

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-6296/ **234/2021-22**

21/09/2021.

To,

1. Mr. Hardik D. Patil
A/101, Vidya Sadan, Nitabai Patil Marg,
Manvelpada Road, Virar (E)
Tal: Vasai **DIST: PALGHAR.**
2. M/s. Kuldeep Patil Architect
207, Raut Arcade, 2nd floor,
Opp. Railway Subway, Virar (E),
Tal: Vasai,
DIST: PALGHAR.

Sub: Commencement Certificate for proposed Residential Bldg. on land bearing S.No: 233, H.No.1/1, 1/2 of Village: Virar, Taluka Vasai, Dist Palghar.

Ref:

1. Land Conversion Certificate from Tahasildar Vasai, (Revenue Dept) vide letter No: REV/K-1/T-1/JaminBab-1/KAVI-/SR-364/2017 dtd. 28/12/2017.
2. TILR M.R. No.1430/2019 dated 11/10/2019.
3. Your registered Architect letter dtd.03/02/2021.

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 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. 07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Polhapur, 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 MRTTP Act 1966. The details of permission are as under:.

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The conditions mentioned in the letter No. VVCMC/TP/CC/VP-6296/ **234** dated **21/09/2021** are binding on you. The details of the layout is given below:

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VVCMC/TP/CC/VP-6296/ 233/2021-22

Dated 21/09/2021

To

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Manvelpada Road, Virar (E)
Tal: Vasai DIST: PALGHAR.

2. M/s. Kuldeep Patil Architect
207, Raut Arcade, 2nd floor,
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Assesment Order

SUB -- Commencement Certificate for proposed Residential Bldg. on land bearing S.No: 233, H.No.1/1, 1/2 of Village: Virar, Taluka Vasai, Dist Palghar

Ref -- 1) Your Architect's letter dated 03/02/2021

Sir / Madam,

Find enclosed Assesment order issued herewith as per Sec 124(E) of MR & TP Act 1966.

1 Name of Assessee owner / P.A. Holder	:	Hardik D. Patil
2 Location	:	Virar
3 Land use (Predominant)	:	Residential Bldg
4 Gross plot area (As Per 7/12)	:	4090.00 Sqm.
5 Gross plot area (As per TILR)	:	4287.56 Sqm.
6 Area under 20.00mt D.P Road	:	1159.46 Sqm.
7 Area under Developed Road	:	415.51 Sqm.
8 Area under encroachment	:	97.44 Sqm.
9 Area under system road	:	77.26 Sqm.
10 Balance plot area	:	2340.33 Sqm.
11 Net plot area	:	2340.33 Sqm.
12 Platable area	:	2417.59 Sqm.
13 Platable area with reference to basic FSI as per current road width	:	2659.34 Sqm.
14 Maximum permissible premium FSI	:	1996.28 Sqm.
15 Proposed FSI on payment of premium	:	1006.92 Sqm.
16 Proposed TDR (Existing DP road) as per 20.00 mt	:	5589.58 Sqm.
17 Total entitlement of FSI in the proposed	:	3666.26 Sqm.
18 Ancillary area FSI upto 60% with payment of charges	:	2199.75 Sqm.
19 Total entitlement	:	5866.01 Sqm.
20 Proposed BUA area	:	5866.01 Sqm.
21 Area for Assessment	:	

As per UDCPR Regulation dtd 02/12/2020 Charges are as follows

Weighted Average of Open land value as per ASR 2020-21

= Rs. 11,400.00

a) On Plot/Land area :

Residential : 1638.84 Sq.m. x 57 (Rs. 11,400.00 x 0.50% x 1) = Rs. 93,413.88

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- 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.
- 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.



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- 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) You shall submit provisional Tree NOC within one month from the date of Commencement Certificate.



Encl.: a/a.
c.c. to:

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

sa/
Commissioner
Vasai Virar City Municipal Corporation
**Certified that the above permission is
issued by Commissioner VVCMC, Virar.**

Colours Xerox
Deputy Director,
VVCMC, Virar,

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CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Municipal Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
 - c) The Commissioner, VVCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :-
 - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Municipal Corporation on completion upto the plinth level & before the commencement of the further work.
 - c) Give written notice to the Municipal Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Municipal Corporation.
 - e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on
 - g) Install a 'Display Board' on the most conspicuous place on site indicating :-
 - i. Name & address of owner /developers, architect, Structural Engineer and contractor.
 - ii. S.NO./CTS No., Ward No., Village Name along with description of its boundaries.
 - iii. Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.



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connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.

12. The transfer of the property under reference can be effected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Municipal Corporation (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to the satisfaction of Municipal Corporation.
14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted on site.
15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1969 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate be granted only after verifying the provision of potable water to the occupier.
17. The owner shall get the approved layout demarcated on the site by the Surveyors of the TILR, Palghar, and shall submit to the Municipal Corporation the measurement plan certified by the TILR, Vasai for record. The demarcation of approved layout on the site shall be carried out so as not to alter /reduce the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by TILR shall be submitted before grant of occupancy certificate. The conditions prescribed in N.A order as regards TILR preparation is binding on you.
18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation.
 - a) Internal access roads along with storm water drains.



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26. No construction on sub-divided plots shall be allowed unless internal road and storm Water Drains/Sewerage are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the N.A. Permission is obtained from the Collector under the provisions of M.L.R. Code 1966, and also all necessary permission as applicable depending on the class of the land type of tenure type of Occupant etc. is obtained by the concerned owner applicant after completing all the legal formalities VVCMC is not responsible for any lapse on your part in obtaining various permissions required as per other acts of both state and central Govt.,etc.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Municipal Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of chamber).



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45. Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.
46. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately before intimation for plinth completion is submitted.
47. You shall submit detailed proposal for sewage treatment plant by way of package treatment plant, recycling of water and solid waste disposal through composting vermiculture project before applying for Occupancy certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27th Aug. 2003.
48. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you; it shall be lawful on the part of the Municipal Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
49. You shall develop access road of W.B.M. standard before Commencement of work.
50. You shall provide all arrangement for labours as per governing statues like temporary livable accommodation, sanitary arrangements, health facilities etc., you shall give the compliances at the time of Plinth Completion certificate. As per central Govt. directives no open defecation shall take place. To ensure the same is your responsibility.



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Commissioner
Vasai Virar City Municipal Corporation
**Certified that the above permission is
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[Signature]
Deputy Director,
VVCMC, Virar.