

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०७  
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0607/736/2021-22

Dated 31/12/2021

- 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 wing B & Residential with Shopline Building No.10,Club House , Development Permission of Residential Building No.7 wing A , & Commercial Building No.11 on land bearing (Old) 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; S.No. 168/1, 168/2; S.No.169/1/1/A; S.No. 169/1/2 ,S.No.173/1; 173/2; (New) S.No.165/B/1, 165/B/2, 165/B/3, 165/B/4, 165/B/5, 165/B/6, 165/B/7, 165/B/8, 165/B/9, 165/B/10, 165/B/11, 165/B/12,Sub division of Plot on land bearing S.No.165/B/7 of Village Bolinj, Tal: Vasai, Dist: Palghar.**

Ref -- 1) Your Registered Engineer letter dated 24/12/2021 & 27/12/2021.

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 (3118.79 + (3753.09 X 2 = 7506.18)	:	10624.97 Sqm.
22 Add 12.00 mt D.P. Road from DRC No.126	:	139.08 Sqm.
23 Add 12.00 mt D.P. Road from DRC No.157	:	86.92 Sqm.
24 Add.TDR from DRC No.234	:	2906.80 Sqm.
25 Add.TDR from DRC No.235	:	430.08 Sqm.
26 Total Plot Area	:	14187.85 Sqm.
27 Total Entitled Area(16+19+26)	:	76585.73 Sqm.
28 Earlier Approved constructed Built up Area	:	31331.85 Sqm.
29 Balance Entitled Area(27-28 )	:	45253.88 Sqm.
30 Add 20% MHADA Area F.S.I 60% of 24	:	27152.32 Sqm.
31 Total Entitlement of F.S.I Permissible Including Ancillary (29+30)	:	72406.72 Sqm.
32 Add 20% MHADA Area	:	1423.92 Sqm.
33 Ancillary Area F.S.I 60% (1427.52X0.60)	:	854.35 Sqm.
34 Total Permissible Build up-area in proposal	:	74684.99 Sqm.
35 Total Proposed Build up area in proposal including MHADA (as per 'P-Line)	:	74666.46 Sqm.
36 Proposed MHADA Area	:	1427.52 Sqm.

**The Statement for CFC Building is as**

37 Gross plot area	:	1825.55 Sqm.
38 Balance Plot Area	:	1825.55 Sqm.
39 Net Plot Area	:	1825.55 Sqm.
40 Base FSI (29)X1.10	:	2008.10 Sqm.
41 Total Entitlement Area	:	2008.10 Sqm.
42 Ancillary Area F.S.I 80%	:	1606.48 Sqm.
43 Total Entitlement of F.S.I Permissible Including Ancillary (31+32)	:	3614.58 Sqm.
44 F.S.I Proposed Including Ancillary	:	1502.10 Sqm.
45 Area for Assessment		
46 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	:	8953.87	Sq.m. x	306.00	$\left\{ \begin{array}{l} \text{Rs. 15,300.00} \times 2\% \times 1 \\ \text{Rs. 15,300.00} \times 2\% \times 2 \\ \text{Rs. 15,300.00} \times 2\% \times 2 \\ \text{Rs. 15,300.00} \times 2\% \times 1 \\ \text{Rs. 15,300.00} \times 2\% \times 2 \end{array} \right\} =$				Rs. 2,739,884.22	
Commercial	:	170.64	Sq.m. x	612.00						Rs. 104,431.68
Meter Room	:	246.2	Sq.m. x	612.00						Rs. 150,674.40
Refuge Area	:	396.21	Sq.m. x	306.00						Rs. 121,240.26
Club House	:	268.38	Sq.m. x	612.00						Rs. 164,248.56
<b>Total Development Charges</b>									<b>Rs. 3,280,479.12</b>	

47 Less : Development Charges Paid Vide  
a) Receipt No. 29665 dated 28/12/2021. = Rs. 3,281,000.00

48 Balance development charges to be paid = Nil  
49 Date of Assessment = / /2021

50 Premium Components given free FSI :  
a) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR : 3421.69 x 765.00  $\left\{ \begin{array}{l} \text{Rs. 15,300.00} \times 10\% \times 50\% \end{array} \right\} =$  Rs. 2,617,592.85  
**Rs. 2,617,592.85**

51 Less : Consession 50% As per Government GR Dated 14/01/2021  
a) Receipt No. 29817 dated 29/12/2021. = Rs. 655,000.00  
**Rs. 655,000.00**  
**Rs. 1,962,592.85**

52 Labour Charges  
a) On Construction Area : 10035.50 Sq.m. x  $\left[ \begin{array}{l} 26620.00 \times 1\% \end{array} \right] =$  Rs. 2,671,450.10  
**Rs. 2,671,450.10**

53 Less : Labour Charges Paid Vide  
a) Receipt No. 29666 dated 28/12/2021. = Rs. 2,672,000.00  
**Rs. 2,672,000.00**

54 Balance Labour CESS Charges to be paid = Nil  
55 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.)
--	--	Rs. 1,962,592.85	--		



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

**Deputy Director, VVCMC, Virar,**

*[Signature]*  
Commissioner  
Vasai-Virar City Municipal Corporation