

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



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

फैक्स : ०२५० - २५२५१०३

ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.प.

दिनांक :

VVCMC/TP/CC/VP-6178/ 169/2020-21

Dated 23/12/2020

To  
✓ Om shree Hari. Co. Op.Hsg.SOC. Through  
Mr. Pradeep Chikorde Chairman),  
Mr. Lalit Gaikwad (Secretary),  
Mrs. Janki Singh (Treasurer) &  
Mr. Vivek Chaudhary, Mrs. Ulka Vivek Chaudhary  
B-203, 204, om Shreehari Co-op Hsg., Society  
Ltd., Mayekar Wadi, Near Shakti Complex, Virat  
Nagar, Virar (W), Tal: Vasai  
DIST: PALGHAR

**Assesment Order**  
**SUB -- Development permission with Redevelopment for proposed Residential with Shopline bldg.**  
**on land bearing S.No:402/A/1 Plot No.235, 236, 237 of Village: Virar, Taluka Vasai, Dist**

**Ref --** 1) Your Architect's letter dated 11/10/2019.

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	:	Om shree Hari. Co. Op.Hsg.SOC. Through, Mr. Pradeep Chikorde Chairman), Mr. Lalit Gaikwad (Secretary), Mrs. Janki Singh (Treasurer) & Mr. Vivek Chaudhary, Mrs. Ulka Vivek Chaudhary
2 Location	:	Virar
3 Land use (Predominant)	:	Residential with shopline bldg
4 Gross plot area (As per 7/12)	:	1427.79 Sqm.
5 Area under existing road	:	17.94 Sqm.
6 Net Plot Area	:	1337.12 Sqm.
7 R.G 10% @ Non deductible	:	133.71 Sqm.
8 Permissible FSI	:	1.00
9 Permissible Built-up-Area	:	1337.12 Sqm.
10 Proposed Built-Up-Area	:	1336.84 Sqm.
16 Area for Assessment	:	

**Weighted Average of Open land value as per ASR 2020-21**

= Rs. 15,600.00

a) On Plot/Land area :					= Rs. 15,600.00							
Residential bldg	:	1214.68	Sq.m. x	78	[	Rs. 15,600	x	0.50%	x	1	]=	Rs. 94,745.04
Commercial bldg	:	60.88	Sq.m. x	156		Rs. 15,600	x	0.50%	x	2		Rs. 9,497.28
b) On BUA												
Residential bldg	:	1275.96	Sq.m. x	312	[	Rs. 15,600	x	2.00%	x	1	]=	Rs. 398,099.52
Commercial bldg	:	60.88	Sq.m. x	624		Rs. 15,600	x	2.00%	x	2		Rs. 37,989.12
c) On Construction Area												
Free of FSI	:	473.07	Sq.m. x	312	[	Rs. 15,600	x	2.00%	x	1	=	Rs. 147,597.84
Total Development Charges												

Total Development Charges

17 Less : Development Charges Paid Vide

a) Receipt No.896869 dated 02/12/2020

**Rs. 687,928.80**

18 Balance development charges to be paid

= Rs. 688,000.00

**Rs. 688,000.00**

Premium Components given free FSI :

= Rs. Nil

a) Area under Balcony : 104.90 x

= / /2020

750

= Rs. 78,675.00



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Dated 23 /12 /2020

- b) Area under Staircase, : 368.17 x 750 = Rs. 276,127.50  
 Lift & Passage = **Rs. 354,802.50**
- 21 Less : Premium Paid Vide  
 a) Receipt No.896870 dated 02/12/2020 = Rs. 355,000.00  
**Rs. 355,000.00**
- 22 Balance Premium Charges to be paid = Nil
- 23 Labour Charges  
 a) On Construction Area : 1809.91 Sq.m. x { 26620 x 1% } = Rs. 481,798.04  
**Rs. 481,798.04**
- 24 Less : Labour Charges Paid Vide  
 a) Receipt No.896871 dated 02/12/2020 = Rs. 438,000.00  
 b) Receipt No.899636 dated 08/12/2020 = Rs. 45,000.00  
**Rs. 483,000.00**
- 25 Balance Labour CESS Charges to be paid = Nil
- 26 Marginal Deficiency Charges  
 a) Marginal Deficiency : 51.19 Sq.m. x 4680 { Rs. 15,600 x 25% x 1.2 } = Rs. 239,569.20  
**Rs. 239,569.20**
- 27 Less : Marginal Deficiency Charges Paid Vide  
 a) Receipt No.896873 dated 02/12/2020 = Rs. 240,000.00  
**Rs. 240,000.00**
- 28 Balance Labour CESS Charges to be paid = Nil
- 29 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-----					

C.C. .... to

- 1 M/s. Kuldeep Patil Architects  
 001, B- Wing, Ground Floor,  
 Atmaram Park, Building  
 No:1, Near Ram Nagar,  
 Vartak Road, Virar (W), Tal:  
 Vasai, DIST: PALGHAR.



