

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/CC/VP-6120/ 188/2019-20

Dated 23/10/2019

To
Mr. Arvind K. Patil
Shop No.12, Siddhivinayak Tower
Makwana Complex, Nagari,
Virar (E), Tal: Vasai,
DIST: PALGHAR

Assesment Order

SUB -- Commencement Certificate for the proposed layout of Residential Bungalow on land bearing S.No:107, H.No:1 of Village: Dongre Taluka Vasai, Dist Palghar.

Ref -- 1) Your Architect's letter dated 27/02/2019

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	:	Mr. Arvind K. Patil
2	Location	:	Dongree
3	Proposed use (Predominant)	:	Residential Bungalow
4	Gross plot area (As per 7/12)	:	10700.00 sq.mt
5	Area under CRZ landward of HTL	:	91.97 sq.mt
6	Area under Existing road	:	13.94 sq.mt
7	Area under Not in passion	:	1784.37 sq.mt
8	Total Deduction (5+6+7)	:	1890.28 sq.mt
9	Net Plot Area	:	8809.72 sq.mt
10	RG @ 15%	:	1321.46 sq.mt
11	CFC @ 5%	:	440.48 sq.mt
12	Buildable plot area	:	7488.26 sq.mt
13	Permissible FSI	:	0.30
14	Permissible Built-up-Area	:	2246.47 sq.mt
15	Proposed Built-Up-Area	:	2183.92 sq.mt
16	Area for Assessment	:	

Weighted Average of Open land value as per ASR 2018-19

a) On Plot/Land area	:	=	Rs. 7,150.00	
Residential	:	5650.00 Sq.m. x 35.75	$\left. \begin{array}{l} \text{Rs. 7,150.00} \times 0.50\% \times 1 \\ \text{Rs. 7,150.00} \times 2.00\% \times 1 \\ \text{Rs. 7,150.00} \times 2.00\% \times 1 \end{array} \right\} =$	Rs. 2,01,987.50
b) On BUA	:	2183.92 Sq.m. x 143.00		Rs. 3,12,300.76
c) On Construction Area Free of FSI (Bal+st)	:	310.84 Sq.m. x 143.00		Rs. 44,450.12
Total Development Charges				Rs. 558,738.38

Less : Development Charges Paid Vide
a) Receipt No.820617 dated 23/10/2019

		=	Rs. 559,000.00
		=	Rs. 559,000.00
Balance Development charges to be paid		=	Rs. Nil
15 Date of Assessment		=	23/10/2019
16 Premium Components given free FSI :		=	
a) Area under Balcony	:	207.14 x 750	= Rs. 155,355.00



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b) Area under Staircase, Lift & Passage	:	103.70	x	750	=	Rs. 77,775.00
c) Area under Poc. Ter	:	462.30	x	450	=	Rs. 208,035.00
					=	Rs. 441,165.00
17 Less : Premium Paid Vide						
a) Receipt No.820705 dated 23/10/2019					=	Rs. 442,000.00
					=	Rs. 442,000.00
18 Balance Premium Charges to be paid					=	Rs. 0.00
19 Labour Charges						
a) On Construction Area	:	2494.760 Sq.m.	x	24200.00	x	1%
					=	Rs. 603,731.92
					=	Rs. 603,731.92
20 Less : Labour Charges Paid Vide						
a) Receipt No.820706 dated 23/10/2019					=	Rs. 604,000.00
					=	Rs. 604,000.00
21 Balance Labour CESS Charges to be paid					=	Rs. 0.00
22 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

- 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.

Dy. Director of Town Planning (D/2)
Vasai-Virar City Municipal Corporation



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Mr. Arvind K. Patil
Shop No.12, Siddhivinayak Tower
Makwana Complex, Nagari,
Virar (E), Tal: Vasai,
DIST: PALGHAR

Sub: **Commencement Certificate for proposed layout of Residential Bungalows on land bearing S.No:107, H.No:1 of Village: Dongre, Taluka Vasai, Dist Palghar.**

Ref :

1. Land Conversion Certificate from Tahasildar Vasai, (Revenue Dept) vide letter No: REV/K-1/T1/JAMINBAB-1/KAVI-/SR-190/2019 dtd. 06/03/2019.
2. TILR M.R. No.10/2018 dtd.01/11/2018 for measurement.
3. Your Architect's letter 27/02/2019.

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. 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. 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-6120/...189 dated 23/10/2019 are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	Mr. Arvind K. Patil
2	Location	Dongree
3	Land use (Predominant)	Residential Row Houses Bungalow
4	Gross plot area (As per 7/12)	10700.00 sq.mt
5	Area under CRZ landward of HTL	91.97 sq.mt
6	Area under Existing road	13.94 sq.mt
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23/10/2019

15 Proposed Built-Up-Area

2183.92 sq.mt

16 No. Of Bungalows

26 Nos.

The details of the Buildings is given below:

Sr. No.	Predominant Building	Bungalo w No.	No. of Floors	No. of Bungalows	BUA For Per Bungalow	Built Up Area (in sq. mt.)
1	Resi Bungalow	1 to 12	G+1	12	87.12 sq.mt	1045.44 sq.mt
2	Resi Bungalow	15 to 28	G+1	14	81.32 sq.mt	1138.48 sq.mt
			Total	26	---	2183.92 sq.mt

- 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.50000/- (Rupees Fifty thousand only) deposited vide receipt No.820707 dated 23/10/2019 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 VVCMC.
- 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.
- 6) 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.
- 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.

