

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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०९

ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/ 672/2022-23

Date: 31/03/2023

To,

1. Shri DevendraR. Ladhani(P.A. Holder)
D-II/1&2, Aakansha Commercial Complex,
Achole 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: Revised Development Permission for the proposed Residential, Residential with Shopline Buildings, Office, R.O.S., Common Area, Commercial building, LWC building no. 1&2, LWC Welfare Center (Nursing Home), Community Center building no.1 (Hospital-1), Community Center building no.1 (School), Community Center building no.1 (Cafeteria), Community Center Building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2, & Informal Market on land bearing S.No.62, H.No.1,2/Pt., 3,4,5,7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S. No. 68, H.No.1,2&3, S. No.69, H.No.1,2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1,2/1, 2/2, 3,4,5,7, S.No.76, S. No.77, H.No.2,3,4,5,6,7, S.No.81, H.No.1,2,4, 5, 6, 8, 9, 10, 12,13,14,15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.1,2,3/2,3/4,5,6,7, 8/1, 9,10, S.No. 83, H. No. 1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B,6, 7, 9, 10 & 12, S.No.87, H. No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, 4&5, S. No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1, 2, 3, S.No.275, H.No.1,2,3, S.No.276, H.No.1,2,3,4,5, S.No.277, H.No.1,2&3, S.No. 278, H.No.1,2,3,4 S.No.279, H.No.1&2, S.No. 280, H.No.1,2,3,4,5, Amalgamation with land bearing S.No. 77, H.No. 1, S.No. 81, H. No. 7,20, S. No. 84, H.No. 1,2,11,12, S.No. 85, H.No. 1/1,1/2,1/4,1/8, Vill: Gokhiware, Tal: Vasai, Dist: Palghar.

- Ref:
- 1) TILR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement.
 - 2) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
 - 3) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2011 dt.13/04/2012.
 - 4) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-36/2012 dt.31/05/2012.
 - 5) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-83/2012 dt.22/02/2013.
 - 6) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.05/04/2014.
 - 7) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-125/2014 dt.20/03/2015.
 - 8) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.27/11/2015.
 - 9) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-07/15 dt.20/03/2015.
 - 10) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20/15 dt.28/09/2015.
 - 11) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20A/15 dt.03/11/2015.
 - 12) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-530/2018 dt.28/12/2018.
 - 13) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-121/2019 dt.16/02/2019.
 - 14) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-128/2019 dt.16/02/2019.
 - 15) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-143/2019 dt.16/02/2019.



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- 16) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-636/2019 dt.29/11/2019.
- 17) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-637/2019 dt.29/11/2019.
- 18) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-638/2019 dt.29/11/2019.
- 19) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-640/2019 dt.29/11/2019.
- 20) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-641/2019 dt.29/11/2019.
- 21) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-642/2019 dt.29/11/2019.
- 22) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-643/2019 dt.29/11/2019.
- 23) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-644/2019 dt.29/11/2019.
- 24) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-645/2019 dt.29/11/2019.
- 25) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-646/2019 dt.29/11/2019.
- 26) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-647/2019 dt.29/11/2019.
- 27) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-648/2019 dt.29/11/2019.
- 28) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-650/2019 dt.29/11/2019.
- 29) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-654/2019 dt.29/11/2019.
- 30) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-94/2020 dt.10/02/2020.
- 31) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-85/2020 dt.10/02/2020.
- 32) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-96/2020 dt.10/02/2020.
- 33) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND/KV/SR-97/2020 dt.10/02/2020.
- 34) N.A. Receipt No.MH010747413, MH010747344, MH010747697, MH010747615, MH010748279, MH010748179, MH010748535, MH010748451, MH010746606, MH010746321, MH010749879, MH010750283, MH010750179, MH010747974, MH010750541, MH010750480 dt.16/02/2018.
- 35) N.A. Receipt No.MH010788856, MH010788823, MH010788979, MH010788924, MH010788708, MH010788665, MH010789662, MH010789679, dt.17/02/2018.
- 36) N.A.Receipt No. MH000720584, MH000720715, MH000721123, MH000721007 t.20/04/2018.
- 37) Receipt No. MH006500515, MH006500615, MH006531604, MH006531649, MH006502582, MH006502481, MH006502780, MH006502899, MH006503680, MH006503459, MH006504259, MH006504149, MH006508434, MH006508353, MH006501152, MH006500863, MH006532000, MH006531959, MH006502177, MH006502274, MH006505283, MH006505143, MH006504524, MH006504630, MH006501802, MH006501923, MH006504823, MH006504948, dt.20/09/2019.
- 38) Receipt No. MH008851946, MH008851779 dt.28/11/2019.
- 39) Receipt No. MH011547511, MH011547585, MH011547865, MH011547940 dt.03/02/2020.
- 40) Receipt No. MH006254101, MH006254219, dt.15/09/2021.
- 41) Certificate u/s 42B of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/NAP/KAVI/5405/SR-687/2021dt.20/09/2021.
- 42) Commencement certificate no. VVCMC/TP/CC/VP-0465/1070/2012-13 dt.10/07/2012.
- 43) Commencement certificate no. VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012.
- 44) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0223/2013-14 dt.25/07/2013.



