

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



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

जायक क्र.: य.वि.श.म.
दिनांक :

Dated 27/06/2023

VVCMC/TP/RDP/VP-5159/36/2023-24

To,
1. M/s. M. J. V. Corporation through its Partner
Shri Vyankati Chinnavishwappa Samakoti
Kopri Naka, Opp. Carbon Industrial,
Virar (East), 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

Additional Assessment Order

SUB -- Revised Development Permission with Regularization under the provision of I to R as per sanctioned UDCPR for proposed Residential with Shopline Buildings on land bearing S. No. 121, H. No. 4/1, 4/2 & 4/3 of Village: Kopri, Tal.: Vasai, Dist.: Palghar.

Ref -- 1) Your Architect's letter dated 17/10/2022

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. M. J. V. Corporation through its Partner Shri Vyankati Chinnavishwappa Samakoti
2	Location	:	S. No. 121, H. No. 4/1, 4/2 & 4/3 of Village: Kopri,
3	Land use (Predominant)	:	Residential with Shopline Building
4	Area of Plot (Minimum Area to be considered)	:	4503.220
5	As per Ownership document (7/12 Extract)	:	5076.000
6	Area under 20.0 mtr wide DP Road	:	291.040
7	Balance Plot Area	:	4212.180
8	Amenity Space to be handed over to VVCMC - Required	:	421.22
9	Net Plot Area	:	3790.960
10	Built-Up Area with reference to Basic FSI as per front road width @ 1.10	:	4170.060
11	Maximum permissible premium FSI - based on road width / TDR Zone @ 0.5	:	2251.610
12	Proposed FSI on payment of Premium @ 0.5	:	2251.610
13	Proposed FSI / TDR loading permissible as per Road Width	:	4052.900
13	TDR Area from DRC No. 210	:	555.000
14	Total In-Situ / TDR loading proposed	:	555.000
15	Approved Built-Up Area in the proposal	:	2772.480
16	Balance Potential Base FSI	:	4204.190
17	Maximum Ancillary FSI up to 60% with Payment - Residential	:	1864.24
18	Maximum Ancillary FSI up to 80% with Payment - Commercial	:	877.160
19	Maximum P-Line as per UDCPR Resi + Comm.	:	6945.590
20	Approved Built-Up Area in the proposal	:	2772.48
21	Proposed P-Line Area	:	6944.910
22	Total Built-Up Area in the Proposal	:	9717.390
23	Area for Assessment		
24	As per UDCPR Regulation dtd 02/12/2020 Charges are as follows		
24	Weighted Average of Open land value as per ASR 2022-23		Rs. 2,820.00
25	DEVELOPMENT CHARGES		
25	a) On Builtup area (Additional Area)		
i)	On P-Line Area - Residential	4971.29 Sq.m. x Rs. 56.40	2,820.00 x 2.00% x 1 = Rs. 280,380.76
ii)	On P-Line Area - Commercial	1973.62 Sq.m. x Rs. 112.80	2,820.00 x 2.00% x 2 = Rs. 222,624.34
26	Total Development Charges		Rs. 503,100.00



27	Less : Development Charges Paid Vide										
	a) Receipt No. 84840, Dated 15/06/2023									=	Rs. 1,809,900.00
28	Total Development Charges paid									=	Rs. 1,809,900.00
29	Premium Components									=	
	On Proposed Premium FSI									=	
	BUA on payment of										
a)	Premium FSI @ area at the rate of 35% as per UDCPR	2251.610	Sq.m.	x	987.00	2,820.00	x	35% x	1 =		Rs. 2,222,339.07
	BUA on payment of										
b)	Ancillary FSI @ area at the rate of 10% as per UDCPR	2741.14	Sq.m.	x	282.00	2,820.00	x	10% x	1 =		Rs. 773,001.48
	On Land Conversion from										
c)	IND. ZONE To RESI	4503.220	Sq.m.	x	141.00	2,820.00	x	5% x	1 =		Rs. 634,954.02
30	Total Premium Charges										Rs. 3,631,000.00
31	Less : Premium Paid Vide										
	a) Receipt No. 84843, Dated 15/06/2023									=	Rs. 4,237,600.00
32	Total Premium Charges paid									=	Rs. 4,237,600.00
33	Balance Premium Charges to be paid									=	Rs. 0.00
34	Labour Charges									=	Rs. 0.00
35	Construction area (additional area)									=	
	a) On Approved Const. area :	5327.32	Sq.m.	x	12000.00	x	1%			=	Rs. 639,278.40
	b) On P-Line Area :	6944.91	Sq.m.	x	26620.00	x	1%			=	Rs. 1,848,735.04
36	Less : Labour Charges Paid Vide									=	Rs. 2,488,100.00
	a) Receipt No. 44285, Dated 24/01/2013									=	Rs. 240,660.00
	b) Receipt No. 44359, Dated 28/01/2013									=	Rs. 533,100.00
	c) Receipt No. 84840, Dated 15/06/2023									=	Rs. 1,714,400.00
37	Total Labour Cess paid									=	Rs. 2,488,160.00
38	Only Labour Cess paid earlier are considered as excess amount paid									=	
39	Balance Labour CESS Charges to be paid									=	Rs. 0.00

SCHEDULE OF PAYMENT

Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges	Amount for Labour Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
1			NIL		

* This assesment order shall be treated as notice, no seperate notice will be served.



