

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

जायक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-4514/ 693/2021-22

Dated 28/12/2021

To
1. Shree Gordhandas Kapol Nagar Bldg. 1 & 2
Co.Op. Housing Society Ltd., through
P.A.Holder M/s. Neelyog Enterprise
Through AOP Mr. Rushi Y. Mehta
Unit No.1037, 10th Floor Hubtown Solaris,
N.S. Phadke Road, Andheri (E),
Mumbai-400 069

2. M/s. Sanat Mehta & Associates,
Rameshwar Tower, A-103,
Shimpoli Road, Next to Gokhale School,
Borivali (W), Mumbai - 400 092.

Add.Assesment Order

SUB -- Revised Development Permission for the proposed Residential with shopline buildings on Plot No.10,11,12,13,14,15, [S.No.86,90,91 & 99 (Old) and 128, 157, 158 & 159, H.No.Part(Old)], S.No.286(New), Village: Achole, Tali Vasal, Dist: - Palghar.

Ref -- 1) Your Architect's letter dated 26/11/2021.

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	:	Shree Gordhandas Kapol Nagar Bldg. 1 & 2 Co.Op. Housing Society Ltd., through P.A.Holder M/s. Neelyog Enterprise Through AOP Mr. Rushi Y. Mehta
2	Location	:	Plot No.10,11,12,13,14,15, [S.No.86,90,91 & 99 (Old) and 128, 157, 158 & 159, H.No.Part(Old)], S.No.286(New), Village: Achole
3	Land use (Predominant)	:	Residential with Shopline Building
4	Area of plot (minimum area of a,b,c, to be considered)	:	
	a) As per Ownership Document (7/12, CTS extract	:	3200.9 Sqmt
5	Balance Area Plot	:	3200.9 Sqmt
6	Net Plot Area	:	3200.9 Sqmt
7	Recreational Open Space	:	
	a) Proposed	:	252.45 Sqmt
8	Built-up Area With Reference to Basic F.S.I. As per front road width (Sr.no.6 x 1.00)	:	3520.99 Sqmt
	Additional FSI area under Chapter No.	:	
	(a)Maximum permissible premium FSI (0.65+0.50=1.15)xSr.1	:	3681.04 Sqmt
	(b) Proposed FSI on payment of premium.	:	1777.00 Sqmt
10	Total Entitlement of F.S.I. In The Proposal	:	
	a) Whichever is applicable	:	5297.99 Sqmt
	a1) Less Approved Area as per RDP dtd.23/12/2013	:	3198.02 Sqmt
	a2) Balance Permissible Area	:	2099.97 Sqmt
	b) Ancillary Area F.S.I. Resi 60% For with payment of charges	:	1259.98 Sqmt
	c) Total now permissible (a2+b+c)	:	3359.95 Sqmt

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Dated 28 / 12 /2021

- d) Total Entitlement (a1+c) : 6557.97 Sqmt
- 11 Total Built-up Area in Proposal : 3198.02 Sqmt
- a) Existing Built up area : 3198.02 Sqmt
- b) Proposed Built-up Area (As Per 'P-Line') : 3359.48 Sqmt
- c) Total (a+b) : 6557.5 Sqmt
- 12 As per UDCPR Regulation dtd 02/12/2020 Charges are as follows
Weighted Average of Open land value as per ASR 2020-21 = Rs. 18,300.00
- 13 a) On BUA
- | | | | | | | |
|----------------------------------|-----------------|------------|-------------------------|---|---|-------------------------|
| Residential Base | 3359.48 Sq.m. x | Rs. 366.00 | Rs. 18,300.00 x 1.00% x | 2 | = | Rs. 1,229,569.68 |
| On Construction Area Free of FSI | 5.66 Sq.m. x | Rs. 366.00 | Rs. 18,300.00 x 2.00% x | 1 | = | Rs. 2,071.56 |
| | | | | | | Rs. 1,231,641.24 |
- Total Development Charges
- 14 Less : Development Charges Paid Vide
- a) Receipt No. 29568 dated 23/12/2021 = **Rs. 1,231,700.00**
- 15 Premium Components
- | | | | | | | |
|--|-----------------|---------|-----------------------|---|---|-------------------------|
| a) BUA on payment of premium FSI @ the rate of 35%/15% as per UDCPR | 1777.00 Sq.m. x | 2745.00 | Rs. 18,300.00 x 15% x | 1 | = | Rs. 4,877,865.00 |
| BUA on payment of Ancillary FSI @ area at the rate of 10% as per UDCPR | 1259.98 Sq.m. x | 1830.00 | Rs. 18,300.00 x 10% x | 1 | = | Rs. 2,305,763.40 |
| | | | | | | Rs. 7,183,628.40 |
- Total Premium Charges = **Rs. 7,183,628.40**
- 16 Balance Premium Charges to be paid = **Rs. 3,591,814.20**
- Less : Concession 50% As per Government GR Dated 14/01/2021.
- a) Receipt No: 29571 dated 23/12/2021. = **Rs. 2,439,000.00**
- b) Receipt No: 29570 dated 23/12/2021. = **Rs. 1,153,000.00**
- Balance Premium Charges to be paid = **Rs. 3,592,000.00**
- 17 Labour Charges
- b) On Construction Area : 3365.14 Sq.m. x { 26620.00 x 1% } = **Rs. 895,800.27**
- 18 Less : Labour Charges Paid Vide
- a) Receipt No.29569 dated 23/12/2021 = **Rs. 224,000.00**
- 19 Balance Labour CESS Charges to be paid = **Rs. 671,800.27**
- 20 As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted . The balance amount will attract 8.5% interest till the date of payment. The Schedule of payment is given below:

SCHEDULE OF PAYMENT					
Sr. No.	Amount for Development Charges	Amount for Premium Charges	Amount for fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
			Nil		



Commissioner
Vasai-Virar City Municipal Corporation

Certified that the above permission is
Issued by Commissioner VVC MC, Virar.

