12/2022. = Rs. 3,503,000.00
- 34 Balance Labour CESS Charges to be paid = Rs. 3,503,000.00
- 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: = Rs. 3,503,000.00

SCHEDULE OF PAYMENT							
1 Amount for Premium Charges (in Rs.)(Balance Premium Charges As per Assessment order Dated 18/11/2021.)							
Sr. No	Balance Principal Amount(Rs.) (i)	Installment (ii)	Installment Amount(Rs.) (iii)	Balance Principal Amount(Rs.) (iv)	Rate of Interest 8.5% per annum & Amount (Rs.) (v)	Amount to be recovered on the due date(Rs.)(vi) (iii+v)	Due Date of Payment (vii)
1	Rs. 40,446,639.00	Paid At Time of CC (10.0%)	Rs. 10,000,000.00	Rs. 30,446,639.00	---	---	18-11-2021 (Paid at Time of CC)
2	Rs. 30,446,639.00	1st Installment (22.5%)	Rs. 3,145,157.00	Rs. 27,301,482.00	Rs. 2,600,673.71	Rs. 5,945,830.71	12/18/2022
3	Rs. 27,301,482.00	2st Installment (22.5%)	Rs. 9,100,494.00	Rs. 18,200,988.00	Rs. 2,320,625.97	Rs. 11,421,119.97	11/18/2023
4	Rs. 18,200,988.00	3st Installment (22.5%)	Rs. 9,100,494.00	Rs. 9,100,494.00	Rs. 1,547,083.98	Rs. 10,647,577.98	11/18/2024
5	Rs. 9,100,494.00	4st Installment (22.5%)	Rs. 9,100,494.00	Rs. 0.00	Rs. 773,541.99	Rs. 9,874,035.99	11/18/2025
5	Total		Rs. 40,446,639.00				

SCHEDULE OF PAYMENT							
1 For additional area Amount for Premium Charges (in Rs.)							
Sr. No	Balance Principal Amount(Rs.)	Installment	Installment Amount (Rs.)	Balance Principal Amount(Rs.)	Rate of Interest 8.5% per annum & Amount (Rs.)	Amount to be recovered on the due date(Rs.)	Due Date of Payment
1	Rs. 12,043,182.00	Paid At Time of RDP (10.0%)	Rs. 1,204,500.00	Rs. 10,838,682.00	---	---	06-12-2022 (Paid At Time of RDP)
2	Rs. 10,838,682.00	1st Installment (22.5%)	Rs. 2,709,716.00	Rs. 8,128,966.00	Rs. 921,287.97	Rs. 3,631,003.97	12/6/2023
3	Rs. 8,128,966.00	2st Installment (22.5%)	Rs. 2,709,716.00	Rs. 5,419,250.00	Rs. 690,962.11	Rs. 3,400,678.11	12/6/2024
4	Rs. 5,419,250.00	3st Installment (22.5%)	Rs. 2,709,716.00	Rs. 2,709,534.00	Rs. 460,636.25	Rs. 3,170,352.25	12/6/2025
5	Rs. 2,709,534.00	4st Installment (22.5%)	Rs. 2,709,534.00	Rs. 0.00	Rs. 230,310.99	Rs. 2,939,844.99	12/6/2026
5	Total		Rs. 12,043,182.00				



Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.

sd/-
Commissioner
Vasai-Virar City Municipal Corporation