

To,
The Commissioner,
Vasai Virar City Municipal Corporation (VVCMC),
Virar (E), Tal.Vasai,
Dist.Palghar.

Sub: Application to grant Occupancy Certificate for Wings B&C on land bearing S.No.317 H.No.12 of Village Juchandra, Tal.Vasai, Dist.Palghar.

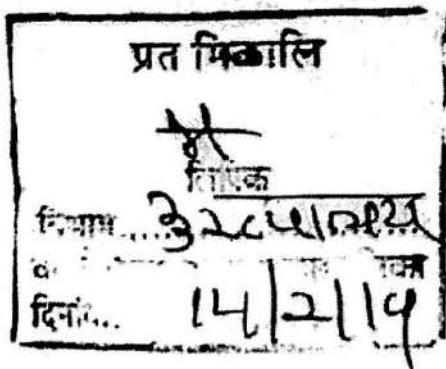
Ref: VP-0784

Sir,

With reference to the above subject and reference, Mr.Ashutosh M.Joshi and Mrs.Meena J.Shah, applicants of Development proposal on land bearing S.No.317 H.No.12 of Village Juchandra have received the following permissions:-

1. NOC for NA issued by Vasai Virar City Municipal Corporation vide letter no.VVCMC/TP/NA NOC/VP-0784/1506 dated 31/11/2011.
2. NA order from Collector, Thane vide order no.REV/D-1/T-9/NAP/JUCHANDRA-VASAI/SR-7/2012 dated 03/05/2012.
3. Commencement Certificate from Vasai Virar City Municipal Corporation vide letter no.VVCMC/TP/CC/VP-0784/420/2013-14 dated 10/05/2013.
4. Revised Development permission from Vasai Virar City Municipal Corporation vide letter no.VVCMC/TP/RDP/VP-0784/304/2014-15 dated 04/02/2015.
5. Plinth completion certificate for Residential building wings B&C from Vasai Virar City Municipal Corporation vide order no.VVCMC/TP/PCC/VP-0784/19/2015-16 dated 23/04/2015
6. 7/12 and Pikpani of the above land wherein it is mentioned that it is PADDY FIELD LAND from year 1954.

As per our Commencement Certificate & Plinth completion certificate from VVCMC we have completed the building wings B&C.



As per clause 2 [g] of the Ministry of Environment Forest and Climate Change Notification of Central Government of India dated 26/09/2017, lands under Paddy field are not to be considered in wetlands. The Collector of Palghar District submitted the report pertaining to preparation of Brief Document for wetlands in entire Palghar District to Secretary Environment Department dated 22/08/2016. In this report it also shows that in revenue Village Juchandra, there are total 843 nos of 7/12 extracts out of which 753 nos of 7/12 extracts is in Paddy field and 90 nos of 7/12 extracts in non agricultural. Our plot is in Paddy field and hence does not qualify as wetland.

We have constructed the above buildings as per VVCMC approved plans. As on today we have completed building Wings B&C in our project. So we request you to give us Occupancy Certificate for Wings B&C of the above project.

Thanking you,
Yours faithfully,

Meena Joshi

Ashutosh M. Joshi
Mr. Ashutosh M. Joshi & Mrs. Meena J. Shah

Dated: 07/02/2019

LAND HOLDING STATEMENT

Sr.No.	Owner Name	Applicant	Details	Area in Sq mts
1.	Mr.Ashutosh M.Joshi & Mrs.Meena J.Shah	Mr.Ashutosh M.Joshi & Mrs.Meena J.Shah	S.No.317 H.No.12	2480.00
Total area:				2480.00

BUILT UP AREA STATEMENT

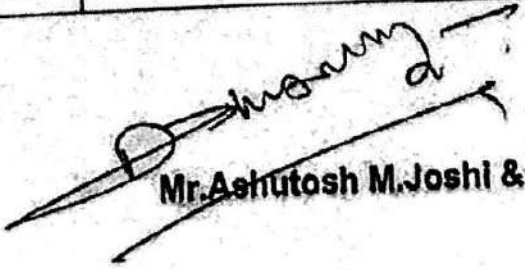
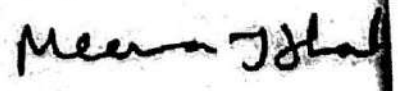
Sr.No.	Description	Approved Built up Area in Sq mts	Proposed Built up Area in Sq mts
1.	A. Residential with shopline building of Wing A B. Residential building Wings B&C	2216.31	4250.00
Total area:		2216.31	4250.00

DETAILS OF PROPOSAL

Sr.No	Description	Approved Details & Date
1.	NA NOC	VVCMC/TP/NA NOC/VP-0784/1506 dt.31/11/2011
2.	NA Order	REV/D-1/T-9/NAP/JUCHANDRA-VASAI/SR-7/2012 dated 03/05/2012
3.	Commencement Certificate	VVCMC/TP/GC/VP-0784/420/2013-14 dt. 10/05/2013
4.	Revised Development Permission	VVCMC/TP/RDP/VP-0784/304/2014-15 dt. 04/02/2015
5.	Plinth completion certificate	VVCMC/TP/PCC/VP-0784/19/2015-16 dt. 23/04/2015
6.	Occupancy Certificate	NOT GRANTED YET.