Deputy Director,
VVC MC, Virar.

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28/12/2021

To,
✓

Shree Gordhandas Kapor Nagar Bldg. 1 & 2
Co.Op. Housing Society Ltd., through
P.A.Holder M/s. Neelyog Enterprise
Through AOP Mr. Rushi Y. Mehta
Unit No.1037, 10th Floor Hubtown Solaris,
N.S. Phadke Road, Andheri (E),
Mumbai-400 069

2. M/s. Sanat Mehta & Associates,
Rameshwar Tower, A-103,
Shimpoli Road, Next to Gokhale School,
Borivali (W), Mumbai - 400 092.

Sub: **Revised Development Permission for the proposed Residential with
shopline buildings on Plot No.10,11,12,13,14,15, [S.No.86,90,91 & 99
(Old) and 128, 157, 158 & 159, H.No.Part(Old)], S.No.286(New), Village:
Achole, Tal: Vasai, Dist: - Palghar.**

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3826/E/2448
dt. 25/10/2005.
2) N.A. order No. BD/NAP/SR-88 dt. 09/02/1982 from the Collector, Thane.
3) Revised Development Permission no. VVCMC/TP/RDP/VP-4514/0315/2013-
14 dt.23/12/2013.
4) Your Licensed Engineer letter dated 26/11/2021.

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 vide 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, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was



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published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/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:-

Revised Development Permission is hereby granted for the proposed Residential with Shopline Buildings under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to Shree Gordhandas Kapol Nagar Bldg. 1 & 2 Co.Op. Housing Society Ltd., through P.A.Holder M/s. Neelyog Enterprise Through AOP Mr. Rushi Y. Mehta.

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No CIDCO/VVSR/CC/BP-3826/E/2446 dt. 25/10/2005. The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	Shree Gordhandas Kapol Nagar Bldg. 1 & 2 Co.Op. Housing Society Ltd., through P.A.Holder M/s. Neelyog Enterprise Through AOP Mr. Rushi Y. Mehta
2	Location	Plot No.10,11,12,13,14,15, [S.No.86, 90, 91 & 99 (Old) and 128,157, 158 & 159, H.No.Part(Old)], S.No.286(New), Village: Achole
3	Land use (Predominant)	Residential with shopline
4	Area of plot (minimum area of a,b,c, to be considered)	
	a) As per Ownership Document (7/12, CTS extract	3200.90 sq.mt
5	Balance Area Plot	3200.90 sq.mt
6	Net Plot Area	3200.90 sq.mt
7	Recreational Open Space	
	a) Proposed	252.45 sq.mt
8	Built-up Area With Reference to Basic F.S.I. As per front road width (Sr.no.6 x 1.00)	3520.99 sq.mt
9	Additional FSI area under Chapter No. 7	
	(a)Maximum permissible premium FSI (0.65+0.50=1.15)xSr.1	3681.04 sq.mt
10	Total Entitlement of F.S.I. In The Proposal	
	a) Whichever is applicable	5297.99 sq.mt
	a1) Less Approved Area as per RDP dtd.23/12/2013	3198.02 sq.mt
	a2) Balance Permissible Area	2099.97 sq.mt
	b) Ancillary Area F.S.I. Resi 60% For with payment of charges	1259.98 sq.mt



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	c) Total now permissible (a2+b+c)	3359.95 sq.mt
	d) Total Entitlement (a1+c)	6557.97 sq.mt
11	Total Built-up Area In Proposal	
	a) Existing Built up area	3198.02 sq.mt
	b) Proposed Built-up Area (As Per 'P-Line)	3359.48 sq.mt
	c) Total (a+b)	6557.50 sq.mt

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).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with shophline buildings on land bearing Plot No.10,11,12,13,14,15, [S.No.86,90,91& 99 (Old) and 128,157,158 & 159, H.No.Part(Old)], S.No.286(New), Village: Achole, Tal: Vasal, Dist: - Palghar, as per the following details:-

Sr. No.	Predominant Building	Bldg NO.	No. of wing	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)	Remarks
1.	Residential with shophline	1	A to E	Gr. + 4	90	21	2151.57	No Change
2.	Residential	2	F & G	Gr. + 4	52	NIL	1046.45	No Change
3.	Residential	2	H & I	St.+Gr+ 7	86	NIL	3359.48	Newly Proposed
					Total		6557.50	

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide CIDCO office letter No. CIDCO/VVSR/CC/BP-3826/E/2446 dt. 25/10/2005 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



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structures erected or use contrary to the provisions of this grant within the specific time.

- 4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 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 shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) 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.
- 12) 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.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.



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- 14) 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.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 17) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 18) 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.
- 19) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 20) 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.
- 21) 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.
- 22) 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, NOC from Eco Sensitive Zone, TWLS, 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.
- 23) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS 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.



- 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 VVMC 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 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.
- 27) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 28) 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 VVMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 29) VVMC 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 recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 30) 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 VVMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 31) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVMC/any other competent authority.
- 32) 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.



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- 33) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 34) You shall provide Grey Water recycling plant for said layout, if applicable.
- 35) You shall provide Solar Assited water heating SWH system to said layout if applicable.
- 36) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.



Encl.: a/a.
c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office

Set
Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar.
[Signature]
Deputy Director,
VVCMC, Virar.