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 **6** /**69**/2021

To,

 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

 M/s. En-Con, Project Consultants, G-7,8, D-wing Sethi Palace, Ambadi Road, Vasai (W)
 Taluka Vasai Distr- Palabar

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,

35 Area for Assessment

Find enclosed Assesment order issued herewith as per Sec 124(E) of MR & TP Act 1966.

1	inu	chelosed Assesthene order issued herewith as p	001 0	124(E) OF THE & TE ACE 1900.
	1 2	Name of Assessee owner / P.A. Holder Location	:	M/s.Jasamrit Estates Private Ltd.through Director-Mr.Piyush Ashok Mehta Bolinj
	3	Land use (Predominant)	:	Residential, Residential with Shopline Buildings
	4	Gross plot area (As per 7/12)	:	48890.00 Sgm.
	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 Sgm.
	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	:	24243.85 Sqm.
	19	X(7) 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.
111	22	tal Entitlement Area(16+17+19+21)	:	66940.59 Sqm.
Ų	24	tal Entitlement Area(16+17+19+21) Approved constructed Built up Area	:	31331.85 Sqm.
	24	Balanca Entitlement Area(22-23)	:	35608.74 Sqm.
	25	Ancher Area F.S.I 60% of 24		21365.24 Sqm.
	26	Total Chitlement of F.S.I Permissible	:	56973.98 Sqm.
1 1	iai	Including Ancillary (24+25)		56006 00 Cam
	21	F.S. are Proposed Including Ancillary	:	56896.08 Sqm.
_		tatement for CFC Building is as Un	der	
P	ALG	Cross plot area	:	1825.55 Sqm.
	28	Balance Plot Area	:	1825.55 Sqm.
	29	Net Plot Area	:	1825.55 Sqm.
	30	Base FSI (29)X1.10	:	2008.10 Sqm.
		Total Entitlement Area	:	2008.10 Sqm.
	32	Ancillary Area F.S.I 80%	:	1606.48 Sqm.
		Total Entitlement of F.S.I Permissible Including Ancillary (31+32)	:	3614.58 Sqm.
	24			1502 10 Sam
	34	F.S.I Proposed Including Ancillary	:	1502.10 Sqm.

