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

दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-6273 /420/2021-22 27/12/2021

To,

1. M/s. Laxmi Associates
   Guru Savali Bungalow, Nr. Old Railway Track
   Kondkar Wadi, Virar (E),
   Tal-Vasai, Dist-Palghar.

2. Umesh Kekre
   Shop No.2, Kishor Kunj Apt,
   Shastri Nagar, Behind Vartak Engineering College,
   Vasai (W), Tal-Vasai, Dist-Palghar

Sub: **Development Permission Under EWS/LIG Scheme for proposed Residential Building on land bearing S.No.443 H.No.1 & S.No.32 H.No.2 & 3, S.No.35 H.No.1/2, S.No.35 H.No.14 of Village: Virar Taluka Vasai, Dist. Palghar.**

Ref :

1. Land Conversion Certificate from Tahasildar Vasai, (Revenue Dept) vide letter No: REV/DESK/I/NAP/VIII/BR/164 dtd.31/03/1984
2. TILR M.R. No.816, 836 dtd.30/11/1981 for measurement.
3. Your Architect letter dated 08/11/2021.

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 vided 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, Arnala Killa, 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. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective Jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

VVCMC/TP/CC/VP-6273 / 420 / 2021-22 27 /12/2021
details of permission are as under:.

The conditions mentioned in the letter No.VVCMC/TP/CC/VP-6273/420 dated 27/12/2021 Are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	M/s. Laxmi Associates
2	Location	S.No.443 H.No.1 & S.No.32 H.No.2 & 3, S.No.35 H.No.1/2, S.No.35 H.No.14 of Village: Virar
3	Land use (Predominant)	Residential Building
4	Area of Plot (Minimum Area of a,b,c to be considered)	
	a) Area Per Ownership Document (7/12, CTS Extract)	14654.90 sq.mt
	b) As per Measurement Sheet	14090.23 sq.mt
	c) As per Site	10601.73 sq.mt
5	Deduction For	-
6	Balance Area of Plot	10601.73 sq.mt
7	Net plot area	10601.73 sq.mt
8	Recreational Open Space	
	a) Required 10%	1060.17 sq.mt
	b) Proposed	1064.08 sq.mt
9	Built up Area with reference to basic F.S.I As per front road width (Sr.No.7 x 1.1)	11661.90 sq.mt
10	Add of F.S.I on Payment of Premium	
	a) Maximum Permissible premium F.S.I based of Road width (Sr. No.4 x 0.90)	5300.87 sq.mt
	b) Proposed F.S.I on payment of premium	275.00 sq.mt
11	Total Entitlement of FSI in the proposal	
	a) Available potential base F.S.I of the Plot	11936.90 sq.mt
	b) Proposed Ancillary Area FSI upto 60% for Residential (11936.90 x60%)	7162.14 sq.mt
12	Total BUA in Proposal (excluding area)	
	a) Proposed Built up area (as per P-Line) (11933.67 +7160.20)	19099.04 sq.mt

MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

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

वसई-विरार शहर महानगरपालिका
स्थापना : ३ जुलै २००९

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-6273 /420/2021-22

27 /12/2021

The details of the Buildings is given below:

Sr. No.	Predominant Building	Wing	No. of Floors	No. of flats	Built Up Area (in sq. mt.)
1.	Residential Building No.1	A	Gr+Stilt+7 floors	28	800.88 sq.mt
		B	Gr+Stilt+7 floors	24	606.90 sq.mt
		C	Gr+Stilt+7 floors	30	971.73 sq.mt
		D	Gr+Stilt+7 floors	30	971.73 sq.mt
		E	Gr+Stilt+7 floors	30	971.73 sq.mt
		F	Gr+Stilt+7 floors	30	971.73 sq.mt
		G	Gr+Stilt+7 floors	31	920.65 sq.mt
		H	Gr+Stilt+6 floors	14	490.28 sq.mt
		I	Gr+Stilt+6 floors	26	844.42 sq.mt
		J	Gr+Stilt+6 floors	26	844.42 sq.mt
			A	**269**	**8394.47 sq.mt**
2.	Residential Building No.2	A	Gr+Stilt+7 floors	30	643.72 sq.mt
		B	Gr+Stilt+7 floors	43	993.04 sq.mt
		C	Gr+Stilt+5 floors	22	475.61 sq.mt
		D	Gr+Stilt+5 floors	22	475.61 sq.mt
		E	Gr+Stilt+5 floors	22	475.61 sq.mt
		F	Gr+Stilt+5 floors	22	475.61 sq.mt
			B	**161**	**3539.20 sq.mt**
			(A+B)	**Total**	**11933.67 sq.mt**

1) 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).

VVCMC/TP/CC/VP-6273 /420/2021-22 27 /12/2021

2) 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 VVCMC.

3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

4) 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.

5) 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.

6) You shall construct cupboard if any, as per UDCPR Regulation.

7) 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.

8) You shall provide two distinct pipelines for potable and for non-potable water.

9) 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.

10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.

11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

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

वसई-विरार शहर महानगरपालिका
स्थापना : ३ जुलै २००९

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-6273 /420/2021-22 27/12/2021

12) 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.

13) You shall provide flush tanks in all W.C/Toilets with dual valve system.

14) 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.

15) 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.

16) 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.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

17) 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.

18) 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

19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.

20) 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.

21) 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.

22) 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 Swacch 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

23) 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.

24) 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.

25) You shall provide Septic tank & Underwater tank on site as per IS Code 2470.

26) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.

27) You shall provide Grey Water recycling plant for said layout, if applicable.

28) You shall provide Solar Assisted water heating SWH system to said layout if applicable.

29) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.

30) Right to access agreement shall be submitted before Commencement of work falling to which this Commencement Certificate stands invalid.

31) You shall submit provisional Tree NOC before commencement of work.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

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

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-6273 / 420/2021-22 27/12/2021

32) You shall submit Railway NOC before commencement of work.

33) You shall submit Engineering Report within 3 months from the date of commencement Certificate.

VASAI VIRAR CITY MUNICIPAL CORPORATION
Town Planning
DIST. PALGHAR

Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.

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