

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-5718/167/2019-20

Date 24/11/2019

o,
Mr. Jayendra K. Patil & Mr. Bhagvati K. Jain
P.O.A. Holder for Mr. Chandrakant D. Patil &
others, M/s.Vastu Developers through
Mr. Raj H. Thakur & M/s. Raj Enterprises through
Partner Mr. Sandeep V. Sankhe.
3rd floor, Thakur Arcade, Station Road, Virar (W.)
Tal : Vasai, DIST: Palghar

Sub: Revised Development Permission for proposed Residential with shopline Building on land bearing S.No. 5, H.No.A-14, S.No. 5A(pt) of Village: Dongare, Taluka Vasai, Dist. Palghar.

- Ref: - 1) Commencement Certificate No.VVCMC/TP/CC/VP-5718/4472/2017-18/Dated13/09/2017.
2) Your Registered Engineer's letter dated 14/03/2018.

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 drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO / VVSR / CC / VP-5718 /

The details of the layout is given below : -

| | | | |
|---|---|---|---|
| 1 | Name of Assessee owner / P.A. Holder | : | Mr. Jayendra K. Patil & Mr. Bhagvati K. Jain P.O.A. Holder for Mr. Chandrakant D. Patil & others, M/s.Vastu Developers through Mr. Raj H. Thakur & M/s. Raj Enterprises through Partner Mr.Sandeep V. Sankhe. |
| 2 | Location | : | Dongare |
| 3 | Land use (Predominant) | : | Residential With Shopline |
| 4 | Gross Plot Area as per 7/12 | : | 8270.00 Sqm. |
| 5 | Deduction | : | |
| | a. Road Setback Area | : | 267.56 Sqm. |
| 6 | Net plot area | : | 8002.44 Sqm. |
| 7 | Deduction : | : | 1200.37 Sqm. |
| | a) 15 % R.G. | : | 400.12 Sqm. |
| | b) 5% C.F.C. | : | 6802.07 Sqm. |
| 8 | Buildable Plot Area | : | 1360.41 Sqm. |
| 9 | Additional FSI issued for MHADA (4x20%) | : | |



VVCMC/TP/RDP/VP-5718/167/2019-20

Date: 24/11/2019

| | | | | |
|----|---|---|---------|------|
| 10 | FSI Permissible | : | 1.00 | |
| 11 | Permissible BUA | : | 8162.48 | Sqm. |
| 12 | Proposed BUA for sale | : | 6771.28 | Sqm. |
| 13 | Minimum required built up area for MHADA (2578.56 x 20 %) | : | 1355.74 | Sqm. |
| 14 | Proposed BUA (MHADA) | : | 1366.18 | Sqm. |
| 15 | Total BUA proposed | : | 8137.46 | Sqm. |

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 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.249200/- (Rupees two lakh forty Nine thousand two hundred only) deposited vide Receipt No.591889 & 591893 dated 06/09/2017 & Receipt No.808775 Dt.15/10/2019 & Receipt No.808764 dated.10/10/2019 with Vasai Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other 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 Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with shopline Building on land bearing S.No. 5, H.No.A-14, S.No. 5A(pt) of Village: Dongare, Taluka Vasai, Dist. Palghar.

as per the following details:-

| Sr. No | Bldg No. | Predominant Building | No. of Floors | No. of Shops | No. of Departmental Store | No. of Flats | Built Up Area (in sq. mt.) | Remark |
|--------|-----------|----------------------------|---------------|--------------|---------------------------|--------------|-----------------------------|--------------|
| 1 | 1 Wing A | Residential Cum Commercial | St+Gr+7 | 0 | 4 | 47 | 2906.87 | Now Ammended |
| 2 | 01 Wing B | Residential with Shopline | St+Gr+7 | 6 | -- | 67 | 2708.43 | Now Ammended |
| 3 | 1 Wing C | Residential with Shopline | St+Gr+7 | 7 | -- | 49 | 2522.16 | Now Ammended |
| Total | | | | 13 | 4 | 163 | 8137.46 | |

The revised plan duly approved herewith supersedes all the earlier approved plans of above building Nos. The conditions of Commencement Certificate granted vide VVCMC office letter No. CIDCO / VVSR / CC / VP-5718 / Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.



