

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



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

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaircorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/CC/VP-6675/ 327/2022-23

Dated 21/10/2022

To,

1. **M/s. Sudham LifeSpaces LLP Through
Partner Mr. Pushkaraj V. Vartak (POAHolder)**

C/o. Mr. Vikas Narsinha Vartak, Vartak
House, Ram Mandir Road, Vartak ward,
Vartak Road, Virar (W),
Tal: Vasai, DIST: PALGHAR.

2. **M/s. Megha Urbanscapes**

Office: 102, Padmaraj CHS, 100 Feet Road,
Diwanman, Vasai (W),
Tal: Vasai, Dist: Palghar.

Assesment Order

SUB -- Commencement Certificate for proposed Residential Cum- Commercial Building under Clause 7.6.1. for Redevelopment of Multi-Dwelling Buildings of CHS & Apartments, on land bearing S. No. 302/1/1A, S. No. 302/1/1B, S. No. 302/1/1 Plot No. 1, S. No. 302/1/1 Plot No. 2, S. No. 302/ Plot No. 3, S. No. 302/ Plot No. 4, S. No. 302/ Plot No. 5, & S. No. 302/1/2/1, of Village: Virar, Taluka Vasai, Dist Palghar.

Ref -- 1) Your Architect's letter dated 29/06/2022

Sir / Madam,

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

1	Name of Assessee owner / P.A. Holder	:	M/s. Sudham LifeSpaces LLP Through Partner Mr. Pushkaraj V. Vartak (POA Holder)
2	Location	:	Virar
3	Land use (Predominant)	:	Residential cum Commercial bldg.
4	Gross plot area (As per 7/12)	:	4038.31 Sam.
5	Gross plot area (as per measurement sheet)	:	4123.69 Sqm.
6	Area under 20.00 mt wide DP road	:	39.20 Sqm.
7	Balance plot area	:	3999.11 Sqm.
8	Net plot area	:	3999.11 Sqm.
9	Existing approved BUA as per clause 7.6.1 (:	3416.89 Sqm.
10	Incentive FSI @15 sq.mt. per tenement	:	1335.00 Sqm.
11	Additional FSI	:	24.80 Sqm.
12	Add. TDR from DRC no. 211 (17400/1560*2942.13)	:	3281.61 Sqm.
13	Add. Premium FSI by payment of charges	:	2019.16 Sqm.
14	Entitlement of FSI	:	10077.46 Sqm.
15	Ancillary area FSI upto 60% or 80% with payment of charges	:	6648.07 Sqm.
16	Total Entitlement of proposal	:	16725.53 Sqm.
17	Total proposed P-line Area	:	16723.72 Sqm.
18	Number of Buildings	:	1
19	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. 15,900.00			
a) On Plot/Land area :			
	Residential	: 2194.49 Sq.m. x 79.5	Rs. 15,900.00 x 0.50% x 1 = Rs. 174,461.96
	Commercial	: 1804.82 Sq.m. x 159	Rs. 15,900.00 x 0.50% x 2 = Rs. 286,966.38
	DR/TDR Area	: 3281.61 Sq.m. x 79.5	Rs. 15,900.00 x 0.50% x 1 = Rs. 260,888.00
b) On P-line			
	Residential	: 11311.09 Sq.m. x 318	Rs. 15,900.00 x 2.00% x 1 = Rs. 3,596,926.62
	Commercial	: 5414.05 Sq.m. x 636	Rs. 15,900.00 x 2.00% x 2 = Rs. 3,443,335.80
Total Development Charges Rs. 7,762,578.75			
20	Less : Development Charges Paid Vide	:	
	a) Receipt No.57893 dated 21/10/2022	:	= Rs. 776,290.00
Rs. 776,290.00			
21	Balance development charges to be paid	:	= Rs. 6,986,288.75
22	Date of Assessment	:	= / /2022

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23 Premium Components							
a) BUA on payment of Ancillary FSI @ area at the rate of 10% as per UDCPR	6648.08	Sq.m.	x 1590.00	{ Rs. 15,900.00 x 10% x 1	=	Rs. 10,570,447.20	
a) BUA on payment of Premium FSI @ area at the rate of 35% as per UDCPR	2019.16	Sq.m.	x 5565.00	{ Rs. 15,900.00 x 35% x 1	=	Rs. 11,236,625.40	
					=	Rs. 21,807,072.60	
Less : Premium Components charges Paid Vide							
a) Receipt No.57894 dated 21/10/2022					=	Rs. 5,000,000.00	
					=	Rs. 5,000,000.00	
24 Balance Premium Charges to be paid					=	Rs. 16,807,072.60	
25 Labour Charges							
a) On Construction Area : 16725.53 Sq.m. x 26620.00 x 1%					=	Rs. 4,452,336.09	
					=	Rs. 4,452,336.09	
26 Less : Labour Charges Paid Vide							
a) Receipt No.57895 dated 21/10/2022					=	Rs. 445,240.00	
					=	Rs. 476,000.00	
27 Balance Labour CESS Charges to be paid					=	Rs. 3,976,336.09	
28 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 Labour Cess Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
	Rs. 6,986,288.75	Rs. 16,807,072.60	Rs. 3,976,336.09	At the time of C.C. / R.D.P.	At the time of OCC with interest @ 18% per annum For Development & 24% per annum for Labour Cess Charges & 8.5% per annum (for Premium)

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

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To,

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2. M/s. Megha Urbanscapes Office: 102, Padmaraj CHS, 100 Feet Road, Diwanman, Vasai (W), Tal: Vasai, Dist: Palghar.

