

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फैक्स : ०२५० - २५२५१०३  
ई-मेल : vesavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.प.  
दिनांक : Dated 13/10/2021

VVCMC/TP/RDP/VP. 4651/ 526/2021-22

To,  
M/s. R and J Building LLP,  
Shri. Jagdish A. Diani & Shri. Ramesh Jogan  
77, Dhami Niwas, R.K. Mission Road,  
Above IDBI Bank, off. Linking Road  
Khar (East)

#### Revised Assessment Order

Sub -- Revised Development Permission for Residential building Type A (Wing D&E) (Stilt +7) & Development permission for CFC building (Gr+4) & Layout on land bearing old S.No. 9, H.No.1, S.No.13, H.No.4A, S.No.14, H.No.5A & 5B, New S.No. 9B H.No 1,2,3,4,5 of Village: Diwanman Tal: Vasai, Dist: Palghar

Ref -- 1) Your Architects letter dated. 18/02/2021  
Sir / Madam,

1 Name of assessee/owner

2 Location

3 Land uses (Predominant)

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

5 a) As per ownership document (7/12, CTS extract)

b) As per measurement sheet

c) As per site

6 Deduction for

a) Area under existin road

b) Area under D.P Reservation

Total (a+b)

7 Balance area of plot(5a-6-b)

8 Required-5% of CFC(approved)=315.53sq.m

9A Proposed 5% CFC

9 Net Plot Area (6360.00-318.00)

10 15% Recreation open space ( As per approved)

Proposed R.G

11 Net plot area

12 Platable area

13 Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5xbasic

FSI) (6042.00X1.10)

14 Addition of FSI on payment of premium

Maximum permissible premium FSI - based on road width/TOD Zone

(6360.00x0.50)3180.00

15 Maximum permissible TDR- FSI - based on road width (6360.00x0.65)4134.00

16 Total entitlement proposed (Basic+Premium+TDR) (6646.20+0.00+0.00)

Existing Builtup area Type A (wing A,B,C) O.C Received

Balance potential area (6646.20-2846.48)

Ancillary area FSI up to 60% payment of charges 3799.72 x60%

Total Balance potential (3775.23+2265.13)

17 a) Total builtup area approved +proposed (2846.48+6040.36)

19 Approved CFC plot area

20 Proposed CFC plot area

21 Permissible FSI area CFC (318.00X1.10)

22 Permissible Ancillary area CFC (349.80X0.80)

23 Total entitlement FSI in CFC plot (349.80+279.84)

24 Total FSI in CFC plot (344.14+275.32)

25 Area for Assessment Basic Rate of open land as per R.R 2020-21 for above S.No Rate-Rs. 14100

Development Charges

a) On Plot/Land area

Residential : 6310.53 Sq.m. x 100.00

CFC Now Proposed : 318.00 Sq.m. x 156.00 [14100.00 0.50% x 2] = Rs631,053.00

b) on BUA

Previously approved

Wing A,B,C : 2846.48 Sq.m. x 250 = Rs711,620.00

M/s. R and J Building LLP,  
Shri. Jagdish A. Diani & Shri. Ramesh Jogan

old S.No. 9, H.No.1, S.No.13,  
H.No.4A, S.No.14, H.No.5A & 5B,  
New S.No. 9B H.No 1,2,3,4,5 of  
Village: Diwanman Tal: Vasai, Dist:  
Residential Building& CFC

6470.00  
6470.00  
6474.33  
6470.00  
110.00  
0.00  
110.00  
6360.00  
315.53  
318.00  
6042.00  
946.58  
1150.05  
6042.00  
1.10  
6646.20

0.00  
0.00  
6646.2  
2846.48  
3799.72  
2279.83  
6040.36  
8986.84  
315.53  
318.00  
349.80  
279.84  
629.64  
619.46