Handwritten signature/initials.

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- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 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 Municipal Corporation.
- 7) 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.
- 8) You shall construct the compound wall / Retaining as per site condition which will be designed and supervise by certified structural Engineer before Plinth Completion Certificate.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) 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.
- 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 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.
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.
- 15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th 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. If applicable



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- 16) 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.
- 17) 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.
- 18) 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 Court Orders.
- 19) 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.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to occupancy certificate.
- 21) 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.
- 22) 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 all recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting the layout.
- 23) 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.
- 24) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
(Issued as per approved by the Commissioner)

Yours faithfully,

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



c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation,
Ward office A
2. M/s Ajay Wade & Associates,
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : Palghar.

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विरार (पूर्व),
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ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/NP-5718/166/2019-20

Dated 24/11/2019

To,
Mr. Jayendra K. Patil & Mr. Bhagvati K. Jain P.O.A. Holder
for Mr. Chandrakant D. Patil & others, M/s.Vastu
Developers through Mr. Raj H. Thakur & M/s. Raj
Enterprises through Partner Mr. Sandeep V. Sankhe.
3rd floor, Thakur Arcade, Station Road, Virar (W.)
Tal : Vasai, DIST: Palghar

Revised Assessment Order

SUB -- Revised Development Permission for proposed Residential with shopline Building on land bearing S.No. 5, H.No.A-14, S.No. 5A(pt) of Village: Dongare, Taluka Vasai, Dist. Palghar.

Ref -- 1) Your Registered Engineer's letter dated 14/03/2018.

Sir / Madam,

Find enclosed Assessment order issued herewith as per Sec 124 E of MRTP Act 1966.

1 Name of Assessee owner / P.A. Holder : Mr. Jayendra K. Patil & Mr. Bhagvati K. Jain P.O.A. Holder for Mr. Chandrakant D. Patil & others, M/s.Vastu Developers through Mr. Raj H. Thakur & M/s. Raj Enterprises through Partner Mr.Sandeep V. Sankhe.

| | Dongare Residential With Shopline | |
|--|-----------------------------------|------|
| 2 Location | | |
| 3 Land use (Predominant) | | |
| 4 Gross Plot Area as per 7/12 | 8270.00 | Sqm. |
| 5 Deduction | | |
| a. Road Setback Area | 267.56 | Sqm. |
| 6 Net plot area | 8002.44 | Sqm. |
| 7 Deduction : | 1200.37 | Sqm. |
| a) 15 % R.G. | 400.12 | Sqm. |
| b) 5% C.F.C. | 6802.07 | Sqm. |
| 8 Buildable Plot Area | 1360.41 | Sqm. |
| 9 Additional FSI issued for MHADA (4x20%) | 1.00 | |
| 10 FSI Permissible | 8162.48 | Sqm. |
| 11 Permissible BUA | 6771.28 | Sqm. |
| 12 Proposed BUA for sale | 1355.74 | Sqm. |
| 13 Minimum required built up area for MHADA (2578.56 x 20 %) | | |
| 14 Proposed BUA (MHADA) | 1366.18 | Sqm. |
| 15 Total BUA proposed | 8137.46 | Sqm. |

16 Area for Assessment Basic Rate of open land as per R.R. 2017-18 for above S.No. Rate-14000

| | | | | | | | |
|---|---------------|---|--------|------------------------|---------------------------|----------------|----------------|
| a) On Plot/Land area : Paid as per earlier layout Assesment order | | | | | | | |
| Residential | 5588.29 Sq.m. | x | 70.00 | [14000.00 x 0.50% x 1] | = | Rs391,180.30 | |
| Commercial | 1213.78 Sq.m. | x | 140.00 | [14000.00 x 0.50% x 2] | = | Rs169,929.20 | |
| b) On BUA | | | | | | | |
| Residential | 6923.68 Sq.m. | x | 280.00 | [14000.00 x 2.00% x 1] | = | Rs1,938,630.40 | |
| Commercial | 1213.78 Sq.m. | x | 560.00 | [14000.00 x 2.00% x 2] | = | Rs679,716.80 | |
| c) On Construction Area | | | | | | Rs767,958.80 | |
| Free of FSI | 2742.71 Sq.m. | x | 280 | [14000.00 x 2.00% x 1] | = | | |
| Total Development Charges | | | | | = | Rs3,947,415.50 | |
| | | | | | Total Development Charges | = | Rs3,947,415.50 |

