

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



दुरध्वनी : ०२५० - २५२५१०९ / ०२/०३/०४/०५/०६  
फॉकस : ०२५० - २५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: च.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0557 / 657/2022-23

Dated 31/03/ 2023

To,

1) Mr. Pandurang Gajanan Naik & others through  
P.A. Holder Mr. Makrand Mahadev Naik  
Sanwad House No. 308, Gajanan Sheth Marg,  
Bhugaon Budruk, Vasai (W),  
Tal-Vasai, Dist Palghar.  
Pin Code: 401201

2) M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1st floor,  
Ambadi Road, Vasai Road (W),  
Tal: Vasai, Dist: Palghar.

Assessment Order

**SUB -- Revised Development Permission for proposed Residential with Shopline Building No.1, Wing-A & B on land bearing  
S.No.159, H.No.1 & 2, S.No.160 of Village: Nilemore, Tal: Vasai, Dist: Palghar**

Ref -- 1) Your Licensed Engineer's letter dated 27/02/2023.

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

Mr. Pandurang Gajanan Naik & others through  
P.A. Holder Mr. Makrand Mahadev Naik  
S.No.159, H.No.1 & 2, S.No.160 of Village: Nilemore

2 Location

Residential with Shopline Building

3 Land use (Predominant)

4658.00 Sqmt

4 Area of plot (minimum area of a,b,c, to be considered)

4720.00 Sqmt

a) As per Ownership Document (7/12, CTS extract

4723.25 Sqmt

b) As Per Measurement Sheet

4658.00 Sqmt

c) As Per Site

5 Deduction For

62.00 Sqmt

a) Encroachment Area

1319.55 Sqmt

b) Area D.P. Road

65.00 Sqmt

c) Area under water body

1446.55 Sqmt

Total (a+b+c)

3273.45 Sqmt

6 Balance area of plot (4b-5)

7 Amenity Space (if applicable)

--

a) Nil upto 20,000 sq.mt. Nil

--

8 Net Plot Area

3273.45 Sqmt

9 Recreational Open Space

a) Required 10%

--

b) Proposed

--

10 Internal Road area

--

11 Plotable area

--

12 Built-up area with reference to basic F.S.I. as per front road

3600.80 Sqmt

width (sr.no.5x1.10)

13 Additional of FSI on payment of premium

--

a) Maximum permissible premium FSI- based on road

width/TOD zone. Sr.no.1(0.5+0.90)

--

b) Proposed FSI on payment of premium

--

c) Now proposed TDR area

--

d) In situ area against D.P. Road

--

e) In situ area against Amenity space if handed over [2.0 or

1.85 x sr.no.4(b) and / or (c)]

--

f) Total In situ DR/TDR loading proposed (11(b)+@

Additional FSI area under Chapter no.7 (as per 7.7 (l)) = 1c

--

14 x [2.5-1.1] = 1.40

6521.20 Sqmt

(4658.00x(0.50+0.90)(2329.00+4192.20=6521.20)

2329.00 Sqmt

a) Proposed Premium FSI (4658.00x0.50)

4192.20 Sqmt

b) Proposed FSI of TDR(4658.00x0.90)

6521.20 Sqmt

c) Total Premium FSI Proposed (14a+14b)

10122.00 Sqmt

15 Total entitlement of FSI in the proposal

132.93 Sqmt

a) [12+14] whichever is applicable

132.93 Sqmt

b) Permissible Ancillary area F.S.I. upto 80% for Commercial

5973.5 Sqmt

(299.10 / 1.80 = 166.17 x 80% = 132.93)

c) Permissible Ancillary area FSI upto 60% for Residential

5973.5 Sqmt

(10122.00-166.17 = 9955.83 x 60% = 5973.50)

d) Total Permissible Ancillary area with payment charges

6106.43 Sqmt

e) Total Proposed Ancillary area with payment charges

6103.03 Sqmt

f) Total Entitlement (a+e)

16228.43 Sqmt





Issued by Commissioner VVCMC, Vitar  
Certified that the above permission is  
64/-