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Previously approved :	789.39 Sq.m. x 250	=	Rs197,347.50
c) Now Proposed Residential	: 6040.00 Sq.m. x 282.00	$\left[ \frac{14100.00}{2.00\%} \times 1 \right]$	= Rs1,703,280.00
CFC	: 619.46 Sq.m. x 564.00	$\left[ \frac{14100.00}{2.00\%} \times 2 \right]$	= Rs349,375.44
Total Development Charges		=	Rs3,642,284
26 Less : Development Charges Paid Vide			
a) Challan No.25880 dated 13/05/2010			Rs896,100.00
b) Challan No.25881 dated 13/05/2010			Rs865,600.00
c) Challan No.25882 dated 13/05/2010			Rs109,400.00
d) Challan No.25894 dated 17/05/2010			Rs300,000.00
e) Challan No. 226204 dated 28/05/2014			Rs270,200.00
f) Receipt No. 25329 Dated 06/10/2021			Rs1,208,700.00
			Rs3,650,000.00
27 Balance development charges to be paid		=	Rs. Nil
28 Date of Assessment		=	/10/2021
29 Premium Components given free FSI :			
a) Residential	: 2265.14 Sq.m. x 1410.00	$\left[ \frac{14100.00}{10.00\%} \times 1 \right]$	= Rs3,193,847.40
b) CPC area	: 275.32 Sq.m. x 1410.00	$\left[ \frac{14100.00}{10.00\%} \times 1 \right]$	= Rs388,201.20
			Rs3,582,048.60
30 Less : Premium Paid Vide			
a) Challan No. 25885 dated 17/05/2010		=	Rs201,000.00
b) Challan No. 226208 dated 28/05/2014		=	Rs149,600.00
c) Receipt No. 25330 Dated 06/10/2021		=	Rs1,619,700.00
			Rs1,970,300.00
31 50% Balance Premium Charges to be paid		=	Rs1,791,024.30
32 Labour Cess Charges :			
On Construction Area :	6040.37 Sq.mt x 26620	1%	1607945.43
On Construction Area :	619.46 Sq.mt x 26620	1%	164900.25
		Total amount	1772845.68
Less : Labour Cess Charges paid vide			
a) Receipt No. 25332 Dated 06/10/2021		=	Rs1,778,000.00
			Rs1,778,000.00
33 Balance Labour cess Charges to be paid		=	Nil

34 As requested by you vide letter \_\_\_\_\_ for balance payable amount, instalment 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 (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for Labour cess Charges (in Rs.)	Due date of payment
1		Rs1,791,024.30		

Commissioner  
Vasai-Virar City Municipal Corporation

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

Deputy Director,  
VVCMC, Virar.

C.C. \_\_\_\_\_ to

- Shri. Divyesh Shah Architect  
103, Lucky Palace, Station road Taluka  
Vasai(west), Dist. Palghar

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To,

- 1) M/s. R and J Buildline LLP,  
Shri. Jagdish A. Dilani & Shri. Ramesh Jogani  
77, Dharmi Niwas, R.K. Mission Road,  
Above IDBI Bank, off. Linking Road  
Khar (East)
- 2) Shri. Divyesh Shah, Architect.  
103, Lucky Palace, Station Road,  
Vasai (W), Taluka : Vasai,  
Dist: Palghar.

**Sub: Revised Development Permission for Residential building Type A (Wing D&E) (Stilt /Gr+7) & Development Permission for CFC building & Layout on land bearing old S.No. 9, H.No.1, S.No.13, H.No.4A, S.No.14, H.No.5A & 5B, New S.No. 9B H.No 1,2,3,4,5 of Village: Diwanman Tal: Vasai, Dist: Palghar**

- Ref:
- 1) Commencement Certificate No.CIDCO/VVSR/CC/BP-4000/W/655 dated. 21/06/2010
  - 2) Commencement Certificate No.CIDCO/VVSR/CC/BP-4000/W/655 Dated.21/06/2010 & CIDCO/VVSR/CC/BP-4000/W/657 dated 21/06/2010
  - 3) Revised Development Permission granted vide letter No.VVCMC /TP/RDP/VP.-4651/049/2014-15 dated 29/05/2014.
  - 4) Your Architect's letter dated 24/08/2021

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. 4<sup>th</sup> April 2012 and 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014. 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. In the capacity of Municipal





The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-4000/W/65 dated 21/06/2010.

