

New



मुख्य कार्यालय, विरार
विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.

दुरध्वनी : 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-4577A/400/2023-24

Dated 05/03/2024

1.M/s. Shripal Sattva LLP through partner
Mr. Pradip Bastimal Chopra
Add. 60, Horniman Circle Chambers (Podar Chambers).
3rd Floor, S.A. Brelvi Road, Opp. Apoorva Restaurant,
Fort, Mumbai- 400001
2.M/s. Megha Urbanscapes,
Office: 102, Padmaraj CHS,100 Feet Road,
Diwanman, Vasai (W),
Tal: Vasai, Dist: Palghar.

Additional Assessment Order

SUB -- Revised Development Permission of Residential with Commercial Building no. 1, 2 and Commencement Certificate of Commercial Building no. 3 (as per I to R policy) as per UD CPR-2020, on land bearing S. No. 104/A/1 (old) and New S. No. 104C/1, 104C/2, 104C/3, 104C/4, 104C/5 (pt), of Village: Dhovali, Taluka Vasai, Dist Palghar.

Ref -- 1) Your Architect's letter dated. 21/12/2023.

Sir / Madam,

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

1	Name of Assessee owner / P.A. Holder	:	M/s. Shripal Sattva LLP through partner Mr. Pradip Bastimal Chopra				
2	Location	:	Dhovali				
3	Land use (Predominant)	:	Residential Cum Commercial Buildings				
4	Gross plot area (7/12, Cts Extract)	:	13051.35 Sq.m.				
			R-Zone	I- Zone			
7	Area under 12, 18, 20, mtr DP road area	:	4221.73	0.00	Sq.m.		
8	Area Under Parking Lot	:	267.19	0.00	Sq.m.		
9	Area Under System Road	:	16.06	0.00	Sq.m.		
10	Area Under Pond	:	19.74	0.00	Sq.m.		
11	Amenity Area to be Provided as per I to R Policy	:		52.12	Sq.m.		
12	Balance Area Of Plot	:	8005.58	468.93	Sq.m.		
13	Net Plot Area	:	8474.51		Sq.m.		
14	B.U.A Area With Reference To Base F.S.I. (1.10)	:		9321.96	Sq.m.		
17	Additional F.S.I. Area Proposed Under Chapter No.7 (0.50+1.40=1.90) (12530.30 x 1.40) = 17542.42 sq.mt	:	14100.00		Sq.m.		
18	Total Entitlement Of F.S.I In the Proposal	:	23421.96		Sq.m.		
19	Permissible Ancillary Area F.S.I (80%)	:	446.01		Sq.m.		
20	Permissible Ancillary Area F.S.I (60%)	:	13718.67		Sq.m.		
21	Proposed Ancillary Area F.S.I	:	14164.68		Sq.m.		
22	Total Entitlement	:	37586.64		Sq.m.		
23	Earlier Approved P-Line area	:	23955.62		Sq.m.		
24	Now Proposed P-Line area	:	13619.42		Sq.m.		
25	Total proposed P-line area	:	37575.04		Sq.m.		
26	Area for Assessment	:					
27	As per UD CPR Regulation dtd 02/12/2020 Charges are as follows						
	Weighted Average of Open land value as per ASR 2022-23					=	Rs. 6,210.00
28	a) On Plot/Land area :						
	Residential : 7470.98 Sq.m.		31.05			}	Rs. 6,210.00 x 0.50% x 1 = Rs. 231,973.93
	Commercial : 1003.53 Sq.m.		62.10				Rs. 6,210.00 x 0.50% x 2 = Rs. 62,319.21
	Residential : 36571.51 Sq.m.		124.20			}	Rs. 6,210.00 x 2.00% x 1 = Rs. 4,542,181.54
	Commercial : 1003.53 Sq.m.		248.40				Rs. 6,210.00 x 2.00% x 2 = Rs. 249,276.85
							Rs. 5,085,751.54
	Total Development Charges						
	Less : Development Charges Paid Vide						
	Receipt No. 31850, dated. 31/12/2021						= Rs. 557,000.00
	Receipt No. 73527, dated. 29/03/2023						= Rs. 3,067,550.00
	Receipt No. 122451, dated. 16/02/2024						= Rs. 2,337,050.00
	Total Paid Charges						Rs. 5,961,600.00
29	Balance development charges to be paid						
30	Date of Assessment						/ / 2024
31	Premium Components						
a)	BUA on payment of Additional FSI @ area at the rate of 15% as per UD CPR	14100.00	Sq.m.	931.50		}	Rs. 6,210.00 x 15% x 1 = Rs. 13,134,150.00
b)	BUA on payment of Ancillary FSI @ area at the rate of 10% as per UD CPR	14164.68	Sq.m.	621.00			Rs. 6,210.00 x 10% x 1 = Rs. 8,796,266.28
c)	Change of Land premium area at the rate of 5% as per UD CPR	521.05	Sq.m.	310.50			Rs. 6,210.00 x 5% x 1 = Rs. 161,786.03



