

मूल्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५



दुरध्वनी : ०२२-२५२३०३/०२/०३/०४/०५/०६
फैक्स : ०२२-२५२३०३
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व वि श.व./१.१/
दिनांक :

VVCMC/TP/RDP/VP-0784/ 304/2014-15

०४/०२/२०१५

To,
Mr. Ashutosh M. Joshi & Mrs. Meena J. Shah,
1, Mohak Apartments,
Manvelpada Road, Virar (E), Tal: Vasai,
DIST: PALGHAR.

Sub: **Revised Development Permission for proposed Residential with shopline building on land bearing S.No.317, H.No.12, of Village Juchandra, Taluka Vasai, Dist Palghar.**

- Ref :
1. Commencement Certificate No.VVCMC/TP/CC/VP-0784/420/2013-14 dtd. 10/05/2013
 2. Your Registered Engineer's letter dated 06/12/2014.

Sir/ Madam,

Revised Development Permission is hereby granted for the proposed Residential with Shopline Building in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Ashutosh M. Joshi & Mrs. Meena J. Shah.

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-0784/420/2013-14 dtd. 10/05/2013. The details of the layout is given below : -

1	Name of assess owner / P.A. Holder	Mr. Ashutosh M. Joshi & Mrs. Meena J. Shah.
2	Location	Juchandra
3	Land use (Predominant)	Residential with Shopline Building
4	Gross Plot area (As per 7/12)	2480.00 sq.m
5	20.00mt DP road reservation.	242.69 sq.m
6	Balance Plot area	2237.31 sq.m
7	10% R.G. (Non Deductable)	223.73 sq.m
8	Buildable Plot Area	2237.31 sq.m
9	Permissible FSI	1.00
10	Permissible B.U.A	2237.31 sq.m
11	Proposed BUA	2216.31 sq.m

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. 84,300/- (Rupees Eighty four thousand three hundred only) deposited vide Receipt No. 105043 dated. 09/05/2015, with Vasai Virar City Municipal Corporation 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



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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 proposed Residential with shopline building on land bearing S.No.317, H.No.12, of Village Juchandra, as per the following details:-

The details of the Buildings is given below:

Sr. No.	Predominant Building	No of Wings	No. of Floors	No. of flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Residential with shopline Bldg.	Wing A	Gr.Only	54	07	2216.31 sq.m
		Wing B & C	Stilt/Gr.+ 7			

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide CIDCO office letter No. VVCMC/TP/CC/VP-0784/420/2013-14 dtd. 10/05/2013. 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) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) 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.
- 6) 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.



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- 7) 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.
- 8) 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.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) 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 Corporation.
- 13) 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.
- 14) 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 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.
- 15) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ 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.



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- 16) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th 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, grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.



Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

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

- ✓ 1. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist:-Thane.