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Date: **31/03/2023**

- 45) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0189/2014-15 dt.15/11/2014.
- 46) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/120/2015-16 dt.20/07/2015.
- 47) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/123/2018-19 dt.12/10/2018.
- 48) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/196/2019-20 dt.18/11/2019.
- 49) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/367/2019-20 dt.23/03/2020.
- 50) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/29/2020-21 dt.28/10/2020.
- 51) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 dt.31/05/2021.
- 52) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/363/2021-22 dt.12/08/2021.
- 53) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/525/2021-22 dt.13/10/2021.
- 54) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/772/2021-22 dt.03/01/2022.
- 55) Revised Development Permission No. VVCMC/TP/RDP/VP-0329,0815&0509/241/2022-23 dt. 29/07/2022.
- 56) Environment Clearance No. SEAC 2016/CR 366/TC1 dt. 06/01/2017
- 57) NOC from MCZMA No. CRZ 2015/CR 244/ TC 4 dt. 02/11/2019.
- 58) Minutes of 143rd Meeting of the State Level Expert Appraisal Committee-II dt. 25th & 26th February 2021.
- 59) Environment Clearance No. SIA/MH/MIS/50545/2019dt. 09/12/2021 (EC Identification No. - EC21B039MH165230).
- 60) Consent to 2nd Operate (Part-II) - Format1.0/CAC-CELL/UAN No.0000110807/CO/2302001904 dt. 27/02/2023
- 61) Your Licensed Engineer letter dated 29/06/2022.

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. 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, ArnalaKilla, 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. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966.

Revised Development Permission with amalgamation is hereby granted for the proposed Residential, Residential with Shopline Buildings, Office, R.O.S., Common Area, Commercial building, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.1 (Hospital-1), Community Center building no.1 (School), Community Center building no.1 (Cafeteria), Community Center Building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2& Informal Market under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to Shri Devendra R. Ladhani (P.A. Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012. The details of the layout is given below:-