		= Rs. 22,092,202.31
Less :	Premium Components charges Paid Vide	
a)	Receipt No. 31852, dated. 31/12/2021	= Rs. 349,000.00
b)	Receipt No. 73528, dated. 29/03/2023	= Rs. 5,000,000.00
c)	Receipt No. 122408, dated. 16/02/2024	= Rs. 120,000.00
d)	Receipt No. 122409, dated. 16/02/2024	= Rs. 1,000.00
e)	Receipt No. 122411, dated. 16/02/2024	= Rs. 1,000.00
f)	Receipt No. 122410, dated. 16/02/2024	= Rs. 120,000.00
	Total Charges Paid	= Rs. 5,591,000.00
32	Balance Premium Charges to be paid	= Rs. 16,501,202.31
33	Labour Charges	
a)	On Construction Area : 37575.04 Sq.m. { 26620.00 x 0.01 }	= Rs. 10,002,475.65
		= Rs. 10,002,475.65
34	Less : Labour Charges Paid Vide	
a)	Receipt No. 31853, dated. 31/12/2021	= Rs. 406,600.00
b)	Receipt No. 73529, dated. 29/03/2023	= Rs. 6,497,400.00
		= Rs. 6,904,000.00
		= Rs. 3,098,475.65
	Balance Labour CESS Charges to be paid	
35	As requested by you vide letter _____, for balance payable amount, installment facility is hereby granted. The balance amount will attract interest till the date of payment. The Schedule of payment is given below:	

SCHEDULE OF PAYMENT							
1 Amount for Premium Charges (in Rs.)(Balance Premium Charges As per Assessment order Dated 16/02/2024)							
Sr. No.	Balance Principal Amount(Rs.) (i)	Installment (i)	Installment Amount (Rs.)(iii)	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
i	Rs. 22,092,202.31	Paid at time CC(33.93%)	Rs. 5,591,000.00	Rs. 16,501,202.31	---	---	16/02/2024 (Paid at the time of CC)
ii	Rs. 16,501,202.31	1st Installment (21.07%)	Rs. 16,501,202.31	Rs. 0.00	As applicable at the time of OC	As applicable at the time of OC	OC date
2 Amount for Labour Cess (in Rs.)(Balance labour cess As per Assessment order Dated. 16/02/2024)							
Sr. No.	Balance Principal Amount(Rs.) (i)	Installment (i)	Installment Amount (Rs.)(iii)	Balance Principal Amount(Rs.)	Rate of Interest 24% per annum&Amount (Rs.)	Amount to be recovered on the due date (Rs.)	Due Date of Payment
i	Rs. 10,002,475.648	Paid at time CC(69.02%)	Rs. 6,904,000.00	Rs. 3,098,475.6	---	---	16/02/2024 (Paid at the time of CC)
ii	Rs. 3,098,475.65	1st Installment (5.98%)	Rs. 597,856.74	Rs. 2,500,618.91	---	---	16/02/2025
iii	Rs. 2,500,618.91	2nd Installment (13%)	Rs. 1,300,321.83	Rs. 1,200,297.08	---	---	16/02/2026
iv	Rs. 1,200,297.08	3rd Installment (12%)	Rs. 1,200,297.08	Rs. 0.00	---	---	16/02/2027



Sdf

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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VVCMC/TP/RDP/VP-4577A/401/2023-24

05/03/2024

To,

1. M/s. Shripal Sattva LLP through partner
Mr. Pradip Bastimal Chopra,
Add. 60, Horniman Circle Chambers (Podar Chambers),
3rd Floor, S.A. Brelvi Road, Opp. Apoorva Restaurant,
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2. M/s. Megha Urbanscapes,
Office: 102, Padmaraj CHS, 100 Feet Road,
Diwanman, Vasai (W),
Tal: Vasai, Dist: Palghar.

Sub: Revised Development Permission of Residential with Commercial Building no. 1, 2 and Commencement Certificate of Commercial Building no.3 (as per I to R policy) as per UDCPR-2020, on land bearing S. No. 104/A/1 (old) and New S. No. 104C/1, 104C/2, 104C/3, 104C/4, 104C/5 (pt), of Village: Dhovali, Taluka: Vasai, Dist: Palghar.

Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-4577/523/2021-22, dt. 05/01/2022.
2. Revised Development Permission Certificate No. VVCMC/TP/RDP/VP-4577/615/2022-23, dt. 31/03/2023.
3. Your Architects letter dated. 21/12/2023.

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, 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 MRTP Act 1966. The details of permission are as under:

The conditions mentioned in the letter No. VVCMC/TP/CC/VP-4577/523/2021-22, dated. 05/01/2022, are binding on you. The details of the layout are given below:



VVMC/TP/RDP/VP-4577A/401/2023-24

05/03/2024

1	Name of Assessment owner / P.A. Holder	M/s. Shripal Sattva LLP through partner Mr. Pradip Bastimal Chopra	
2	Location	Dhovali	
3	Land use (Predominant)	Residential Cum Commercial Buildings	
4	Gross plot area	13051.35 sq.mtr.	
		R-zone	I-zone (I to R)
5		12530.30 sq.mtr	521.05 sq.mtr
6	Area Under 12,18,20mt. D.P Road	4221.73	0.00
7	Area Under Parking Lot	267.19 sq.mtr	0.00
8	Area Under System Road	16.06 sq.mtr	0.00
9	Area Under Pond	19.74	0.00
10	Balance Area Of Plot	8005.58 sq.mtr	521.05 sq.mtr.
11	Amenity area to be provided as per I to R policy	0.00	52.12 sq.mtr.
12	Net Plot Area	8474.51 sq.mtr	
13	Built-up Area with Reference to Basic F.S.I. (1.10)	9321.96 sq.mtr	
14	Additional F.S.I. Area Proposed Under Chapter No.7 (0.50+1.40=1.90) (12530.30 x 1.40) = 17542.42 sq.mt	14100.00 sq.mtr	
15	Total Entitlement Of F.S.I In the Proposal	37586.64 sq.mtr.	
16	Permissible Ancillary Area F.S.I Upto 80% For Commercial	446.01 sq.mtr	
17	Permissible Ancillary Area F.S.I Upto 60% For Residential	13718.67 sq.mtr	
18	Total Proposed Ancillary Area F.S.I	14164.68 sq.mtr	
19	Total Entitlement	37586.64 sq.mtr.	
20	Earlier Approved P-line area	23955.62 sq.mtr	
21	Now Proposed P-Line area	13619.42 sq.mtr	
22	Total Proposed P-Line area	37575.04sq.mtr.	
	No of bldg.	3	



Sr. No	Predominant Building	No of Bldg	No. of Floors	No. of Shops	No. of Flats	BUA as per P-line (in sq. mt.)	Remarks
1.	Residential Cum- Commercial Building	02	Gr/St+ 22 th floors	06	425	25,918.71	Now Amended
			Gr/St+ 12 th pt floors	07	181	11381.22	Now Amended
	Commercial Building	01	Gr/ 2 nd floors	03	0	275.01	Newly proposed

The details of the buildings are given below:

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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 (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 2) 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.
- 3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 4) 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.
- 5) 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.
- 6) You shall construct cupboard if any, as per UDCPR Regulation.
- 7) 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.
- 8) You shall provide two distinct pipelines for potable and for non-potable water.
- 9) 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.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 12) 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.
- 13) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 14) 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.



- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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
- 19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 20) 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.
- 21) 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.
- 22) 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
- 23) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The





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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.

- 24) 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.
- 25) You shall provide Septic tank & Underwater tank on site as per IS Code 2470.
- 26) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 27) You shall provide Grey Water recycling plant for said layout, if applicable.
- 28) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 29) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 30) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 31) 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.
- 32) You shall handover the area of 12, 18, 20 mtr DP Road, PL Reservation to VVCMC before Occupancy Certificate.
- 33) You shall submit Revised Provisional Fire NOC to be submitted within 3 months.
- 34) You shall submit Revised Environment Clearance Noc to be submitted within 3 months.
- 35) You shall submit Revised TILR and 7/12 as per sub-division within 3 months.
- 36) Any breach of any condition mentioned above and not complied in given timelines will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.
- 37) The responsibilities of Architect, Licensed Engineer and Structural Engineer shall be as per C-2.3, C-3.3, C-4.3, C-8.3 of UDCPR if any of the responsibilities are violated the eventuality shall be faced by the concerned technical person accordingly.
- 38) The pending Premium Charges, labour cess charges are to be deposited by the applicant to VVCMC on due dates if fails to do so then the said order stands cancelled without giving any opportunity to be heard



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- 39) 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
- 40) 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.



Encl.: a/a.

c.c. to:

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

A handwritten signature in blue ink, appearing to be "S. J.", written over a horizontal line.

Sgt
Commissioner
Vasai Virar City Municipal Corporation

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

**Deputy Director,
VVCMC, Virar.**