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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27/06/2023

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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 with Regularization under the provision of I to R as per sanctioned UDCPR for proposed Residential with Shopline Buildings on land bearing S. No. 121, H. No. 4/1, 4/2 & 4/3 of Village: Kopri, Tal.: Vasai, Dist.: Palghar.**

Ref :

1. Commencement Certificate No. VVCMC/TP/CC/VP-5159/2960/2012-13, Dated 01/02/2013.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-5159, 0358/2013-14, Dated 05/03/2014.
3. Your Architect's letter dated 17/10/2022.

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 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-89/08/UD-12 dtd. 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 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, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Dolliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljpada, 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 drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. VVCMC/TP/CC/VP-5159/2960/2012-13, Dated 01/02/2013.

The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	M/s. M. J. V. Corporation through its Partner Shri Vyankati Chinnavishwappa Samakoti
2	Location	Village: Kopri,
3	Land use (Predominant)	Residential with Shopline Building
4	Area of a Plot	4503.22 sq.mt
5	Area of as per 7/12 extract	5076.00 sq.mt
6	Area under 20.0 mtr wide DP Road	291.04 sq.mt
7	Balance Plot Area	4212.18 sq.mt

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8	Amenity Space to be handed over to VCMC-Required	421.22 sq.mt
9	Net Plot Area	3790.96 sq.mt
10	BUA with reference to basic FSI as per front road width @ 1.10	4170.06 sq.mt
11	Additions of FSI on payment of premium	
12	Maximum permissible premium FSI - based on road width / TOD Zone @ 0.5	2251.61 sq.mt
13	In-Situ FSI / TDR loading permissible as per Road Width	4052.90 sq.mt
14	TDR Area from DRC No.210	555.00 sq.mt
15	Total In-Situ / TDR loading proposed	555.00 sq.mt
16	Approved Built-Up Area in the proposal	2772.48 sq.mt
17	Balance Potential Base FSI	4204.19 sq.mt
18	Maximum Ancillary FSI up to 60% with payment - Residential	1864.24 sq.mt
19	Maximum Ancillary FSI up to 80% with payment - Commercial	877.16 sq.mt
20	Maximum P-Line as per UDCPR Resi. + Comm.	6945.59 sq.mt
21	Total proposed BUA	
22	Approved BUA	2772.48 sq.mt
23	Proposed P line area	6944.91 sq.mt
24	Total BUA of proposal	9717.39 sq.mt

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with Shopline Buildings Building on land bearing S. No. 121, H. No. 4/1, 4/2 & 4/3 of Village: Kopri,, as per the following details:-

Sr. No.	Predominant Building	Bldg Type	No. of Floors	No. of Flats / Units	No. of Shops	Earlier Approved Built Up Area (in sq. mt.)	Proposed P-Line Area (in Sq. mts.)	Remarks
1.	Residential with Shopline	01	Lower Grd+ upper Grd+ 6 th	115 Flats	109	1152.120	5314.16	Now Amended
2.	Residential	02	G+7	70 Flats	--	971.82	896.400	Now Amended
3.	Commercial	03	G+2	3 Units	14	648.54	734.350	Now Amended
	Total			185 Flats / 3 Units	123	2772.48	6944.91	

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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-5159, 0358/2013-14, Dated 05/03/2014 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).
 - 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.
- 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.
- 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.



- 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.

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- 27) 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
- 28) 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.
- 29) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 30) 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.
- 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 should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 35) You shall submit provisional Tree NOC from Tree Plantation Department within 1 month, if not the said order stands cancelled without giving opportunity to be heard
- 36) You shall submit Provisional Fire NOC from Chief Fire Officer within 1 month, if not the said order stands cancelled without giving opportunity to be heard.
- 37) You shall hand over the 20mt wide DP reservation area to VVCMC within 15 days, if not the said order stands cancelled without giving opportunity to be heard.
- 38) You shall submit Revised TILR within 3 months, if not the said order stands cancelled without giving opportunity to be heard.
- 39) 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.
- 40) Any breach of any condition mentioned or conditions not followed in specified timelines will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.



Handwritten signature of the Commissioner.

Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar,

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

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