VVMC/TP/RDP/VP-0329, 0815 & 0509/ 672/2022-23

Date: 31/03/2023

Sr. No.	Designation of Site	Area (SQ.M.)
1	Name of assessee owner/ P.A.Holder	: Shri Devendra R. Ladhani (P.A. Holder)
2	Location	: Gokhiware
3	Land Use (Predominant)	: Residential, Residential with Shopline Buildings, Office, R.O.S., Common Area, Commercial building, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.1 (Hospital-1), Community Center building no.1 (School), Community Center building no.1 (Cafeteria), Community Center Building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2 & Informal Market.
4	Area of plot (Minimum area of a, b, c to be considered)	:
	(a) As per ownership document (7/12, CTS extract)	: 4,74,185.00
	(a1) CRZ IA	: 24,069.90
	(a2) CRZ II	: 77,215.30
	(a3) NON CRZ	: 3,72,899.80
	(b) as per measurement sheet	: -----
	(c) as per site	: -----
5	Deductions for	:
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	: 71,995.27
	(b) Any D.P. Reservation area	: 1,13,251.58
	(Total a+b)	: 1,85,246.85
6	Balance area of plot (4-5)	: 2,88,938.15
6a	CRZ IA	: 7,903.31
6b	CRZ II	: 40,593.89
		: 2,40,440.95
7	Amenity Space (if applicable)	:
	(a1) Required CRZ II	: 2,029.69
	(a2) Required NON CRZ	: 12,022.05
	(a) Required Total	: 14,051.74
	(b) Adjustment of 5(b), if any -	: 0.00
	(c) Balance Proposed -	: 14,051.74
	Net Plot Area (6-7 (a2))	: 2,28,418.90
	Recreational Open space (if applicable)	:
	(a1) Required - (CRZ II)	: 8118.78
	(a2) Required - (NON CRZ)	: 22,841.89
	(a) Required Total	: 30960.67
	(b) Proposed	: 0.00
10	Internal Road area	: 0.00
11	Plotable area (if applicable)	: 0.00
12 a	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8xbasic FSI) (CRZ II)	: 34,504.81
12 b	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8xbasic FSI) (NON CRZ)	: 2,51,260.79



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13	Addition of FSI on payment of premium	:	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	:	
	(b) Proposed FSI on payment of premium.	:	17,262.92
14	In-situ FSI / TDR loading	:	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 5 (a)], if any	:	Not claimed
	(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 7 (b) and/or(c)],	:	
	(c)TDR area	:	0.00
	(d) Total in-situ / TDR loading proposed (14 (a)+(b)+(c))	:	0.00
15	a) Permissible Additional FSI area under Chapter No. 7[(4e*1.90)-(13b+14d)]	:	6,91,246.70
	b) Proposed Additional FSI area under Chapter No. 7	:	3,93,000.00
16	Total entitlement of FSI in the proposal	:	
	(a) [12 + 13(b)+14(d)] or 15 whichever is applicable.	:	6,96,028.52
	(a1)Existing BUA	:	1,19,759.32
	(a2) Balance FSI	:	5,76,269.20
	(b) Common area FSI upto 60% or 80%with payment of charges.	:	3,45,761.52
	(c1) Additional BUA	:	9,22,030.72
	(c) Total entitlement (a+b)	:	10,41,790.04
	(d) Approved BUA	:	10,21,251.42
	(e) Now Proposed BUA	:	19,976.43
	(f) Total Proposed BUA	:	10,41,227.85
	LWC building no. 1	:	4,165.52
	LWC building no. 2	:	4,012.39
	LWC Welfare Center (Nursing Home)	:	3,638.87
	Community Center Building no.2	:	1,073.39
	High School building - 1	:	17,467.03
	HS-2 Building no.1	:	8,130.93
	HS-2 Building no.2	:	992.16
	Ancillary Building	:	5,546.69
	Community Center -1 (Hospital-1)	:	1,757.76
	Community Center -1 (School)	:	5,414.57
	Community Center -1 (Cafeteria)	:	358.56

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 Unified Development Control and Promotion Regulations-2020).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential, Residential with Shopline Buildings, Office, R.O.S., Common area, Commercial building, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.1 (Hospital-1), Community Center building no.1 (School), Community Center building no.1 (Cafeteria), Community Center Building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2 & Informal Market on land bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S.No. 68, H.No.1, 2 & 3, S.No.69, H.No.1, 2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S. No.77, H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.1,2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.1,2,3/2,3/3,4,5,6,7, 8/1, 9,10, S.No.83, H. No. 1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 7, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B,

