

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



दूरधनी : ०२५० - २५२५२२६ / ०२/०३/०४/०५/०६  
फैक्स : ०२५० - २५२५५०३  
ई-मेल : vasai@corporation@yahoo.com

आपक प्र. : व. वि. प्र. म.  
दिनांक :

WC/MC/TP/RDP/VP-3606/328/2019-20

Dated 02/03/2020

To,  
Mr. Nelson E. Dias & Mr. Sylvester M. Lemos &  
Mrs. Wilma S. Gonsalves,  
Bonanza, Behind BCC Bank,  
Bangli, Sandor, Vasai (W),  
Tal-Vasai, Dist - Palghar.

**Revised Assessment Order**

**SUB -- Revised Development Permission for the proposed Residential Building No. 1 & 2 on land bearing S.No.164 H. No. 1A & 2A of Village:Sandor, Taluka:Vasai, Dist: Palghar.**

Ref -- 1) Your Registered Engineer's letter dated 04/05/2018 & 12/12/2019.

Sir / Madam,  
1 Name of Assessee owner / P.A. Holder : Mr. Nelson E. Dias & Mr. Sylvester M. Lemos & Mrs. Wilma S. Gonsalves,

2 Location : Sandor  
3 Land use (Predominant) : Residential  
Total (For Entire Layout) : Total area as per Court decree (For Building No. 1 & 2)

4 Area Of Plot	:	2410.00 Sq. Mt.	1880.00 Sq. Mt.
5 Deduction for,	:		
a. Road(Street Back Area )	:	41.92 Sq. Mt.	
b. Additional Area (Set Back Area)	:	0.78 Sq. mt.	
6 Net Plot Area	:	2367.30 Sq. mt.	1880.00 Sq. mt.
7 Deduction for,	:		
a. 10 % of G. Non Deductible	:	236.73 Sq. Mt.	
8 Buildable Area Of Plot	:	2367.30 Sq. Mt.	1.00
9 Permissible F.S.I	:	1.00	
10 Permissible B.U.A.	:	2367.30 Sq. Mt.	1880.00 Sq. Mt.
11 Permissible F.S.I. by way of DR/TDR	:	1.65	
12 Permissible loading of BUA by way of DR/TDR	:	3906.05 Sq. Mt.	3102.00 Sq. Mt.
13 Proposed loading of TDR from DAC No. 10 = 63.00 sq.mt.	:	392.30 Sq. Mt.	
(16700/2200)=6.22 x 63.00=392.30	:		
14 Total Permissible Built Up Area(10+13)	:	2759.60 Sq. Mt.	2272.30 Sq. Mt.
15 Total proposed BUA	:	2581.27 Sq.Mt.	1825.24 Sq.Mt.

16 Area for Assessment : Basic Rate of open land as per R.R. 2019-20 for above S.No. Rate-3000

a) On Plot/Land area :	On Land residential :	1880.00 Sq.m. x 15.00	[3000.00 x 1.0] =	Rs28,200.00
	On Land TDR :	63.00 Sq.m. x 15.00	[3000.00 x 1.0] =	Rs945.00
	On BUA :			
	Residential :	1825.24 Sq.m. x 60.00	[3000.00 x 1.0] =	Rs109,514.40
	Commercial :	0.00 Sq.m. x 120.00	[3000.00 x 2.0] =	Rs0.00
c) On Construction Area Free of Taxation	F.S.I :	530.82 Sq.m. x 60.00	[3000.00 x 1.0] =	Rs. 31,849.20
Total Development Charges				Rs. 170,508.60

17 Basic P.U.S Development Charges Paid Vide	Total Development Charges	=	Rs. 170,508.60
a) Receipt No.546551 dated 05/06/2017		=	Rs. 147,500.00
b) Receipt No.852167 dated 11/02/2020		=	Rs. 23,100.00
		=	Rs. 170,600.00

18 Premium Components given free FSI :				
a) Balcony	178.04 Sq.m. x	750	=	Rs133,530.00
b) Staircase	352.78 Sq.m. x	750	=	Rs264,585.00
Total Premium Charges			=	Rs398,115.00

19 Less : Premium Paid Vide			
a) Receipt No.564668 dated 05/06/2017		=	Rs. 190,000.00
b) Receipt No.856262 dated 11/02/2020		=	Rs. 208,200.00
		=	Rs. 398,200.00

20 Balance Premium Charges to be paid = Nil

WCMC/TP/RDP/NP-3606/328/2019-20

Dated 02/03/2020

21 Labour Cess Charges :  
Additional Approved

2356.06	Sq.mt	x	24200	1%	=	570166.52
						<u>570166.52</u>

22 Less : Labour Charges Paid Vide  
a) Receipt No.564666 dated 05/06/2017  
b) Receipt No.856415 dated 20/02/2020

					=	Rs. 480,500.00
					=	Rs. 90,000.00
					=	<u>Rs. 570,500.00</u>

23 Infrastructure Improvement Charges

392.30	Sq.mt x	1210	24200	5%	=	Rs. 474,683.00
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Receipt No.852168 dated 11/02/2020

					=	Rs475,000.00
					=	<u>Rs475,000.00</u>

24 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-----					

Yours Faithfully,

Dy. Director of Town Planning(I/C)

Vasai-Virar City Municipal Corporation

*[Signature]*

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

1 M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1st Floor  
Ambadi Road, Vasai (W)

Tel: Vasai, Dist: Palghar





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ई-मेल : vasai@virarcorporation@yahoo.com

कार्यक. अ. : व. वि. प्र. म.  
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WCMC/TP/RDP/VP-3606/३२९/२०१९-२०

Date : ०२/६/२०२०

To  
Mr. Nelson E. Dias & Mr. Sylvester M. Lemos &  
Mrs. Wilma S. Gonsalves,  
Bonanza, Behind BCC Bank,  
Bangli, Sandor, Vasai (W), Parnaka, Vasai (W),  
Tal-Vasai, Dist - Palghar.