**The detail of the Layout are given below**

1		Name of assessee/ Owner	M/s.R and J Buildline LLP, Shri. Jagdish A. Dilani & Shri. Ramesh Jogani
2		Location	S.No. 9, H.No.1, S.No.13, H.No.4A, S.No.14, H.No. 5A & 5B, New S.No. 9B H.No.1,2,3,4,5 of Village Diwanman Tal: Vasai, Dist: Palghar
3		Land Used (Predominant)	Residential buildings & CFC
4	a	As per ownership document (7/12, 'CTS extract)	6470.00
	b	As per measurement sheet	6474.33
	c	as per site	6470.00
5		<b>deduction</b>	
	a	Area under Existing .Road	110.00
	b	Area under Encroachment area	0.00
	c	Total (a+b)	110.00
6		<b>Balance area of plot (1-2)</b>	6360.00
7		<b>Amenity Space (if applicable)</b>	
	a	Required-5% of CFC(approved)=315.53sq.m	315.53
	b	Proposed CFC 5 %	318.00
	b	Adjustment of 2(b), if any-	Nil
8		Net Plot Area (6360.00-318.00)	6042.00
9		Recreational Open space (if applicable) of 3	
	a	Required 15% R.G	946.58
	b	Proposed R.G	1150.05

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ई-मेल : vasahiracorporation@yahoo.com

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10		Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5xbasic FSI) (6042.00X1.10)	6646.20
11		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI - based on road width/TOD Zone (6360.00x0.50)3180.00	3180.00
	b	Proposed premium FSI based on road width	0.00
	c	Maximum permissible TDR- FSI - based on road width (6360.00x0.65)4134.00	4134.00
	d	Proposed TDR-FSI based on road width	0.00
	e	Total entitlement proposed (Basic+Premium+TDR) (6646.20+0.00+0.00)	6646.20
12		Existing Builtup area Type A (wing A,B,C) O.C Received	0.00
	a	Balance potential area (6646.20-2846.48)	3799.72
	b	Ancillary area FSI up to 60% payment of charges 3799.72 x60%	2279.83
	c	Total Balance potential (3799.72+2279.83)	6079.55
13		Total entitlement of FSI permissible(2846.48+6079.55)	8926.03
14		Total Builtup area in proposal (9 above)	
	a	Existing builtup area	2846.48
	b	Proposed builtup area	3775.23
	c	Proposed Ancillary area 3775.23x60%	2265.13
	d	Proposed builtup area+ Ancillary area (as per 'P'-line) (3775.23+2265.13)	6040.36
15		Total (approved +proposed) (2846.48+6040.36)	8886.84

#### Detail of CFC PLOT

a	Approved CFC plot area	315.53
b	Proposed CFC plot area	318.00
C	Permissible FSI CFC (318.00X1.10) =349.80	349.80

d	Permissible Ancillary area (349.80X0.80)	279.84
e	Total entitlement FSI in CFC PLOT (349.80++279.84)	629.64
f	Proposed Area (as per P-line)	619.46

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 Type A wing D&E & Development Permission for CFC Building on land bearing S.No. 9, H.No.1, S.No.13, H.No.4A, S.No.14, H.No.5A & 5B, New S.No. 9B H.No 1,2,3,4,5 of Village: Diwanman Tal: Vasai, Dist: Palghar

The details of buildings is given below:

**AREA SUMMARY ( OCCUPANCY CERTIFICATE RECEIVED)**

Sr No	Predominant Use	Bldg. Type	No. of Floors	No of Bldg.	No of Flats	Total (in sq.m.)
1	Residential	Type A (wing A,B,C)	Stilt/7	3 wing	72 1 duplex	2846.48

**AREA SUMMARY ( NOW PROPOSED)**

Sr No	Predominant Use	Bldg. Type	No. of Floors	No of Bldg.	No of Hall	Total (in sq.m.)
1	Commercial	C FC	Gr+4	1	5	619.46

**AREA SUMMARY ( NOW AMENDED)**

Sr No	Predominant Use	Bldg. Type	No. of Floors	No of Bldg.	No of Flats	Total (in sq.m.)
1	Residential	Type A (wing D&E)	Stilt/7(P)	2 wing	70	6040.36

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. Commencement Certificate No.CIDCO/VVSR/CC/BP-4000/W/655 .dated. 21/06/2010 Stands applicable to this approval of amended plans along with the following conditions.



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Dated 13/10/2021

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- 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.
- 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.



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- 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 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.
- 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.

Encl.: a/a.

c.c. to:

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

  
Commissioner  
Vasai Virar City Municipal Corporation

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

  
Deputy Director,  
VVCMC, Virar.