| | | | | | | |
|--|--|--|--|--|---|----------------|
| 18 Less : Development Charges Paid | | | | | | |
| a) Receipt No.591908 dated 06/09/2017 | | | | | = | Rs208,000.00 |
| b) Receipt No.591910 dated 06/09/2017 | | | | | = | Rs345,000.00 |
| c) Receipt No.591909 dated 06/09/2017 | | | | | = | Rs632,300.00 |
| d) Receipt No.591911 dated 06/09/2017 | | | | | = | Rs810,700.00 |
| e) Receipt No.819980 dated 15/10/2019 | | | | | = | Rs621,000.00 |
| f) Receipt No. 819967 dated 10/10/2019 | | | | | = | Rs1,285,500.00 |
| g) Receipt No. 819981 dated 15/10/2019 | | | | | = | Rs47,100.00 |
| | | | | | | Rs3,949,600.00 |
| | | | | | | Nil |

19 Balance development charges to be paid

20 Date of Assessment

21 Premium Components given free FSI :

| | | | | | | |
|-------------------|--------------|---|---------|-----------------------------|----------------|------------------|
| a) Balcony | 665.25 | x | 750 | = | Rs498,937.50 | |
| b) Staircase | 2077.46 | x | 750 | = | Rs1,558,095.00 | |
| c) Pocket Terrace | 230.27 | x | 450 | = | Rs103,621.50 | |
| d) FB/DB | 920.24 Sq.m. | x | 1750.00 | [14000 x 25.00% x 50.00%] | = | Rs. 1,610,420.00 |
| | | | | | | Rs3,771,074.00 |



| | | | | | | | |
|----|--|---|----------|-------|---|-------|-----------------------|
| 22 | Premium Charges Paid | | | | | | |
| | a) Receipt No.591888 dated 06/09/2017 | | | | | = | Rs319,700.00 |
| | b) Receipt No. 591892 dated 06/09/2017 | | | | | = | Rs549,500.00 |
| | c) Receipt No.820418 dated 15/10/2019 | | | | | = | Rs394,700.00 |
| | d) Receipt No. 820338 dated 10/10/2019 | | | | | = | Rs918,200.00 |
| | e) Receipt No.820419 dated 15/10/2019 | | | | | = | Rs379,750.00 |
| | f) Receipt No. 820339 dated 10/10/2019 | | | | | = | Rs1,230,500.00 |
| | g) Receipt No. 820419 dated 15/10/2019 | | | | | = | Rs250.00 |
| | | | | | | = | <u>Rs3,792,600.00</u> |
| 23 | Labour Cess Charges : construction area | : | 10880.17 | Sq.mt | x | 24200 | 1% |
| | | | | | | | <u>2633001.14</u> |
| | | | | | | | 2633001.14 |
| 24 | Labour Cess Charges paid for | | | | | | |
| | a) Paid vide Receipt No. 591890 dated 06/09/2017 | | | | | = | Rs376,500.00 |
| | b) Paid vide Receipt No. 591894 dated 06/09/2017 | | | | | = | Rs605,700.00 |
| | c) Paid vide Receipt No. 820415 dated 15/10/2019 | | | | | = | Rs541,600.00 |
| | d) Paid vide Receipt No. 820337 dated 10/10/2019 | | | | | = | Rs1,111,100.00 |
| | | | | | | = | <u>Rs2,634,900.00</u> |
| 25 | Balance Labour cess Charges to be paid | | | | | = | Nil |

26 As requested by you vide letter _____ for balance payable amount, instalment 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 | Amount for fire Charges (in Rs.) | Due Date of Payment | Interest (in Rs.) |
|---------------|---|----------------------------|----------------------------------|---------------------|-------------------|
| -----Nil----- | | | | | |

(Issued as per approved by the Commissioner)

Yours Faithfully,

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

C.C. to

- M/s. Ajay Wade & Associates,
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : Palghar