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2A & 2B, 4&5, S. No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1, 2, 3, S.No.275, H.No.1,2,3, S.No.276, H.No.1,2,3,4,5, S.No.277, H.No.1,2&3, S.No. 278, H.No.1,2,3,4 S.No.279, H.No.1&2, S.No.280, H.No.1,2,3,4,5, Amalgamation with land bearing S.No. 77, H.No. 1, S.No. 81, H. No. 7,20, S. No. 84, H.No. 1,2,11,12, S.No. 85, H.No. 1/1,1/2,1/4,1/8, Vill: Gokhiware, Tal: Vasai, Dist: Palghar.

as per the following details:-

Predominant Building	Bldg No.	Wings	No. of Floors	No. of Flats	No. of Shop/ Off./ Store/ Hall	Approved Existing BUA (Sq.mt.)	FSI Area	Non FSI Area(Ancillary)	Built Up Area (sq. mt.)	Remarks
Sector-I										
Residential	1	A	G + 30 (P1+P2+ P3)	138	Nil	0.00	9104.64	5462.78	14567.42	No Change
Resi with shop		B		115	5	0.00	7697.15	4618.29	12315.44	No Change
Resi with shop		C		85	4	0.00	5132.71	3079.62	8212.33	No Change
Resi with shop		D		114	8	0.00	7692.47	4615.48	12307.95	No Change
Resi with shop		E		137	5	0.00	9113.91	5468.35	14582.26	No Change
Residential		A	G+4	28	Nil	0.00	1142.34	685.41	1827.75	Now Amendment
Residential	2	B	G+28	351	4	0.00	14830.89	8898.53	23729.42	Now Amendment
Resi with shop		C	G+28							
Resi with shop		D	G+23							
Resi with shop		E	G+27							
Resi with shop		F	G+27							
Resi with shop		G	G+27							
Resi with shop	3	A	G+P1+P2 +P3+29	227	14	0.00	10485.04	6291.02	16776.06	Now Amendment
Resi with shop		B		145	11	0.00	7103.76	4262.26	11366.02	Now Amendment
Resi with shop		C		227	9	0.00	10381.88	6229.13	16611.01	Now Amendment
Residential		D		227	Nil	0.00	9721.81	5833.08	15554.89	Now Amendment
Residential		E		145	Nil	0.00	7208.97	4325.38	11534.35	Now Amendment
Resi with shop		F		174	7	0.00	8577.66	5146.60	13724.26	Now Amendment
Residential	4A	A	G+23/Pt.	283	Nil	0.00	7918.12	4750.87	12668.99	No Change
Resi with shop	4	A&B	G+23	348	8	0.00	10475.05	6285.03	16760.08	No Change
Residential	5A	A	G+31 (P1+P2)	174	Nil	0.00	7692.38	4615.43	12307.81	No Change
Residential	5	A	G+31 (P1+P2)	232	Nil	0.00	8499.61	5099.76	13599.37	No Change
Residential		B	G+31 (P1+P2)	232	Nil	0.00	8499.61	5099.76	13599.37	No Change
Residential		C	G+31 (P1+P2)	232	Nil	0.00	8455.34	5073.21	13528.55	No Change
Resi with shop		D	G+31 (P1+P2)	232	11	0.00	11148.89	6689.34	17838.23	No Change
Resi with shop		E	G+31 (P1+P2)	232	14	0.00	11187.81	6712.69	17900.50	No Change
Resi with shop	6	A & B	G+14/pt	183	18	7417.19	0.00	0.00	7417.19	Part OC granted/No Change
Resi with shop	7	A to E	G+14	318	16	14338.19	0.00	0.00	14338.19	OC granted
Residential	8	A	G+14	56	Nil	0.00	2584.40	1003.72	3588.12	OC granted

ता. वसई, जि. पालघर - ४०१ ३०५.



फैक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

Date: 31/03/2023

[illegible]

VVCMC/TP/RDP/VP-0329, 0815 & 0509/672/2022-23

Date: 31/03/2023

[illegible]

ता. वसई, जि. पालघर - ४०१ ३०५.



