

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



दूरध्वनी : 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-5800/०७/२०१९-२०

Dated 10/04/2019

To,
M/s. Oasis Realty
Partners Shri. Ryan I Fernandes &
Shri. Olympio Gonsalves & Kum Leona M Furtado
102, Roshan Plaza Bldg., Opp. Papy Talav,
Papy, Vasai-401207, Tal: Vasai,
DIST: PALGHAR

Revi. Assesment Order

SUB -- Revised Development Permission for the proposed Residential on land bearing CTS.No.2004 B & 2004 C of Village: Dhowali Taluka Vasai, Dist. Palghar.

Ref -- 1) Your Architect's letter dated 11/05/2018

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. Oasis Realty Partners Shri. Ryan I Fernandes & Shri. Olympio Gonsalves & Kum Leona M Furtado |
| 2 | Location | : | Dhowali |
| 3 | Land use (Predominant) | : | Residential bldg |
| 4 | Gross plot area (As per 7/12) | : | 3921 Sqm. |
| 5 | Area under Encroachment | : | 353.25 Sqm. |
| 6 | Area under CRZ | : | 621.57 Sqm. |
| 7 | Balance Plot Area | : | 2946.18 Sqm. |
| 8 | RG @ 10% | : | 294.60 Sqm. |
| 9 | Buildable plot area | : | 2946.18 Sqm. |
| 10 | Permissible FSI | : | 1.00 |
| 11 | Permissible Built-up-Area | : | 2946.18 Sqm. |
| 12 | Proposed Built-Up-Area | : | 2010.86 Sqm. |
| 13 | Area for Assessment | : | |

Weighted Average of Open land value as per ASR 2017-18

Old area			=	Rs. 8,850.00		
a)	On Plot/Land area	Residential	:	2946.18 Sq.m. x 44.25	} =	Rs. 130,368.47
b)	On BUA	Residential	:	2022.57 Sq.m. x 177.00		Rs. 357,994.89
c)	On Construction Area Free of FSI		:	656.427 Sq.m. x 177.00		Rs. 116,187.58
New area						
d)	On BUA	Residential	:	2010.86 Sq.m. x 177.00	} =	Rs. 355,922.22
e)	On Construction Area Free of FSI		:	859.91 Sq.m. x 177.00		Rs. 152,204.07
				Total required amount (a+d+e)	=	Rs. 638,494.76



Total Development Charges				
Development Charges Paid Vide				
a)	Receipt No.647934 dated 10/05/2018		=	Rs. 604,600.00
b)	Receipt No.744579 dated 22/03/2019		=	Rs. 33,900.00
			=	Rs. 638,500.00
Total Paid amount				
			=	Rs. Nil
			=	/ /2019
			=	
15	Balance development charges to be paid		=	Rs. 492,320.25
16	Date of Assessment			
17	Premium Components given free FSI :			
Area under				
a)	Staircase/Balcony (Old area)	656.43 x 750	=	Rs. 492,320.25
Area under				
b)	Staircase/Balcony (Add. area)	203.48 x 750	=	Rs. 152,610.00
				Total required amount
				Rs. 644,930.25
18	Less : Premium Paid Vide			
a)	Receipt No.668216 dated 10/05/2018		=	Rs. 492,325.00
b)	Receipt No.763264 dated 22/03/2019		=	Rs. 152,610.00
				Total Paid amount
				Rs. 644,935.00

VVCMC/TP/RDP/VP-5800/07/2018-19

Dated 10/04/2019

19	Balance Premium Charges to be paid	=	Nil
20	Labour Charges		
a)	On Construction Area (Old) : 2679.00 Sq.m. x { 24200.00 x 1% }	=	Rs. 648,318.00
b)	On Construction Area (Add. area) : 191.77 Sq.m. x { 24200.00 x 1% }	=	Rs. 46,408.34
	Total required amount	=	Rs. 694,726.34
21	Less : Labour Charges Paid Vide		
a)	Receipt No.668217 dated 10/05/2018	=	Rs. 648,320.00
b)	Receipt No.763263 dated 22/03/2019	=	Rs. 46,410.00
	Total Paid amount	=	Rs. 694,730.00
22	Balance Labour CESS Charges to be paid	=	Nil
23	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,

(Issued as approved by the Commissioner)

C.C. to
1 James A Dias
8B-Suram Complex,
Azad Road, Ramedy,
Opp. Shani Mandir, Vasai (W)
Tal: Vasai, DIST: PALGHAR.

Dy. Director of Town Planning (I/C)
Vasai-Virar City Municipal Corporation

