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

दुरध्वनी : 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-6330/ 237/2023-24 Dated 20/12/2023

1. M/s. Balaji Enterprises
Shop No.12, Siddhivinayak Tower,
Near Makwana Complex, VS Marg,
Virar (E), Tal-Vasai,
Dist-Palghar.

2. Mr. Hardik Patil
A-302, Ambo Patil Estate,
Viva College Road, Virar (W),
Tal-Vasai, Dist-Palghar.
401 303.

Assesment Order

SUB -- Commencement Certificate for proposed Residential Bunglow & Row Houses on land bearing S.No:109 H.No-1/ A of Village:Dongre, Taluka Vasai, Dist Palghar.

Ref -- 1) Your Architect's letter dated 29/08/2023

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	:	M/s. Balaji Enterprises	
2	Location	:	S.No:109 H.No-1/A of Village:Dongre	
3	Land use (Predominant)	:	Residential Bunglow & Row Houses	
4	Area of Plot (Minimum Area a,b,c,d to be Considered)	:		
	a) As per Ownership Document (7/12, Cts extract)	:	4000.00	Sqm.
	b) As per Measurement Sheet	:	4270.00	Sqm.
	c) As per Site	:	4000.00	Sqm.
5	Deduction for	:		
	a) 20 mt wide DP Road	:	119.14	Sqm.
6	Balance Plot Area	:	3880.86	Sqm.
7	Net Plot Area	:	3880.86	Sqm.
8	Built up area with reference to Basic F.S.I as per frount road width (0.30)	:	1164.26	Sqm.
9	Maximum permissible premium FSI Based on Road Width/TOD Zone	:	800.00	Sqm.
10	Proposed premium on payment of Premium	:	776.17	Sqm.
11	Total Entitlement of F.S.I in the proposal	:		
	a) Basic + Premium	:	1940.43	Sqm.
	b) Ancillary area FSI upto payment of charges	:	1164.25	Sqm.
	c) Total entitlement (a+b)	:	3104.68	Sqm.
12	Maximum utilization limit of FSI permissible as per road width	:	0.80	

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR.

VVCMC/TP/CC/VP-6330/ 237/2023-24 Dated 20/12/

13 Total Built up area in proposal :
a) Proposed Built up area (as per P-line) : 3104.68 Sqm.

14 **Weighted Average of Open land value as per ASR 2022-23** = Rs. 7,720.00

a) On Plot/Land area :
Residential : 4000.00 Sq.m x 38.6 {Rs. 7,720.00 x 0.50% x 1} = Rs. 154,400.00

b) On BUA
Residential : 3104.68 Sq.m x 154.4 {Rs. 7,720.00 x 2.00% x 1} = Rs. 479,362.59

Total Development Charges **Rs. 633,762.59**

15 Less : Development Charges Paid Vide
a) Receipt No.111705 dated 08/11/2023 = Rs. 644,200.00

Rs. 644,200.00

16 Balance development charges to be paid = Rs. Nil

17 Date of Assessment = / /2022

18 Premium Components =

a) BUA on payment of Premium FSI @ area at the rate of 35% as per UDCPR: 776.17 Sq.m x 2702.00 {Rs. 7,720.00 x 35% x 1} = Rs. 2,097,211.34

b) BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR: 1164.25 Sq.m. x 772.00 {Rs. 7,720.00 x 10% x 1} = Rs. 898,801.00

Total Premium Charges = **Rs. 2,996,012.34**

19 Less : Premium Paid Vide
a) Receipt No.111706 dated 08/11/2023 = Rs. 2,097,300.00
b) Receipt No.111707 dated 08/11/2023 = Rs. 899,000.00

Rs. 2,996,300.00

20 Labour Charges
b) On Construction Area Free of FSI (Add) : {3104.68 Sq.m x 26620.00 x 1%} = Rs. 826,465.82

= **Rs. 826,465.82**

21 Less : Labour Charges Paid Vide
a) Receipt No.111708 dated 08/11/2023 = Rs. 826,500.00

= **Rs. 826,500.00**

22 Balance Labour CESS Charges to be paid = Nil

23 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----------					

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

Sd/-
Commissioner
Vasai-Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.