39 Premium Components given free FSI : a) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR b) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC) d) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR 40 Less: Conssession 50% As per Government GR Dated 14/01/2021 a) Receipt No. 21625 dated 25/08/2021. b) Receipt No. 21625 dated 25/08/2021. Balance Premium charges to be paid 41 Labour Charges a) On Construction Area : 52802.24 Sq.m. x 26620.00 x 1% = Rs. 14,055,956.29 42 Less: Labour Charges Paid Vide a) Receipt No. 21623 dated 25/08/2021. 43 Balance Labour CESS Charges to be paid 44 As requested by you vide letter for balance payable amount, installment facility is hereby granted. The balance amount SCHEDULE OF PAYMENT	Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premiun Charges	n Amoun	t for Labour Cess (in Rs.)	D	ue Dat	Control of the Contro	Interest (in Rs.)
## As per IDCPR 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 Residential	-		S	CHEDULE OF					
## Sper IDCPR Regulation dto 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21		will attract 18% interest till t	the date of payment. The	nce payable are Schedule of r	nount, installment i Jayment is given be	acility is	hereby	granted .	The balance amount
## Sper IDCPR Regulation dto 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21								=	Rs. 12,650,356.29
## As per UDCPR Regulation dtd 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21	43	Balance Labour CESS Chargo	es to be paid					=	Rs. 1,405,600.00
## 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) Receipt No. 21	623 dated 25/08/2021.					=	Rs. 1,405,600.00
Weighted Average of New Open land value as per ASR 2020-21 Rs. 15,300.00	42	- Indiges it							
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21	42			x_[26620.00	x 1%—				
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21	41	_							, _ 3 = , = 2 = 10 3
As per UDCPR Regulation dto 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21 a) On BUA Residential : 49672.77 Sq.m. x 306.00	4 4		be paid						
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21 a) On BUA Residential : 49672.77 Sq.m. x 306.00 COMMERCIAL : 360.6 Sq.m. x 612.00 Refuge Area : 1266.77 Sq.m. x 306.00 Refuge Area : 1266.77 Sq.m. x 306.00 Refuge Area : 1266.77 Sq.m. x 306.00 Results Area : 1266.77 Sq.m. x 306.00 Receipt No. 21621 dated 25/08/2021. 36 Less : Development Charges Paid Vide a) Receipt No. 21621 dated 25/08/2021. 37 Balance development charges to be paid 38 Date of Assessment 39 Premium Components given free FSI : a) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR b) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(FC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(FC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(FC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(FC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(FC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR d) Less : Conssesion 50% As per Government GR Dated 14/01/2021 a) Receipt No. 21625 dated 25/08/2021. 40 Less : Conssesion 50% As per Government GR Dated 14/01/2021 a) Receipt No. 21625 dated 25/08/2021. b) Receipt No. 21625 dated 25/08/2021.								=	
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21 a) On BUA Residential : 49672.77 Sq.m. x 306.00 Commercial : 360.6 Sq.m. x 612.00 Refuge Area : 1266.77 Sq.m. x 612.00 Refuge Area : 1266.77 Sq.m. x 306.00 Rs. 15,300.00 x 2% x 2 Rs. 22,687.21 Rs. 15,300.00 x 2% x 2 Rs. 15,300.00 x 2 R		b) Receipt No. 21	625 dated 25/08/2021.					=	
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21 a) On BUA Residential : 49672.77 Sq.m. x 306.00 COmmercial : 360.6 Sq.m. x 612.00 Refuge Area : 1266.77 Sq.m. x 306.00 Total Development Charges 36 Less : Development Charges Paid Vide a) Receipt No. 21621 dated 25/08/2021. 37 Balance development charges to be paid 38 Date of Assessment 39 Premium Components given free FSI : a) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR b) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC) c) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR CFC CP	40	a) Receipt No. 21	626 dated 25/08/2021.		2021			=	Rs. 3,075,000,00
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21 a) On BUA Residential : 49672.77 Sq.m. x 306.00 CFC : 1502.1 Sq.m. x 612.00 Refuge Area : 1266.77 Sq.m. x 306.00 Refuge Area : 1266.77 Sq.m. x 306.00 Total Development Charges 36 Less : Development Charges Paid Vide a) Receipt No. 21621 dated 25/08/2021. Balance development charges to be paid Balance development charges to be paid Date of Assessment BuA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC) BuB on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC) C) BuB on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC) C) BuB on paymnet of Ancillary FSI @ area at the rate of 10% as per : 24243.85 x 2677.50 Residential : 49672.77 Sq.m. x 306.00 Rs. 15,300.00 x 2% x 2 = Rs. 15,199,867.61 Rs. 15,300.00 x 2% x 2 = Rs. 919,285.21 Rs. 15,300.00 x 2% x 2 = Rs. 919,285.21 Rs. 15,300.00 x 2% x 2 = Rs. 919,285.21 Rs. 4,181,875.00 Rs. 15,300.00 x 2% x 2 = Rs. 919,285.21 Rs. 4,181,875.00 Rs. 15,300.00 x 2% x 2 = Rs. 919,285.21 Rs. 4,181,875.00 Rs. 15,300.00 x 2% x 2 = Rs. 919,285.21 Rs. 4,181,875.00 Rs. 15,300.00 x 2% x 2 = Rs. 919,285.21 Rs. 4,181,875.00 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 10% x 50% x 50% x 50% = Rs. 14,353,320.15 Rs. 15,300.00 x 2% x 1 = Rs. 14,353,320.15 Rs. 15,30	40	less: Consection FOO	As nor Courses 1 22	B) =	Rs. 80,287,656.53
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 Residential : 49672.77 Sq.m. x 306.00		Ancillary FSI @ area at the rate of 10% as per	: 24243.85 x	2677.50	Rs. 15,300.00	x 3.	5% x	50% =	Rs. 64,912,908.38
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21		Ancillary FSI @ area at the rate of 10% as per UDCPR(CFC)	: 667.60 x	1530.00	Rs. 15,300.00	x 1	0%	=	Rs. 1,021,428.00
## Weighted Average of New Open land value as per ASR 2020-21		Ancillary FSI @ area at the rate of 10% as per UDCPR	: 18762.51 x	765.00	Rs. 15,300.00	x 1	0% x	50% =	Rs. 14,353,320.15
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 Residential : 49672.77 Sq.m. x 306.00 Commercial : 360.6 Sq.m. x 612.00 Rs. 15,300.00 x 2% x 2 = Rs. 220,687.2 Refuge Area : 1266.77 Sq.m. x 306.00 Rs. 15,300.00 x 2% x 2 = Rs. 919,285.2 Total Development Charges 36 Less : Development Charges Paid Vide a) Receipt No. 21621 dated 25/08/2021. 37 Balance development charges to be paid 38 Date of Assessment	33		free FSI :					=	
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 Residential : 49672.77 Sq.m. x 306.00								=	
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 Residential : 49672.77 Sq.m. x 306.00 Commercial : 360.6 Sq.m. x 612.00 Refuge Area : 1502.1 Sq.m. x 612.00 Refuge Area : 1266.77 Sq.m. x 306.00 Total Development Charges 36 Less : Development Charges Paid Vide a) Receipt No. 21621 dated 25/08/2021.			es to be paid					=	Rs. 12,545,596.64
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 Residential : 49672.77 Sq.m. x 306.00	27	7. Palance de la company						=	Rs. 4,181,875.00
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 Residential : 49672.77 Sq.m. x 306.00		a) Receipt No. 2	1621 dated 25/08/2021					=	Rs. 4,181,875.00
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 Residential : 49672.77 Sq.m. x 306.00	36								K3. 10,727,471.02
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 Residential : 49672.77 Sq.m. x 306.00	2.6	Refuge Are Total Development Charges	ea : 1266.77 Sq.m	. x 612.00 . x 306.00					Rs. 387,631.6
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 Residential : 49672.77 Sq.m. x 306.00 Rs. 15,300.00 x 2% x 1 = Rs. 15.199.867.6			- Joolo 54.111		\prec	X	2% x	2 =	
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows Weighted Average of New Open land value as per ASR 2020-21		Residenti			Rs. 15,300.00	X	2% x	1 7=	Rs. 15.199.867 6
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows		Weighted Average of N	ew Open land value a	as per ASR 2	020-21	=	Rs. 15,	300.00	
VVCMC/TP/RDP/VP-0607/428/2021-22		As per UDCPR Regulation d	td 02/12/2020 Charges	are as follows				Dated	2021
	,	VVCMC/TP/RDP/VP-0607	142812021-2	2				Datad	06 /00/2024

Rs. 12,650,500.00



Charges (in. Rs.) Rs. 64,230,500.00

Rs. 12,546,000.00

1

Payment

Vasai-Virar City Municipal Corporation

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

Deputy Director, VVCMC, Virar.