

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/C.C/VP-6157/116/2020-21

Dated 09/12/2020

To,
Mrs. Chanda A. Mehta & Mr. Manek J. Mehta
1st floor, wing - A, Global City,
Virar (W), Tal: Vasai, Dist: Palghar,
Pin: 401 303.

Assesment Order

SUB -- Commencement Certificate for the proposed Residential with shophine Building No.1 (wing- A to E) & Residential Building No.2 (wing- F) on land bearing S. No. 220; H.No. 6 of Village Nilemore, Taluka-Vasai, Dist- Palghar.

Ref -- 1) Your Architect's letter dated 06/08/2019

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	:	Mrs. Chanda A. Mehta & Mr. Manek J. Mehta
2 Location	:	Nilemore
3 Land use (Predominant)	:	Residential with shophine Building No.1 & Residential Building No.2
4 Gross plot area	:	16670.00 Sq.m.
5 Plot Area as per Triangulation method	:	16102.25 Sq.m.
6 Deduction for (not in possession)	:	54.60 Sq.m.
7 Deduction for (not in possession) Hospital	:	1288.98 Sq.m.
8 Balance area of plot	:	14758.67 Sq.m.
9 Less: a) Proposed Road (30.00M.W.D.P.ROAD)	:	2653.78 Sq.m.
b) Any reservation (PS)	:	1145.98 Sq.m.
10 Net area of plot	:	10958.91 Sq.m.
11 20% Recreational Ground	:	2191.78 Sq.m.
12 5% CPC	:	547.94 Sq.m.
13 Buildable plot area	:	9315.07 Sq.m.
14 Permissible FSI	:	1.00
15 Permissible Built-up-Area	:	9315.07 Sq.m.
16 Proposed Built-Up-Area	:	9297.08 Sq.m.

17 Open land value as per ASR 2019-20

= Rs. 13,600.00

18 a) On Plot/Land area :					
Residential	:	14132.36 Sq.m. x	68.00	Rs. 13,600.00 x 0.50% x 1	= Rs. 961,000.48
Commercial	:	626.31 Sq.m. x	136.00	Rs. 13,600.00 x 0.50% x 2	= Rs. 85,178.16
b) On Building Area					
Residential	:	8870.77 Sq.m. x	272.00	Rs. 13,600.00 x 2.00% x 1	= Rs. 2,358,449.44
Commercial	:	626.31 Sq.m. x	544.00	Rs. 13,600.00 x 2.00% x 2	= Rs. 340,712.64
On Construction Area Free	:	6025.28 Sq.m. x	272.00	Rs. 13,600.00 x 2.00% x 1	= Rs. 1,883,676.16
19 Total Development Charges					= Rs. 5,629,016.88

Development Charges Paid Vide

- a) Receipt No. 899420 dated 03/12/2020
b) Receipt No. 899421 dated 03/12/2020
c) Receipt No. 899622 dated 07/12/2020
d) Receipt No. 899623 dated 07/12/2020

=	Rs. 617,625.00
=	Rs. 617,625.00
=	Rs. 123,600.00
=	Rs. 123,600.00
=	Rs. 1,482,450.00
=	Rs. Nil
=	/ /2020
=	Rs. 639,360.00
=	Rs. 937,552.50
=	Rs. 262,372.50

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d) On Passage Area	:	1638.97 Sq.m. x	750	=	Rs. 1,229,227.50
e) On FB/DB Area	:	1442.86 Sq.m. x	1700	=	Rs. 2,452,862.00
f) Pocket Terrace	:	134.26 Sq.m. x	1020	=	Rs. 136,945.20
24 Less : Premium Paid Vide				=	Rs. 5,658,319.70
a) Receipt No. 899422 dated 03/12/2020				=	Rs. 492,500.00
b) Receipt No. 899423 dated 03/12/2020				=	Rs. 492,500.00
c) Receipt No. 899624 dated 07/12/2020				=	Rs. 214,850.00
d) Receipt No. 899625 dated 07/12/2020				=	Rs. 214,813.00
25 Balance Premium Charges to be paid				=	Rs. 1,414,663.00
26 Labour Charges				=	Nil
a) On Construction Area	:	16222.36 Sq.m. x	24200.00 x 1%	=	Rs. 3,925,811.12
27 Less : Labour Charges Paid Vide				=	Rs. 3,925,811.12
a) Receipt No. 899424 dated 03/12/2020				=	Rs. 475,500.00
b) Receipt No. 899425 dated 03/12/2020				=	Rs. 475,500.00
c) Receipt No. 899626 dated 07/12/2020				=	Rs. 15,250.00
d) Receipt No. 899627 dated 07/12/2020				=	Rs. 15,250.00
28 Balance Labour CESS Charges to be paid				=	Rs. 981,500.00
29 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:				=	Nil

SCHEDULE OF PAYMENT

Sr. No.	Charges payable	Development Charges	Premium	Labour Cess Charges	Compounding Charges
1	At the time of CC	1482375.00	767125.00	981500.00	647500.00
2	Within 6 months from the date of CC with interest of 18% per annum	1482375.00	767125.00	981500.00	647500.00
3	At the time of OCC with 18% interest	2664750.00	1534250.00	1963000.00	1295000.00
4	Total	5629500.00	3068500.00	3926000.00	2590000.00



..... to
1 Mr. Abhay D. Raut 1104,
Gold Crest Business Center,
L.T.Road, Borivili (W), Mumbai
- 92

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Commissioner
Vasai-Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar
Deputy Director,
VVCMC, Virar.