Sub: **Commencement Certificate for proposed Residential Cum- Commercial Building under Clause 7.6.1. for Redevelopment of Multi-Dwelling Buildings of CHS & Apartments, on land bearing S. No. 302/1/1A, S. No. 302/1/1B, S. No. 302/1/1 Plot No. 1, S. No. 302/1/1 Plot No. 2, S. No. 302/ Plot No. 3, S. No. 302/ Plot No. 4, S. No. 302/ Plot No. 5, & S. No. 302/1/2/1, of Village: Virar, Taluka Vasai, Dist Palghar.**

Ref :

1. Land Conversion Certificate from Tahasildar Vasai, (Revenue Dept) vide letter No:MAHSUL/K-1/T1/JAMINBAB-1/KAVI-7595/SR-845/2022, dtd. 30/08/2022.
2. Land Conversion Certificate from Tahasildar Vasai, (Revenue Dept) vide letter No:MAHSUL/K-1/T1/JAMINBAB-1/KAVI-8892/SR-862/2022, dtd. 08/09/2022.
3. TILR M.R. No. 8875/2022, dtd 17/02/2022 for measurement.
4. TILR M.R. No. 9113/2022, dtd 19/07/2022 for measurement.
5. Your Architect letter dated 29/06/2022.

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. 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-6675/328 dated 21 /10/2022 are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	M/s. Sudham LifeSpaces LLP Through Partner Mr. Pushkaraj V. Vartak (POA)
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		Holder)
2	Location	Virar
3	Land use (Predominant)	Residential cum Commercial building.
4	Gross plot area (As per 7/12)	4038.31 sq.mt
5	Gross plot area (as per measurement sheet)	4123.69 sq.mt
7	Area under 20.00 mt wide DP road	39.20 sq.mt
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9	Net plot area	3999.11 sq.mt
10	Existing approved BUA as per clause 7.6.1 of UDCPR	3416.89 sq.mt
11	Incentive FSI @15 sq.mt. per tenement	1335.00 sq.mt
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15	Entitlement of FSI	10077.46 sq.mt
16	Ancillary area FSI upto 60% or 80% with payment of charges	6648.07 sq.mt
17	Total Entitlement of proposal	16725.53 sq.mt
18	Total proposed P-line Area	16723.72 sq.mt
19	Number of Buildings	1
20	Number of Wings	3

The details of the building is given below:

Sr. No	Predominant Use	Number of wings	No. of Floors	No. of flats/ Villas/ Units/ Commercial/ Cafe Restaurant/ Shops	Built Up Area (P-line Area) (in sq. mt.)
1.	Commercial	1A	Gr+2 nd	16 Shops, 115 Commercial Units, 8 Commercial/Cafe/ Restaurant Units	5414.45
2.	Villas	1B	4 th +5 th	10 Villas	1183.45
3.	Residential	1C	St+Gr+22 nd	158 Flats	10125.82

- 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 WVCMC.
- 3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

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- 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 Corvell's 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 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.

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- 30) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 31) You shall be Submit Fire NOC within 3 months.
- 32) You shall be Submit Tree NOC within 3 months.
- 33) You have submitted consent of more than 90% of tenement holders of the society under redevelopment. Consent of remaining tenement holders shall be submitted before PCC.
- 34) An Affidavit is submitted by you stating "I say that the Internal Road and Garden mentioned in the other rights of 7/12 extract belong only to Shri Ram Nagar CHSL and Kaunteya CHSL and the said Internal road and Garden are part of the said land belonging to the said Shri Ram Nagar CHSL and Kaunteya CHSL. I say that the entire layout including Garden and internal road of the said land is under Redevelopment and the said societies have transferred, assigned and allowed the development rights under the Re-development Agreement executed and registered by the said Shri Ram Nagar CHSL and Kaunteya CHSL in favour of M/s Sudham Life spaces LLP."
- 35) You shall submit Joint measurement/TILR Survey within 3 months, without obtaining TILR survey the construction cannot be started at site.
- 36) You shall be responsible for any litigation that may arise in future pertaining to society/flat owners/ compensation and suitable action shall be taken by VVCMC if the verdict goes against the case.
- 37) You shall demolish the existing structure before Commencement of work at site.
- 38) 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.

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

Encl.: a/a.

c.c. to:

1. Asst. Commissioner, UCD,
Vasai- Virar city Municipal Corporation.
Ward office
2. The Taluka Inspector of land Records (TILR)
Opp. Tahsildar office, Vasai (W), Tal: Vasai,
DIST: PALGHAR