**Sub: Revised Development Permission for the proposed Residential Building No.1 & 2 on land bearing S.No.164 H. No. 1A & 2A of Village:Sandor, Taluka: Vasai, Dist: Palghar.**

- Ref: - 1) NOC for N.A. Permission for amalgamation portion issued vide letter no. CIDCO/VVSR/NAP/BP-2782/W/786 Dt. 30/05/2006.
- 2) N.A. order issued vide letter no. REV/D-1/T-9/NAP/SR-61/2006 Dt.02/06/2007 from the collector Thane.
- 3) N.A. order issued vide letter no. REV/D-1/T-9/NAP/SR-56/2000 Dt.31/03/2000 from the collector Thane.
- 4) Commencement Certificate No. CIDCO/VVSR/BP-2782/W/559 Dtd: 02/05/2004.
- 5) Amended plan approved vide letter No. CIDCO/VVSR/AM/BP-2782/W/1447 Dtd: 27/12/2006.
- 6) Commencement Certificate No. CIDCO/VVSR/CC/BP-2782/W/526 Dtd: 10/06/2008.
- 7) Commencement Certificate No. WCMC/TP/CC/VP-3606/2475/2017-18 Dtd: 30/06/2017.
- 8) Your Registered Engineer's letter dated 04/05/2018 & 12/12/2019.

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 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, Patlipada, Mukkam, Tembi, Kohapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliy, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Majlipada, Satpala & Kalam, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WCMC 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 No. WCMC/TP/CC/VP-3606/ / Dt. / /20 .  
The details of the layout is given below :-

Sir / Madam,  
1 Name of Assessee owner / P.A. : Mr. Nelson E. Dias & Mr. Sylvester M. Lemos & Mrs. Wilma S. Gonsalves,  
Holder

2 Location : Sandor





WCMC/TP/RDP/VP-3606/329/2019-20

Date: 02/03/2020

3 Land use (Predominant)

Residential  
Total (For Entire  
Layout)

Total area as per  
Court decree  
(For Building No.  
1 & 2)

4	Area Of Plot	:	2410.00 Sq. Mt.	
5	Deduction for,			
	a. Road(Set Back Area )	:	41.92 Sq. Mt.	
	b. Additional Area (Set Back Area)	:	0.78 Sq. mt.	
6	Net Plot Area	:	2367.30 Sq. mt.	1880.00 Sq. mt.
7	Deduction for,			
	a. 10 % R.G. Non Deductible	:	236.73 Sq. Mt.	
8	Buildable Area Of Plot	:	2367.30 Sq. Mt.	
9	Permissible F.S.I	:	1.00	1.00
10	Permissible B.U.A.	:	2367.30 Sq. Mt.	1880.00 Sq. Mt.
11	Permissible F.S.I. by way of DR/TDR	:	1.65	1.65
12	Permissible loading of BUA by way of DR/TDR	:	3906.05 Sq. Mt.	3102.00 Sq. Mt.
13	Proposed loading of TDR from DRC No. 10 = 63.00 sq.mt. (16700/2200)=6.22x63.00=392.30	:	392.30 Sq.Mt.	392.30 Sq.Mt.
14	Total Permissible Built Up Area(10+13)	:	2759.60 Sq. Mt.	2272.30 Sq. Mt.
15	Total proposed BUA	:	2581.27 Sq.Mt.	1825.24 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).

The amount of Rs.66500/- (Sixty-Six thousand five hundred Only) deposited vide receipt No.564667 dated 05/06/2017 WCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal 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 Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the Residential Buildings on land bearing S.No.164 H. No. 1A & 2A, Village- Sandor, Taluka: Vasai, Dist: Palghar.

as per the following details:-

Sr. No.	Bldg No. /Wings	Floor	Use	Flats	Shops	BUA
1	Bldg No.1	Gr+ St. + 4	Residential	18	--	946.04
2	Bldg No.2	St. + 4	Residential	20	--	879.20

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. WCMC/TP/CC/VP-3606/ Dt. / 20

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.





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ई-मेल : [vasaivirarcorporation@yahoo.com](mailto:vasaivirarcorporation@yahoo.com)

आवक क्र. : व.वि.प्र.म.  
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Date : 02.03/2020

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 Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

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 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.

7) 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.

8) You shall construct Compound wall as per approved drawing before applying for any kind of permission.

9) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.

10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.

11) 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 WVCMC before applying for occupancy certificate regarding compliance to governing tree act also.

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

13) 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 TLR 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 WVCMC is not responsible for the lapses from your side.

14) 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 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 WVCMC as the same need to be ensured by Concerned Authority.





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- 15) As per notification no: TPB-4312/CR-45/2012/(1)/UD-11 dtd. 8<sup>th</sup> 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, Grhaharman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018. If applicable.
- 16) 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 VCCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 17) 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.
- 18) 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.
- 19) 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.
- 20) 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.
- 21) 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 VCCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) VCCMC 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.





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- 23) 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.
- 24) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by WVCMC/any other competent authority.
- 25) Final Court case outcome will be binding on the applicant for the court case No. 352/10 Dt.30/11/2013.
- (Issued as per approved by the Commissioner)

Yours faithfully,

Dy. Director of Town Planning(I/C)  
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office
2. M/s Ajay Wade & Associates,  
A/6, Sai Tower, 1st Floor  
Ambadi Road, Vasai (W)  
Tal. Vasai, DIST : Palghar.