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To,
Mrs. Chanda A. Mehta & Mr. Manek J. Mehta
1st floor, wing - A, Global City,
Virar (W), Tal: Vasai, Dist: Palghar,
Pin: 401 303.

Sub: **Commencement Certificate for the proposed Residential with shopline Building No.1 (wing- A to E) & Residential Building No.2 (wing- F) on land bearing S. No. 220; H.No. 6 of Village Nilemore, Taluka-Vasai, Dist-Palghar.**

Ref:

1. Land conversion certificate from Tahasildar Vasai, (Revenue Dept.) vide letter No. REV/K-1/T-1/JAMINBAB/KV/SR-436/2019 dtd 20/07/2019.
2. TILR M.R. No. 954/15 dated 30/10/2015 for measurement.
3. Your Architect's letter dated 06/08/2019.

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, Mulkam, 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 conditions mentioned in the letter No. VVCMC/TP/CC/VP-6157/117/2020-21 dated ०९/१२/२०२० are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	Mrs. Chanda A. Mehta & Mr. Manek J. Mehta
2	Location	Nilemore
3	Land use (Predominant)	Residential with shopline Building No.1 & Residential Building No.2
4	Gross plot area	16670.00 sq.m
5	Plot Area as per Triangulation method	16102.25 sq.m



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7	Deduction for (not in possession) Hospital	1288.98 sq.m
8	Balance area of plot	14758.67 sq.m
9	Less: a) Proposed Road (30.00M.W.D.P.ROAD)	2653.78 sq.m
10	Area under Any reservation (PS)	1145.98 sq.m
11	Net area of plot	10958.91 sq.m
12	20% Recreational Ground	2191.78 sq.m
13	5% CFC	547.94 sq.m
14	Buildable plot area	9315.07 sq.m
15	Permissible FSI	1.00
16	Permissible Built-up-Area	9315.07 sq.m
17	Proposed Built-Up-Area	9297.08 sq.m
18	No of bldg	2 No.

The details of the Buildings is given below:

Sr. No	Predominant Building	Bldg No. wing	No. of Floors	No. of Shops	No. of Flats	Built Up Area
1	Residential with shopline	Bldg No.1 Wing A	Stilt + 5up	--	30	1055.10 sq.m
		Bldg No.1 Wing B	Part Stilt + Part Gr. + 7up	13	55	2071.79 sq.m
		Bldg No.1 Wing C	Part Stilt + Part Gr. + 7up	14	55	2286.40 sq.m
		Bldg No.1 Wing D	Part Stilt + Part Gr. + 7up	13	55	2071.79 sq.m
		Bldg No.1 Wing E	Stilt + 4up	--	24	844.08 sq.m
2	Residential Building	Bldg No.2 Wing F	Stilt + 4up	--	32	967.92 sq.m
			Total	40	251	9297.08 sq.m



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

- 2) The amount of Rs. 1,66,750/- (Rupees one lakh sixty six thousand seven hundred fifty only) deposited vide receipt No.899503, dated 03/12/2020 Rs. 1,66,750/- (Rupees one lakh sixty six thousand seven hundred fifty only) deposited vide receipt No.899504, dated 03/12/2020, Rs. 36250/- (Rupees Thirty Six thousand Two Hundred fifty only) deposited vide receipt No.899517, dated 07/12/2020 & Rs. 36250/- (Rupees Thirty Six thousand Two Hundred fifty only) deposited vide receipt No.899518, dated 07/12/2020 with Vasai-Virar City Municipal Corporation as interest

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from security deposit shall be forfeited either in whole or in part at the absolute discretion of the 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 Corporation.

- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 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 Vasai-Virar City Municipal Corporation.
- 7) 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.
- 8) You shall construct cupboard if any, as per D.C Regulations.



You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.

You shall provide two distinct pipelines for potable and for non-potable water.

- 11) You shall provide Anti larvae treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BPMC if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.
- 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

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empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

- 13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate.(If applicable)
- 14) 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.
- 15) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
- 16) 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.
- 17) 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.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 20) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 21) 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.
- 22) 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



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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.

- 23) 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.
- 24) 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
- 25) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 26) 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.
- 27) 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.
You shall provide separate dust bins per wing of buildings for Dry & Wet waste & provide Composting Unit as per MSW rules 2016 prior to occupancy certificate.
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.
- 30) 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 and do the necessary implementation as per



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recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.

- 31) 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.
- 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.



Encl.: a/a.
c.c. to:
Mr. Abhay D. Raut,
1104, Gold Crest Business Center,
L. T. Road, Borivalli (W) .
Mumbai- 92.

19/1
Commissioner
Vasai-Virar City Municipal Corporation

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

**Deputy Director,
VVCMC, Virar.**

