

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/CC/VP-1493/ 2500 / 2014 -15

Dated 16/07/2014.

To,
M/s. Shree Balaji Developers
Through Partner Mr. S. R. Patil
3rd Floor, B/204,
Local Amit Shopping Center,
Nallasopara (W)
Tal: Vasai,
DIST: PALGHAR.

Assesment Order

SUB -- Development Permission for Proposed Residential Pldg on land bearing S. No: 83(Pt), Plot No: 68 & 69, of Village: Nilemore, Tal: Vasai, Dist: Palghar.

Ref - 1) Your Licensed Engineer's letter dated 10/06/2014.

For / Madani,

1	Name of Assessee owner / P.A. Holder	M/s. Shree Balaji Developers Through Partner Mr. S. R. Patil Village: Nilemore				
2	Location	Residential Bldg				
3	Land use (Predominant)					
4	Gross plot area	958.00		Sqm.		
5	Deduction	NIL				
6	Balance Plot Area	958.00		Sqm.		
7	15 % R.G. (Deductible)	NIL		Sqm.		
8	Net Area of plot	958.00		Sqm.		
9	FSI Permissible	1.00				
10	Permissible BUA	957.84		Sqm.		
11	Total BUA proposed	957.84		Sqm.		
12	Area for Assessment					
	a) On Plot/Land area					
	Residential	958.00	Sq.m. x	100.00	=	Rs. 95,800.00
						Rs. 95,800.00
	On Construction Area					
	Residential	957.84	Sq m. x	250.00	=	Rs. 239,460.00
	Free of FSI	483.28	Sq.m. x	250.00	=	Rs. 120,820.00
	Total				=	Rs. 360,280.00
					=	Rs. 456,080.00
17	Total Development Charges					
	Less Development Charges Paid Vide					
	a) Receipt No: 226979 dt 28/08/2014				=	Rs. 456,100.00
13	Balance development charges to be paid				=	Rs. Nil
14	Date of Assessment				=	/ / 2014



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Dated 16/09/2014.

15 Premium Components given free FSI :					
i. Area under Balcony	: 95.51	x	750	=	Rs. 71,632.50
ii. Area under Staircase	: 387.77	x	750	=	Rs. 290,827.50
iii. Elevation Feature	: 13.55	x	750	=	Rs. 10,162.50
iv. Pocket Terrace	: 41.06	x	450	=	Rs. 18,477.00
v. Society Room	: 13.23	x	300	=	Rs. 3,969.00
vi. Meter Room	: 2.65	x	300	=	Rs. 795.00
					Rs. 395,863.50
16 Less : Preium paid vide Receipt					
a) Receipt No: 226981 dt 28/08/2014				=	Rs. 395,900.00
					Rs. 395,900.00
17 Labour Cess :					
Labour CESS Charges					
a) On Construction Area	: {1441.12 Sq.m. x 12000.00 }	x	1%	=	Rs. 172,934.40
18 Less : Labour Charges Paid Vide					
a) Receipt No: 226983 dt 28/08/2014				=	Rs. 173,000.00
					Rs. 173,000.00
19 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-----					

Yours Faithfully,



Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

C.C. to

- M/s. Himesh Gupta & Associates
103, Subham Heritage, Behind Gopal Building
/Indusind Bank ,Off Anubadi Road, Vasai (W),
Tal: Vasai, Dist: Palghar.

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16/9/2014

To,
M/s. Shree Balaji Developers
Through Partner Mr. S. R. Patil
2nd Floor, B/204,
Senal Amit Shopping Center,
Nallasopara (W)
Tal: Vasai,
DIST: PALGHAR.

Sub: Commencement Certificate for Proposed Residential Bldg on land bearing S. No: 83(Pt), Plot No: 68 & 69, of Village: Nilemore, Tal: Vasai, Dist: Palghar.

Ref:

1. N.A Order from Hon'ble Collector, Thane vide letter no. MHA/K-1/T-9/NAP/ SR 88/1986 dated 15/06/1989.
2. TILR-M.R. No.261 to 265 dated 26/10/1989.
3. Your Licensed Engineer's letter dated 10/06/2014.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential Building in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Shree Balaji Developers Through Partner Mr. S. R. Patil

The conditions mentioned in the letter No: VVCMC/ TP/ CC/ VP-1493/2501 Dated 16/09/2014 is binding on you. The detail of the layout is given below:

1	Name of assess owners / P.A. Holder	M/s. Shree Balaji Developers Through Partner Mr. S. R. Patil
2	Location	Village: Nilemore
3	Land use (Predominant)	Residential Bldg.
4	Plot area as per 7/12 extract	958.00 sq.m
5	Less:- Deduction	NIL
6	Net plot Area	958.00 sq.m
7	Balance plot area	958.00 sq.m
8	FSI Permissible	1.00
9	Permissible BUA	957.84 sq.m
10	Proposed Built-Up-Area	957.84 sq.m

The detail of the Buildings is given below:

Sr. No.	Predominant Use	No.of. Bldg.	No. of Floors St + Gr+ 4 th flr (pt)	No. of Flat	Built Up Area (In sq. mt.)
1.	Residential Bldg	1	St + Gr+ 4 th flr (pt)	31	957.84 sqmt



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- 1) 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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs. 34900 /- (Rupees Thirty Four Thousand Nine Hundred only) deposited vide Receipt No:226982 dated 28/08/14 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) 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.
- 6) 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 Vasai-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall responsible for disputes occur due to access & title.
- 10) 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.



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- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 13) You shall construct the compound wall before Plinth Completion Certificate.
- 14) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth Completion Certificate.
- 15) You shall provide lay bay of 3.00mt width as per DCR -2001 for parking of vehicles.
- 16) 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.
- 17) Water Storage tank's (cisterns) and septic tanks are required to be done Mosquito proof arrangement by licenses plumber.
- 18) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar City Municipal Corporation.
- 19) You shall provide all the flush tanks in W.C/Toilets with dual valve system to regulate the flow of water.
- 20) 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
- 21) You shall plant the plants by taking the sapling/Plants available with the Vasai Virar City Municipal Corporation. You shall contact DMC Vasai Virar City Municipal Corporation and shall plan the same as will be directed by DMC VVCMC under intimation of this office.
- 22) 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, NOC from Railway, NOC from MSEB etc. as may be applicable and N. A. TILR as required as per N. A. order. If any of the compliances as per others Dept/Acts requirements are not done, you shall only faces the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.



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16/9/2014

23) You are responsible for Complying with all conditions of N. A. Order sale permission/ other permission of other authorities. Any violation with reference to conditions of N. A. Order/ permissions of other authorities. You shall only responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provision. VVCMC has no role in the said matters. However if any conditions pertaining to validity of said order are not complied like validity of N. A. Order etc. you are only liable for any action as may be contemplated by the said Authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

Yours faithfully,



Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

Encl.: a/a.
C.C. to:

1. The Collector,
Office of the Collector, Palghar.
2. The Tahasildar
Office of the Tahasildar, Vasai
3. Dy. Municipal Commissicner
Vasai-Virar City Municipal Corporation.
DMC - 2
4. Asst. Commissioner, UCD,
Vasai-Virar City Municipal Corporation.
Ward offire
5. M/s. Himesh Gupta & Associates.
103, Shubham Heritage, Behind Gopal Building
/Indusind Bank, Off Ambadi Road,
Vasai (W), Tal: Vasai, Dist: Palghar.