SCHEDULE OF PAYMENT						
No.	Amount(Rs.)	Installment (ii)	Amount(Rs.) (iii)	Installment (Rs.) (iv)	Amount(Rs.) (v)	Due Date of Payment (vii)
1	Rs. 9,451,473.85	Paid At Time of RRP (79.35%)	Rs. 1,951,473.85	Rs. 0.00	Rs. 165,875.28	Rs. 2,117,340.13
2	Rs. 1,951,473.85	Paid At Time of RRP (79.35%)	Rs. 1,951,473.85	---	---	31/03/2023
		Total	Rs. 9,451,473.85		Rs. 2,117,340.13	

27 Interest till the date of payment. The Schedule of payment is given below:  
As requested by you we better for balance payable amount, instalment facility is hereby granted. The balance amount will attract 18%

26 Balance Labour CCS Charges to be paid  
a) Receipt No: 2996 dated 30/12/2021  
b) Receipt No: 6588 dated 22/02/2023  
c) Receipt No: 76165 dated 31/03/2023

25 Less: Labour Charges Paid Vide  
a) On Construction Area : 16219.35 Sq.m. x { 26620.00 x 18% } = Rs. 4,317,590.97

23 Balance Premium Charges to be paid  
22 Less: Andillary Premium Paid Vide  
a) Receipt No: 2996 dated 30/12/2021  
b) Receipt No: 6588 dated 22/02/2023  
c) Receipt No: 5384 dated 31/03/2023

21 Premium Components  
a) Andillary Area (ASR 10%)  
6103.03 Sq.m. x 1190.00 Rs. 11,900.00 x 10% x 1 = Rs. 7,262,605.70

20 Date of Assessment  
19 Balance development charges to be paid  
Less: Development Charges Paid Vide  
a) Receipt No: 2996 dated 30/12/2021  
b) Receipt No: 6588 dated 23/02/2023  
c) Receipt No: 5384 dated 31/03/2023

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VVCMC/TP/RDP/VP-0557 / 657/2022-23  
Dated 31/03/2023

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जायक नं. : य.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0557 / 658/2022-23

Date: 31/03/2023

To,

✓ 1) Mr. Pandurang Gajanan Naik & others through  
P.A. Holder Mr. Makrand Mahadev Naik  
Sanwad House No. 308, Gajanan Sheth Marg,  
Bhuigaon Budruk, Vasai (W),  
Tal-Vasai, Dist Palghar.  
Pin Code: 401201

2) M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1st floor,  
Ambadi Road, Vasai Road (W),  
**Tal:Vasai, Dist: Palghar.**

**Sub: Revised Development Permission for proposed Residential with Shopline Building on land bearing S. No. 159, H.No.1, 2, S. No. 160 of Village : Nilemore, Tal: Vasai, Dist: Palghar.**

Ref: - 1) Commencement Certificate No. VVCMC/TP/CC/VP-0557/522/2021-22  
Dated.05/01/2022.

2) Your Registered Engineer's letter dated 27/02/2023

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. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> 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, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd. 2<sup>nd</sup> 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.:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter Commencement Certificate No. VVCMC/TP/CC/VP-0557/522/2021-22 Dated.05/01/2022.

are binding on you.

The details of the layout is given below:-

1 Name of Assessee owner / P.A. Holder

Mr. Pandurang Gajanan Naik & others through P.A. Holder Mr. Makrand Mahadev Naik  
: S.No.159, H.No.1 & 2, S.No.160 of Village: Nilemore  
: Residential with Shopline Building

