

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-0607/428/2021-22

Dated 06/09/2021

- To,
1. M/s.Jasamrit Estates Private Ltd.through
Director-Mr.Piyush Ashok Mehta
4th Floor,Saheb Building,
Above Central Camera,195,D.N.Road,Fort
Mumbai-400001
 2. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai Dist:- Palghar

Add. Assesment Order

SUB -- Revised Development Permission for Residential Building No.7 & Residential with Shopline Building No.10 and Development Permission of CFC Building land bearing (New) S.No. 165, H.No.1/A, 1/B, 2, 3, 4, 5, 6, 7, 8, 9, 10, S.No. 165/11/12/13/169/2/3/365;S.No. 167/1/1, 167/1/2;167/2; S.No. 168/1, 168/2;S.No. 169/1/1/A; S.No. 169/1/2 ,S.No.173/1; 173/2; (Old) S.No.165, H.No.1,2,3,4,5,6,7,8,9,10,11,12,13; S.No.167 ,H.No .1,2; S.No.168,H.No. 1,2; S.No.169, H.No.1,2,3; S.No.173, H.No.1,2; S.No .365 of Village Bolinj, Tal: Vasai, Dist: Palghar.

Ref -- 1) Your Registered Engineer letter dated 09/07/2021 & 25/08/2021.

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.Jasamrit Estates Private Ltd.through Director-Mr.Piyush Ashok Mehta
2 Location	:	Bolinj
3 Land use (Predominant)	:	Residential, Residential with Shopline Buildings
4 Gross plot area (As per 7/12)	:	48890.00 Sqm.
5 Area Under Encroachment	:	148.23 Sqm.
6 Area of Plot under CRZ	:	254.06 Sqm.
7 Balance Plot Area	:	48487.71 Sqm.
8 Area Under 12 M. D.P. Road	:	4489.74 Sqm.
9 Area Under 20 M. D.P. Road	:	2382.14 Sqm.
10 Area Under Garden Reservation	:	3246.65 Sqm.
11 Area under Channel Reservation	:	2112.20 Sqm.
12 Balance Plot Area	:	36511.04 Sqm.
13 C.F.C.	:	1825.55 Sqm.
14 Net Plot Area	:	34685.49 Sqm.
15 R.G.	:	7426.44 Sqm.
16 Base FSI (14)X1.10	:	38154.03 Sqm.
17 Add 20% MHADA Area	:	1423.92 Sqm.
18 Maximum Permissible Premium Area- (0.50 X(7)	:	24243.85 Sqm.
19 Proposed Area on payment of Premium	:	24243.85 Sqm.
20 Max.DR/TDR area (7)X0.90	:	43638.93 Sqm.
21 Add 12.00 mt D.P. Road (100%)	:	3118.79 Sqm.
22 Total Entitlement Area(16+17+19+21)	:	66940.59 Sqm.
23 Earlier Approved constructed Built up Area	:	31331.85 Sqm.
24 Balance Entitlement Area(22-23)	:	35608.74 Sqm.
25 Ancillary Area F.S.I 60% of 24	:	21365.24 Sqm.
26 Total Entitlement of F.S.I Permissible Including Ancillary (24+25)	:	56973.98 Sqm.
27 F.S.I Area Proposed Including Ancillary	:	56896.08 Sqm.

The Statement for CFC Building is as Under

28 Gross plot area	:	1825.55 Sqm.
29 Balance Plot Area	:	1825.55 Sqm.
30 Net Plot Area	:	1825.55 Sqm.
31 Base FSI (29)X1.10	:	2008.10 Sqm.
32 Total Entitlement Area	:	2008.10 Sqm.
33 Ancillary Area F.S.I 80%	:	1606.48 Sqm.
34 Total Entitlement of F.S.I Permissible Including Ancillary (31+32)	:	3614.58 Sqm.
35 F.S.I Proposed Including Ancillary	:	1502.10 Sqm.
36 Area for Assessment	:	

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Dated 06/09/2021

As per UDCPR Regulation dtd 02/12/2020 Charges are as follows

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

= Rs. 15,300.00

a) On BUA

Residential	: 49672.77	Sq.m. x	306.00	$\left\{ \begin{array}{l} \text{Rs. 15,300.00} \times 2\% \times 1 \\ \text{Rs. 15,300.00} \times 2\% \times 2 \\ \text{Rs. 15,300.00} \times 2\% \times 2 \\ \text{Rs. 15,300.00} \times 2\% \times 1 \end{array} \right\} =$	Rs. 15,199,867.62
Commercial	: 360.6	Sq.m. x	612.00		= Rs. 220,687.20
CFC	: 1502.1	Sq.m. x	612.00		= Rs. 919,285.20
Refuge Area	: 1266.77	Sq.m. x	306.00		= Rs. 387,631.62
Total Development Charges					Rs. 16,727,471.64

36 Less : Development Charges Paid Vide

a) Receipt No. 21621 dated 25/08/2021.

= Rs. 4,181,875.00

= **Rs. 4,181,875.00**

37 Balance development charges to be paid

= **Rs. 12,545,596.64**

38 Date of Assessment

= / /2021

39 Premium Components given free FSI :

a) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR	: 18762.51	x	765.00	$\left\{ \begin{array}{l} \text{Rs. 15,300.00} \times 10\% \times 50\% \\ \text{Rs. 15,300.00} \times 10\% \\ \text{Rs. 15,300.00} \times 35\% \times 50\% \end{array} \right\} =$	Rs. 14,353,320.15
b) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC)	: 667.60	x	1530.00		= Rs. 1,021,428.00
c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR	: 24243.85	x	2677.50		= Rs. 64,912,908.38
					= Rs. 80,287,656.53

40 Less : Consession 50% As per Government GR Dated 14/01/2021

a) Receipt No. 21626 dated 25/08/2021.

= Rs. 3,075,000.00

b) Receipt No. 21625 dated 25/08/2021.

= Rs. 12,982,600.00

Balance Premium charges to be paid

= **Rs. 16,057,600.00**

41 Labour Charges

= **Rs. 64,230,056.53**

a) On Construction Area : 52802.24 Sq.m. x $\left[\frac{26620.00}{100} \times 1\% \right]$

= Rs. 14,055,956.29

42 Less : Labour Charges Paid Vide

= **Rs. 14,055,956.29**

a) Receipt No. 21623 dated 25/08/2021.

= Rs. 1,405,600.00

= **Rs. 1,405,600.00**

43 Balance Labour CESS Charges to be paid

= **Rs. 12,650,356.29**

44 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 (in Rs.)	Due Date of Payment	Interest (in Rs.)
1	Rs. 12,546,000.00	Rs. 64,230,500.00	Rs. 12,650,500.00		



Commissioner

Vasai-Virar City Municipal Corporation

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

Deputy Director, VVCMC, Virar.