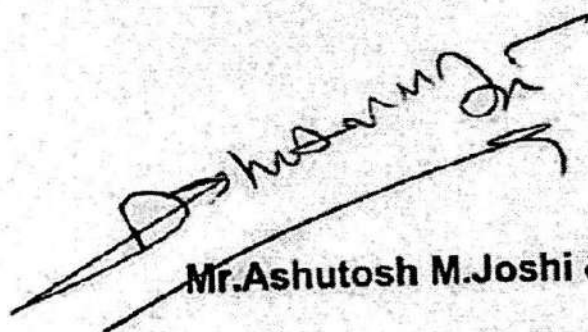
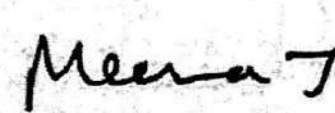
CURRENT STATUS OF LAND

Sr.No.	Description	Remarks
1.	A. Residential with shopline building of Wing A B. Residential building Wings B&C	Under construction as per VVCMC approved plans. Wing A is completed upto Plinth level. Wings B&C are nearly completed.

 
Mr.Ashutosh M.Joshi & Mrs.Meena J.Shah

STATEMENT OF LAND HOLDING
VILLAGE JUCHANDRA, TALUKA VASAI, DISTRICT PALGHAR

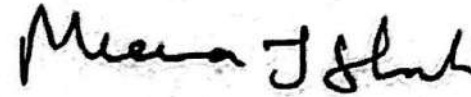
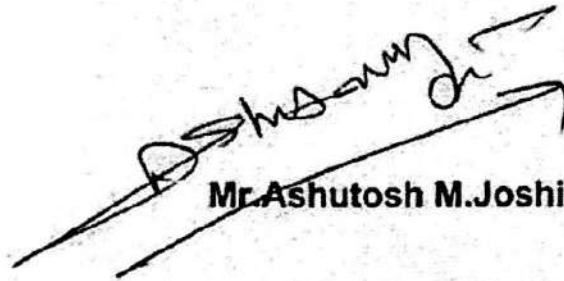
Details	Area in sq.mts.	Owner name	Applicant name
S.No.317 H.No.12	2480.00	Mr.Ashutosh M.Joshi & Mrs.Meena J.Shah	Mr.Ashutosh M.Joshi & Mrs.Meena J.Shah

 
Mr.Ashutosh M.Joshi & Mrs.Meena J.Shah

Dated: 07/02/2019

LAND AREA STATEMENT
VILLAGE JUCHANDRA, TALUKA VASAI, DISTRICT PALGHAR

Details	Approved Land Area in sq mts.	Additional Proposed Land Area in sq mts
S.No.317 H.No.12	2480.00	NIL
Total	2480.00	NIL



Mr. Ashutosh M. Joshi & Mrs. Meena J. Shah

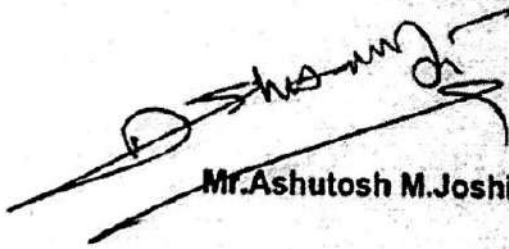
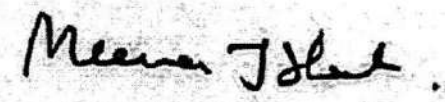
FILE NO.VP-0784

07/02/2019

Dated:

PERMISSIONS DETAIL OF OUR PROJECT

1. **NA NOC**
VVMC/TP/NA NOC/VP-0784/1506 dated 31/11/2011
2. **NA ORDER**
REV/D-1/T-9/NAP/JUCHANDRA-VASAI/SR-7/2012 dated 03/05/2012
3. **COMMENCEMENT CERTIFICATE**
VVMC/TP/CC/VP-0784/420/2013-14 dated 10/05/2013.
4. **REVISED DEVELOPMENT PERMISSION**
VVMC/TP/RDP/VP-0784/304/2014-15 dated 04/02/2015.
5. **PLINTH COMPLETION CERTIFICATE**
VVMC/TP/PCC/VP-0784/19/2015-16 dated 23/04/2015

 
Mr.Ashutosh M.Joshi & Mrs.Meena J.Shah