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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दिनांक :

VVCMC/TP/CC/VP-6178/170/2020-21

23/12/2020

To

Om shree Hari. Co. Op.Hsg.SOC. Through  
Mr. Pradeep Chikorde Chairman),  
Mr. Lalit Gaikwad (Secretary),  
Mrs. Janki Singh (Treasurer) &  
Mr. Vivek Chaudhary, Mrs. Ulka Vivek Chaudhary  
B-203, 204, om Shreehari Co-op Hsg., Society Ltd.,  
Mayekar Wadi, Near Shakti Complex, Virat Nagar,  
Virar (W), Tal: Vasai

**DIST: PALGHAR**

Sub: **Development permission with Redevelopment for proposed Residential with Shopline bldg. on land bearing S.No:402/A/1 Plot No.235, 236, 237 of Village: Virar, Taluka Vasai, Dist Palghar.**

Ref :

1. NA Order (Revenue Dept.) vide letter No: HD/HAP/SR-81/BK8/ dtd. 29/05/1975.
2. TILR M.R. No.588/78 dtd.22/12/1978 for measurement.
3. Your Architect's letter 11/10/2019.

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. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> 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 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/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-6178/170 dated 23/12/2020 are binding on you. The details of the layout is given below:



1	Name of Assessee owner / P.A. Holder	Om shree Hari. Co. Op.Hsg.SOC. Through Mr. Pradeep Chikorde Chairman), Mr. Lalit Gaikwad (Secretary), Mrs. Janki Singh (Treasurer) & Mr. Vivek Chaudhary,
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VVC/MC/TP/CC/VP-6178/170/2020-21

23/12/2020

Mrs. Ulka Vivek Chaudhary

Virar

Residential with shopline bldg

2	Location	
3	Land use (Predominant)	
4	Gross plot area (As per 7/12)	1427.79 sq.mt
5	Area under existing road	17.94 sq.mt
6	Net Plot Area	1337.12 sq.mt
7	R.G 10% @ Non deductible	133.71 sq.mt
8	Permissible FSI	1.00 sq.mt
9	Permissible Built-up-Area	1337.12 sq.mt
10	Proposed Built-Up-Area	1336.84 sq.mt
11	No. Of Building	1 No.

The details of the Buildings is given below:

Sr. No.	Predominant Building	No. of Bldg.	No. of Floors	No. of Flats/Shops	Built Up Area ( in sq. mt.)
1	Resi with shopline bldg	Wing A	G+Stilt+2 <sup>nd</sup>	Shop-1 Flat-5	272.91 sq.mt
2	Residential bldg	Wing B	G+Stilt+4 <sup>th</sup>	Shop-2 Flat-24	1063.93 sq.mt
					<b>1336.84 sq.mt</b>

- 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.45000/- (Rupees Forty Six thousand only) deposited vide receipt No.896871 dated 02/12/2020 with Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any 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/on road without permission of VVC/MC.
- 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.

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.



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- 7) 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.
- 8) You shall construct cupboard if any, as per D.C Regulations.
- 9) 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.
- 10) You shall provide two distinct pipelines for potable and for non-potable water.
- 11) You shall provide Anti larvae treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BPMC if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.
- 12) 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.
- 13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate., if applicable
- 14) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 15) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
- 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) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 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.



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- 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.
- 21) 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, 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 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) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8<sup>th</sup> November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 24) 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
- 25) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 26) You shall obtain approval of C.F.C. Building and also hand over the D.P.Road area to Vasai-Virar City Municipal Corporation before applying for Occupancy Certificate.
- 27) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble High Court orders.



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- 28) 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.
- 29) 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.
- 30) 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 Swachh 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
- 31) 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.
- 32) 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.
- 33) You shall submit Railway NOC from Railway Dept., before applying for Plinth Completion Certificate.
- 34) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.



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

1. M/s. Kuldeep Patil Architects  
001, B- Wing, Ground Floor,  
Atmaram Park, Building No:1,  
Near Ram Nagar, Vartak Road,  
Virar (W), Tal: Vasai, DIST: PALGHAR.

14/1  
Commissioner  
Vasai Virar City Municipal Corporation

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

Deputy Director,  
VVCMC, Virar.