दरख्वाती : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र.: य.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/ 672/2022-23

Date: 31/03/2023

[illegible]

VVMC/TP/RDP/VP-0329, 0815 & 0509/672/2022-23

Date: 31/03/2023

LWC	1	A	Stilt+9	71	Nil	0.00	2072.82	0.00	2072.82	No Change
		B	Stilt+9	62	Nil	0.00	2092.70	0.00	2092.70	No Change
LWC	2	A	Stilt+9	71	Nil	0.00	1939.57	0.00	1939.57	No Change
		B	Stilt+9	71	Nil	0.00	2072.82	0.00	2072.82	No Change
LWC (Nursing Home)	1	-----	Stilt+G+7	----	---	0.00	3638.87	0.00	3638.87	No Change
Community Centre	2	-----	Stilt+G+3	-----	Hall-3	0.00	1073.39	0.00	1073.39	No Change
Community Centre-1	Hospital-1		B+G+1	----	---	0.00	1098.60	659.16	1757.76	Newly Added
Community Centre-1	School		G + 7	----	---	0.00	3384.11	2030.46	5414.57	Newly Added
Community Centre-1	Cafeteria		G + 1	----	---	0.00	224.10	134.46	358.56	Newly Added
Residential Ancillary	1	A&B	G+14	163	Nil	0.00	5021.80	524.89	5546.69	Part OC granted/ No change
						19988.83	26744.59	5824.46	52557.87	
Grand Total						139748.15	617657.67	336379.90	1093785.72	

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVMC office letter No. CIDCO/VVSR/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012 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 VVMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVMC.
- 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 VVMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

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

जायक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/ **672/2022-23**

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 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.



VVCMC/TP/RDP/VP-0329, 0815 & 0509/ **672/2022-23**

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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 will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 32) 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.
- 33) You shall provide Grey Water recycling plant for said layout, if applicable.
- 34) You shall provide Solar Assited 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 shall developed balance reservation (Garden Site No.545, PS Site No.544, PG Site No.546, LWC Site No.542, H.S Site No.543)as per the affidavit submitted by you which is intended to be developed by you.
- 38) You shall obtain Fire NOC from CFO/ Director of Fire Services before commencement of work above 24mt. height, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 39) You shall obtain Revised Tree NOC for additional area before taking Commencement certificate for additional Land or within the period of one month from the date of issue, if not the said permission stands cancelled without giving prior notice or opportunity being heard.



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.

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VVCMC/TP/RDP/VP-0329, 0815 & 0509/ **672/2022-23**

Date: **31/03/2023**

- 40) You shall submit Revised Environment Clearance from MoEF and Consent to establish from MPCB for additional area including amalgamated parcel of the land bearing S.No. S.No.85, H.No.7, S.No.88, H.No. 4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2 S.No. 77, H.No. 1, S.No. 81, H. No. 7,20, S. No. 84, H.No. 1,2,11,12, S.No. 85, H.No. 1/1,1/2,1/4,1/8 without which no construction can be started, If this condition is violated the said order stands cancelled without giving the notice even under natural justice and opportunity of being heard.
- 42) You shall submit Revised / Consolidated TILR with in the period of three months from the date of issue, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 43) You shall submit N.A. Receipt for additional land parcel prior to commencement of work on additional land, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 44) You shall obtain NOC from DFCCL & MAHSR for concerned buildings, if found any then said permission stands cancelled without giving prior notice or opportunity being heard.
- 45) You shall obtained legal advisor Remark for additional land parcel prior to commencement of work on newly added plot, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 46) You shall submit right of access for CFC No.6 before commencement of work, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 47) You shall obtained NOC from MSDEL (High Tension Line) before commencement of work for affected area, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 48) 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.
- 49) The premium as well development charges and labour cess which are pending to be deposited on prescribed due dates, if not the said order / permission stands cancelled without giving any opportunity to be heard.
- 50) Any breach of above condition will lead to cancellation of this order without giving 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

Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.