2 Location

3 Land use (Predominant)



VVCMC/TP/RDP/VP-0557/658/2022-23	Date: 31/03/2023
4 Area of plot (minimum area of a,b,c, to be considered)	: 4658.00 Sqmt
a) As per Ownership Document (7/12, CTS extract)	: 4720.00 Sqmt
b) As Per Measurement Sheet	: 4723.25 Sqmt
c) As Per Site	: 4658.00 Sqmt
5 Deduction For	:
a) Encroachment Area	: 62.00 Sqmt
b) Area D.P. Road	: 1319.55 Sqmt
c) Area under water body	: 65.00 Sqmt
Total (a+b+c)	: 1446.55 Sqmt
6 Balance area of plot (4b-5)	: 3273.45 Sqmt
7 Amenity Space (if applicable)	:
a) Nil upto 20,000 sq.mt. Nil	:
8 Net Plot Area	: 3273.45 Sqmt
9 Recreational Open Space	:
a) Required 10%	:
b) Proposed	:
10 Internal Road area	:
11 Plotable area	:
12 Built-up area with reference to basic F.S.I. as per front road width (sr.no.5x1.10)	: 3600.80 Sqmt
13 Additional of FSI on payment of premium	:
a) Maximum permissible premium FSI- based on road width/TOD zone. Sr.no.1(0.5+0.90)	: --
b) Proposed FSI on payment of premium	: --
c) Now proposed TDR area	: --
d) In situ area against D.P. Road	: --
e) In situ area against Amenity space if handed over [2.0 or 1.85 x sr.no.4(b) and / or (c)]	: --
f) Total In situ DR/TDR loading proposed (11(b)+@)	: --
Additional FSI area under Chapter no.7 (as per 7.7 (i))	
14 = 1c x [2.5-1.1] = 1.40	: 6521.20 Sqmt
(4658.00x(0.50+0.90)(2329.00+4192.20=6521.20)	:
a) Proposed Premium FSI (4658.00X0.50)	: 2329.00 Sqmt
b) Proposed FSI of TDR(4658.00X0.90)	: 4192.20 Sqmt
c) Total Premium FSI Proposed (14a+14b)	: 6521.20 Sqmt
Total entitlement of FSI in the proposal	:
15 a) [12+14] whichever is applicable	: 10122.00 Sqmt
b) Permissible Ancillary area F.S.I. upto 80% for Commercial (299.10 / 1.80 = 166.17 x 80% = 132.93)	: 132.93 Sqmt
c) Permissible Ancillary area FSI upto 60% for Residential (10122.00-166.17 = 9955.83 x 60% = 5973.50)	: 5973.5 Sqmt
d) Total Permissible Ancillary area with payment charges	: 6106.43 Sqmt
e) Total Proposed Ancillary area with payment charges	: 6103.03 Sqmt
f) Total Entitlement (a+e)	: 16228.43 Sqmt



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16 Maximum Utilization Limit of F.S.I. (Building Potential)

Permissible as per Road Width (As per regulation no.  
6.1 or 6.2 or 6.3 or 6.4 As Applicable) x 1.6 or 1.8)

2.50

Total Built-up Area In Proposal

:

--

a) Proposed Built-up Area (As Per 'P-Line')

:

16219.35 Sqmt

b) Total Area

:

16219.35 Sqmt

Please find enclosed herewith the approved Residential with Shopline Building on land bearing S. No. 159, H.No.1 & 2, S. No. 160 of Village : Nilemore, Tal: Vasai, Dist: Palghar.

as per the following details:-

Bldg. No.	Wing	Predominant Use	No. of Floors	No. of Shops	No. of Flats	P-line Area (in sq. mt.)
1	A & B	Residential with Shopline	Gr./Pt +18	15	317	16219.35

The revised plan duly approved here with supersedes all the earlier approved plans of above bldg and the conditions of Commencement Certificate No. VVCMC/TP/CC/VP-0557/522/2011-22 Dated.05/01/2022. 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 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.



VVCMC/TP/RDP/VP-0557/658/2022-23

Date: 31/03/2023

- 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.
- 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 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.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) 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.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 21) 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.
- 22) 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.
- 23) 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.
- 24) 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 Authorities 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.



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- 25) 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
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 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.
- 28) 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.
- 29) 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 Swachh 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 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.
- 33) You shall provide Grey Water recycling plant for said layout, if applicable.
- 34) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 35) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 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.
- 37) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 38) If any legal matter arises at any Civil/Criminal Courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 39) You shall obtained Legal Remarks from Legal Advisor of Vasai Virar City Municipal Corporation before commencing the construction work, if not the said permission stand cancelled without giving prior notice or opportunity being heard.
- 40) You shall obtained Provisional Fire Noc within 3 months, if not the said permission stand cancelled without giving prior notice or opportunity being heard.



VVCMC/TP/RDP/VP-0557 / 658/2022-23

Date: 31/03/2023

- 41) You shall demarcated by compound wall before commencing the construction work, if not the said permission stand cancelled without giving prior notice or opportunity being heard.
- 42) The balance premium charges are to be deposited at prescribed due date as put up in the assessment order, if not the said order stands cancelled without giving any opportunity being heard.
- 43) Any breach of above condition will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.



Encl.: a/a.

c.c. to:

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

*sd/-*  
Commissioner  
Vasai Virar City Municipal Corporation

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

*sd/-*  
Deputy Director,  
VVCMC, Virar.