मुख्य कार्यालय, विरार
विरार (पूर्व),
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जावक क्र.: व.वि.श.म.
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VVCMC/TP/CC/VP-6330/ 238/2023-24 20/ 12 /2023

To,

1. M/s. Balaji Enterprises
   Shop No.12, Siddhivinayak Tower,
   Near Makwana Complex, VS Marg,
   Virar (E), Tal-Vasai,
   Dist-Palghar.

2. Mr. Hardik Patil
   A-302, Ambo Patil Estate,
   Viva College Road, Virar (W),
   Tal-Vasai, Dist-Palghar.
   401 303.

Sub: **Commencement Certificate for proposed Residential Bunglow & Row Houses on land bearing S.No:109 H.No-1/ A of Village:Dongre, Taluka Vasai, Dist Palghar.**

Ref :

1. Hon'ble High Court order in Writ petition no.443 of 2022 dtd-19/06/2023.
2. Land Conversion Certificate from Collector of Palghar, (Revenue Dept) vide letter No: REV/ K-1/T1/JAMINBAB1/KV2231/SR-283/2021 dtd. 31/03/2021.
3. Land Conversion Certificate from Collector of Palghar, (Revenue Dept) vide letter No: REV/ K-1/T1/JAMINBAB/KV2232/SR-284/2021 dtd. 31/03/2021.
4. TILR M.R. No-536/2006 dtd-07/02/2006 for measurement.
5. Your Architect's letter dated 29/08/2023

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR.

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

VVCMC/TP/CC/VP-6330/ 238/2023-24 20/ 12 /2023

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 21st 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.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 follows the applicant M/s. Balaji Enterprises through his Architect applied for grant of Development Permission under section 44 of MRTP Act 1966. Since the land parcel is part of already approved layout of HDIL this office could not process the case and replied vide letter dtd.14/10/2021. The applicant against the said refusal approached Hon'ble High Court wide Writ Petition no.443 of 2022 dtd.19/06/2023. The Hon'ble High Court passed the following order.

" a) This Hon'ble court may be pleased to issue a writ of certiorari and/or any other writ, order of direction in the nature of Writ of Certiorari, thereby quashing and/or setting aside the impugned letter dated 14th October,2021, being Exhibit "E" to this petition, thereby refusing development permission to the petitioner.

b) This Hon'ble Court may be pleased to issue on appropriate writ, order and direction including a writ of mandamus directing the respondent nos.2 and 3 to issue a formal development permission to the petitioner pursuant to the application for development permission dated 7th April, 2021 as one being deemed to have been granted as per Section 45 (5) of Maharashtra Regional and Town Planning Act, 1966. "

The permission is hereby granted on the base of the said order of Hon'ble High Court.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR.

The conditions mentioned in the letter No.VVCMC/TP/CC/VP-6330/238 dated 20/12/2023 Are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	M/s. Balaji Enterprises
2	Location	S.No:109 H.No-1/A of Village:Dongre
3	Land use (Predominant)	Residential Bunglow & Row Houses
4	Area of Plot (Minimum Area a,b,c,d to be Considered)	4000.00 sq.mt
	a) As per Ownership Document (7/12, Cts extract)	4270.00 sq.mt

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फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

वसई-विरार शहर महानगरपालिका
स्थापना : ३ जुलै २००९

जावक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-6330/238/2023-24 20/12/2023

	b) As per Measurement Sheet	4000.00 sq.mt
	c) As per Site	4000.00 sq.mt
5	Deduction for	
	a) 20 mt wide DP Road	119.14 sq.mt
6	Balance Plot Area	3880.86 sq.mt
7	Net Plot Area	3880.86 sq.mt
10	Built up area with reference to Basic F.S.I as per front road width (0.30)	1164.26 sq.mt
11	Maximum permissible premium FSI Based on Road Width/TOD Zone	800.00 sq.mt
12	Proposed premium on payment of Premium	776.17 sq.mt
13	Total Entitlement of F.S.I in the proposal	
	a) Basic + Premium	1940.43 sq.mt
	b) Ancillary area FSI upto payment of charges	1164.25 sq.mt
	c) Total entitlement (a+b)	3104.68 sq.mt
14	Maximum utilization limit of FSI permissible as per road width	0.8
15	Total Built up area in proposal	
	a) Proposed Built up area (as per P-line)	3104.68 sq.mt

CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

The details of the Buildings is given below:

Sr. No.	Predominant Building	Type	No. of Floors	Built Up Area (in sq. mt.)
1.	Residential Bungalow	A	Stilt+2	251.43 sq.mt
2.	Row House	B	Stilt+2	293.12 sq.mt
3.	Row House	B	Stilt+2	293.12 sq.mt
4.	Row House	C	Stilt+2	729.60 sq.mt
5.	Row House	C	Stilt+2	729.60 sq.mt
6.	Row House	B	Stilt+2	293.12 sq.mt
7.	Row House	D	Stilt+2	195.76 sq.mt
8.	Residential Bungalow	E	Gr+1st floor	142.59 sq.mt

VVCMC/TP/CC/VP-6330/ 238/2023-24 20/ 12 /2023

9.	Residential Bungalow	F	Gr+2nd floor	176.34 sq.mt
	Total			**3104.68 sq.mt**

1. 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).

2. 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.

3. You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

4. 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.

5. 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.

6. You shall construct cupboard if any, as per UDCPR Regulation.

7. 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.

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

9. 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.

VASAI VIRAR CITY ... CORPORATION Town Planning DIST. PALGHAR

ग्र कार्यालय, विरार
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VVCMC/TP/CC/VP-6330/ 238/2023-24 20/ 12 /2023

10. You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.

11. You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.

12. 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.

13. You shall provide flush tanks in all W.C/Toilets with dual valve system.

14. 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.

15. 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.

16. 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.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR.

17. 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.

18. You shall take all precautionary measures as per various statutory provisi including provisions as contained in National Building code of india in order avoid injury/loss to lives and property during construction and till the property handed over to the subsequent legitimate owner of the property. If any su incident occurs you are responsible for the same and VVCMC is not responsible fo your negligence, in providing various precautionary measures to avoid accident leading to loss of life, injury or loss of property

19. The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.

20. 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.

21. 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.

22. 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

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR.

23. 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.

24. 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.

25. You shall provide Septic tank & Underwater tank on site as per IS Code 2470.

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

ख्य कार्यालय, विरार
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दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
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दिनांक :

VVCMC/TP/CC/VP-6330/ 238/2023-24 20/ 12 /2023

27. You shall provide Grey Water recycling plant for said layout, if applicable.

28. You shall provide Solar Assisted water heating SWH system to said layout if applicable.

29. Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.

30. You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.

31. 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.

32. 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.

33. The responsibilities of Architect, Licensed Engineer and Structural Engineer shall be as per C-2.3, C-3.3, C-4.3, C-8.3 of UDCPR if any of the responsibilities are violated the eventuality shall be faced by the concerned technical person accordingly.

34. You shall be held Responsible for any future disputes arising regarding the Access Road to the plot, if any disputes arises in future it is to be purely delt by you and VVCMC shall not be responsible for the same

35. You shall handover area under 20mt D.P.Road reservation before applying for final Occupancy Certificate.

36. You shall construct compound wall before Commencement of work at site, if not the said permission cancelled.

37. The Hon'ble High Court in writ Petition No.443 of 2022 dtd-19/06/2023 passed following order.

VVCMC/TP/CC/VP-6330/ 238/2023-24 20/ 12 /2023

" a) This Hon'ble court may be pleased to issue a writ of certiorari and/or any ot writ, order of direction in the nature of Writ of Certiorari, thereby quash and/or setting aside the impugned letter dated 14th October,2021, bei Exhibit "E" to this petition, thereby refusing development permission to th petitioner.

b) This Hon'ble Court may be pleased to issue on appropriate writ, order and direction including a writ of mandamus directing the respondent nos.2 and 3 to issue a formal development permission to the petitioner pursuant to the application for development permission dated 7th April, 2021 as one being deemed to have been granted as per Section 45 (5) of Maharashtra Regional and Town Planning Act, 1966. "

On accordance with above order the permission is granted.

38. Any breach of any condition mentioned above and not complied in given timelines will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.

39. You shall be held responsible for any future dispute arising regarding title of land if any disputes arise in future it is to be purely delt by you and VVCMC shall not be responsible for the same.

VASAI VIRAR CITY MUNICIPAL CORPORATION * Town Planning * DIST. PALGHAR.

Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.

Encl.: a/a.
c.c. to:
1. Asst. Commissioner, UCD, Vasai-Virar city Municipal Corporation. Ward office .....