

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-5731/2406/2015-16

Dated 11/08/2015

To,
Damjji bhanushali,
Kishore kunj ,
Behind Vartak Engineering college,
Navghar Vasai (W)
Tal :- Vasai. Dist :- Palghar.

SUB -- Commencement Certificate for proposed Residential Building on land bearing S.No.21 Plot No.43 of Village: Navghar, Taluka: Vasai, Dist: Palghar.

Ref -- 1) Your Architect's letter dated 07/07/2015.

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	:	Damjji bhanushali,		
2	Location	:	Navghar		
3	Land use (Predominant)	:	Residential		
4	Gross Plot Area	:	484.08	Sqm.	
5	Deduction : Additional Road Widening	:	0.00	Sqm.	
9	Net Plot Area	:	484.08	Sqm.	
10	Buildable Plot Area	:	484.08	Sqm.	
11	Permissible FSI	:	1.00		
12	Permissible BUA	:	484.08	Sqm.	
13	Proposed BUA	:	427.61	Sqm.	
14	Area for Assessment	:			
	a) On Plot/Land area	:			
	Residential	:	484.08 Sq.m.	x	100.00 = Rs48,408.00
	Commercial	:	0.00 Sq.m.	x	200.00 = Rs0.00
	b) On BUA	:			
	Residential	:	427.00 Sq.m.	x	250.00 = Rs106,750.00
	Commercial	:	0.00 Sq.m.	x	500.00 = Rs0.00
	c) On Construction Area <u>Free of FSI</u>	:	540.62 Sq.m.	x	200.00 = Rs108,124.00
	Total Development Charges				Rs263,282.00

15 Less :

Development Charges Paid Vide

a) Receipt No.351552 dated 17/10/2015	=	Rs193,380.00
b) Receipt No.351553 dated 17/10/2015	=	Rs66,500.00
c) Receipt No.351556 dated 17/10/2015	=	Rs7,000.00
d) Receipt No.351557 dated 26/10/2015	=	Rs5,000.00
e) Receipt No.351558 dated 26/10/2015	=	Rs3,000.00
		<u>Rs274,880.00</u>

16 Balance development charges to be paid

= Rs. Nil

17 Date of Assessment

COLOUR XEROX

18 Premium Components given free FSI :

a) Staircase	:	144.66	x	750	=	Rs108,495.00
b) Balcony	:	19.48	x	750	=	Rs14,610.00
c) Basement	:	148.58	x	750	=	Rs111,435.00
d) Pocket Terrace	:	105.50	x	450	=	Rs47,475.00
e) Proposed Lift Area	:	7.50	x	750	=	Rs5,625.00
						<u>Rs287,640.00</u>

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.प.
दिनांक :

VVCMC/TP/CC/NP-5731/ 24-06 / 2015-16

Dated 9 /08/2015

19 Less :	Premium Paid Vide			
	a) Receipt No. 404680 dated 17/10/2015	=		Rs178,680.00
	b) Receipt No. 404692 dated 20/10/2015	=		Rs100,000.00
	c) Receipt No. 404855 dated 05/11/2015	=		Rs9,000.00
				Rs287,680.00
20 Labour Cess Charges :				
On Construction Area :	{ 540.62 Sq.mt x 12000 }	1%		64874.40
a) Paid vide Receipt No.404682 dated 17/10/2015				Rs67,835.00
				Rs67,835.00
21 Balance Labour cess Charges to be paid				Nil
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-----					

COLOUR XEROX



Yours Faithfully,

[Signature]
Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

C.C. _____ to

- Ar. Umesh Kekre,
F-208, Vishwakarma,
Nagar, Bldg 3, Ambadi Rd.,
Vasai (W), Tal - Vasai,
Dist-nalghar