

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/O.C/VP-0111/235/2022-23

Dated 31/03/2023

To,

1. Shri Anil R Gupta (P.A. Holder)
D-II/1&2, Aakansha Commercial Complex,
Achale Road, Nallasopara (E),
Tal: Vasai, Dist: Palghar.
2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivali (W),
Mumbai - 400 092.

Sub: As Built Occupancy Certificate for Residential with shopline building no.5, Wings AtoF, (Stilt+Gr.+9) in Sector (IV), PHASE-II on S.No. 203, out of larger layout on land bearing S.No.180, S.No.181/2, S.No.185/1to12, S.No.186, S.No.187/B, S.No.188/Pt, S.No.190, S.No.191, S.No.192, S.No.193, S.No.194, S.No. 195B, H.No.11/Pt. & 12/Pt., S.No.196, S.No.197, S.No.199, S.No.201/Pt., S.No.202/Pt., S.No.203, S.No.204/1,2,3&4, S.No.205/1,2,3,4,5,6,7, S.No.206/Pt., S.No.206/Pt., S.No.207/Pt., S.No. 208/1, 2, 3, 4 to 8, S.No.209/Pt., S.No.210 H.No.1Pt.,2, S.No.211/2,3,6,7/Pt., S.No.212/3, S.No. 213/1, S.No.214/3, S.No.215/Pt., S.No.215/Pt., S.No.216/1,2,4, S.No.219/2, S.No. 220/Pt., S.No.221/1&2, S.No. 222/3, S.No.223/1&2, S.No.224/1, S.No.250/Pt., S.No.250/Pt., S.No.251/8, S.No. 254, S.No.255/1to4, S.No.257/1, S.No.259/1, S.No.260/Pt. & S. No.260/Pt., S.No.261, S.No.263, Vill: Nilemore, Tal: Vasai, Dist: Palghar.

- Ref:
- 1) Revised Development Permission no. VVCMC/TP/RDP/VP-0111/100/2012-13 dt.11/07/2012, 22/02/2013, 24/07/2013, 16/12/2013 & 14/08/2017.
 - 2) Revised Development Permission no. VVCMC/TP/RDP/VP-0111/332/2019-20 dt.02/03/2020.
 - 3) Revised Development Permission no. VVCMC/TP/RDP/VP-0111/58/2020-21 dt.12/11/2020.
 - 4) Revised Development Permission no. VVCMC/TP/RDP/VP-0111/170/2020-21 dt.14/06/2021.
 - 5) Revised Development Permission no. VVCMC/TP/RDP/VP-0111/183/2022-22 dt. 21/07/2022.
 - 6) 1st Consent to Operate (Part-I) No. Format 1.0/UAN No.000013 8682/CO/2211000586 dt. 09/11/2022
 - 7) Environment Clearance vide File No. SIA/MH/MIS/70308/2018 bearing EC Identification No. EC22B039MH110650 dt. 20/05/2022.



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- 8) Development completion Certificate dated 19/12/2022 from the Licensed Engineer.
- 9) Structural stability certificate from your Structural Engineer vide letter dated 25/06/2022.
- 10) Plumbing certificate dated 27/06/2022.
- 11) Receipt No.844896, 844892, 844893, 844898, 844894, 844895, 844899, 844900, 844901 dated 29/01/2021 for potable water supply from Vasai Virar City Municipal Corporation.
- 12) Rain water harvesting letter dated 15/05/2022.
- 13) NOC from Lift Inspector dated 28/02/2019, 31/05/2019.
- 14) NOC from Chief Fire Officer letter dt.15/09/2022.
- 15) NOC from tree Plantation Department of VVCMC dated 27/12/2022.
- 16) Report from Composting Consultant dated 23/06/2022.
- 17) STP completion Certificate dated 08/06/2022.
- 18) Licensed Engineer's letter dated 30/06/2022.

Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential with shopline building no.5, Wings AtoF, (Stilt+Gr. + 9) in Sector (IV), PHASE-II on S.No. 203, out of larger layout on land bearing S.No.180, S.No.181/2, S.No.185/1 to 12, S.No.186, S.No.187/B, S.No.188/Pt, S.No.190, S.No.191, S.No.192, S.No.193, S.No.194, S.No. 195B, H.No.11/Pt. & 12/Pt.,S.No.196, S.No.197, S.No.199, S.No.201/Pt., S.No.202/Pt., S.No.203, S.No.204/1, 2, 3 & 4, S.No.205/1, 2, 3, 4, 5, 6, 7, S.No.206/Pt., S.No.206/Pt., S.No.207/Pt., S.No. 208/1, 2, 3, 4 to 8, S.No.209/Pt., S.No.210 H.No.1Pt.,2, S.No.211/2, 3, 6, 7/Pt., S.No.212/3, S.No.213/1, S.No.214/3, S.No.215/Pt., S.No.215/Pt., S.No.216/1, 2, 4, S.No.219/2, S.No. 220/Pt., S.No.221/1 & 2, S.No. 222/3, S.No.223/1 & 2, S.No.224/1, S.No.250/Pt., S.No.250/Pt., S.No.251/8, S.No.254, S.No.255/1 to 4, S.No.257/1, S.No.259/1, S.No.260/Pt. & S.No.260/Pt., S.No.261, S.No.263, Vill: Nilemore, Tal: Vasai, Dist: Palghar. Along with as built drawings completed under the supervision of M/s. Sanat Mehta & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/09) may be occupied on the conditions mentioned in enclosure.



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You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

A set of certified completion plans is returned herewith.



Commissioner
Vasai Virar City Municipal Corporation

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

Encl.: a.a.

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

2. DMC,
Property Tax Department
Vasai-Virar city Municipal Corporation.

3. DMC,
Tree Department
Vasai-Virar city Municipal Corporation.

Deputy Director,
VVCMC, Virar.

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दिनांक :

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Dated 31/03/2023

OCCUPANCY CERTIFICATE

I hereby certify that the development of for Residential with shopline building no.5, Wings A to F, in Sector (IV), PHASE-II (Stilt+Gr.+9) P-Line area 8993.69 sq.mt land bearing S.No. 203, out of larger layout on land bearing S.No.180, S.No.181/2, S.No.185/1 to 12, S.No.186, S.No.187/B, S.No.188/Pt, S.No.190, S.No.191, S.No.192, S.No.193, S.No.194, S.No. 195B, H.No.11/Pt. & 12/Pt., S.No.196, S.No.197, S.No.199, S.No.201/Pt., S.No.202/Pt., S.No.203, S.No.204/1, 2, 3 & 4, S.No.205/1,2,3,4, 5, 6, 7, S.No.206/Pt., S.No.206/Pt., S.No.207/Pt., S.No. 208/1, 2, 3, 4 to 8, S.No.209/Pt., S.No.210 H.No.1Pt.,2, S.No.211/2,3,6,7/Pt., S.No.212/3, S.No.213/1, S.No.214/3, S.No.215/Pt., S.No. 215/Pt., S.No.216/1, 2, 4, S.No.219/2, S.No. 220/Pt., S.No.221/1 & 2, S.No. 222/3, S.No.223/1&2, S.No.224/1, S.No.250/Pt., S.No.250/Pt., S.No.251/8, S.No.254, S.No.255/1 to 4, S.No.257/1, S.No.259/1, S.No.260/Pt. & S.No. 260/Pt., S.No.261, S.No.263, Vill: Nilemore, Tal: Vasai, Dist: Palghar. Completed under the supervision of M/s. M/s. Sanat Mehta & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/09) and has been inspected dated 19/1/2022 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the latest Revised development permission No. VVCMC/TP/RDP/VP-0111/183/2022-23, dated 21/07/2022 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.

- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the



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provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.

- 4) The Vasai Virar City 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) This certificate of occupancy is issued in respect of 300 Flats, 14 Shops (Stilt+Gr.+9) only.
- 6) Also, you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) 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.
- 12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.



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- 13) The applicant has to submit the application for property tax assessment with property tax department within the period of one month, failing to which this OCC order stand cancelled without giving opportunity to be heard.
- 14) You shall submit Renewal of CFO NOC as mention in undertaking, if not said permission stands cancelled without giving opportunity to be heard.
- 15) Undertaking regarding compliance which is submitted by you is binding upon you, if not said permission stands cancelled without giving opportunity to be heard.
- 16) You shall be responsible for any dispute that may arises in future regarding development of recreational open space. VVCMC is not responsible for any such dispute.
- 17) 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.
- 18) Any breach of above condition will lead to cancellation of this order without giving opportunity to be heard by following natural justice.

One set of completion plan duly certified is returned herewith.



Commissioner

Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.