

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.

दिनांक :

VVCMC/TP/OC/VP-5358/VVCMC/PO/2023/AP4/00005

Dated 19/12/2023

To,

- 1) M/s. Khushi Enterprises through,
Partner Mr. Nakul R. Sutar,
S.K. House, New Union Bank,
Gokhiware, Vasai (E),
Tal : Vasai, Dist: Palghar.
- 2) M/s. Shape Consultants,
Aakanksha Commercial Complex,
D1 & D2 Ground floor,
Achole Road, Nallasopara (E),
Tal : Vasai, Dist: Palghar.

Sub:- Grant of Occupancy Certificate for Residential Building No.1 Wing B (Ground+Stilt+4th floor) & Wing C (Ground+Stilt+4th floor) as per as built plan under EWS/LIG Scheme on land bearing S.No.127, H.No.1/b of Village: Gokhiware, Tal: Vasai, Dist: Palghar.

Ref:

- 1) Commencement Certificate No. VVCMC/TP/CC/VP-5358/2744/2014-15 dated 09/10/2014.
- 2) Revised Development Permission No. VVCMC/TP/RDP/VP-5358 /26/2022-23 dated 11/05/2022.
- 3) Revised Development Permission No. VVCMC/TP/RDP/VP-5358 /156/2022-23 dated 09/11/2023.
- 4) Development completion Certificate dated.16/05/2023 from the Architect.
- 5) Structural stability certificate from your Structural Engineer vide letter dated 09/05/2023.
- 6) Plumbing certificate dated.30/06/2023.
- 7) Receipt No.2273 dated 26/09/2023 for potable water supply from Vasai Virar City Municipal Corporation.
- 8) Rain water Harvesting letter dated. 14/06/2022.
- 9) Noc from Tree Plantation Department of VVCMC dated. 13/10/2023.
- 10) Report from Composting Consultant dated 21/06/2023.
- 11) Architect's letter dated.05/09/2023.



Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No.1 Wing B (Ground+Stilt+4th floor) & Wing C (Ground+Stilt+4th floor) as per as built plan on land bearing S.No.127, H.No.1/b of Village: Gokhiware, Tal: Vasai, Dist: Palghar. along with as built drawings Completed under the supervision of Mr. Ashok Krishna Rengde Architect (Registration No.CA/90/13038) may be occupied on the conditions mentioned in enclosure.

VVCMC/TP/OC/VP-5358/VVCMC/PO/2023/APL/00005 Dated 19 /12/2023

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. Road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

A set of certified completion plans is returned herewith.



Encl.: a.a.

- c.c. to:
1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office
 2. DMC,
Property Tax Department,
Vasai Virar City Municipal Corporation.
 3. DMC,
Tree Department,
Vasai Virar City Municipal Corporation.

hsk
Commissioner
Vasai Virar City Municipal Corporation

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

**Deputy Director,
VVCMC, Virar.**

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विरार (पूर्व),
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दिनांक :

VVCMC/TP/OC/VP-5358/VVCMC/PO/2023/APL/00005 Dated 19 /12/2023

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential Building No.1 Wing B (Ground+Stilt+4th floor) with Built Up area 1024.47 sq.m & Wing C (Ground+Stilt+4th floor) with Built Up area 689.50 sq.m as per as built plan on land bearing S.No.127, H.No.1/b of Village: Gokhiware, Tal: Vasai, Dist: Palghar. Completed under the supervision of Mr. Ashok Krishna Rengde Architect (Registration No.CA/90/13038) and has been inspected on 05/09/2023 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-5358/2744/2014-15 dated 09/10/2014 & Revised Development Permission No. VVCMC/TP/RDP/VP-5358 /156/2022-23 dated 09/11/2023 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Garages and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City 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.
This certificate of occupancy is issued only in respect of 27 flat Constructed in Residential Building No.1 Wing-B (Ground+Stilt+4th floor) & 17 flat Constructed in wing-C (Ground+Stilt+4th floor) only.
- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.



VVCMC/TP/OC/VP-5358/VVCMC/PO/2023/AP/00005 Dated 19/12/2023

- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) 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.
- 12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
- 13) You shall demarcate RG area before applying for next Occupancy Certificate and same is to be develop as per progress of development, if not the said permission stand cancelled without giving prior notice or opportunity being heard.
- 14) 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.
- 15) This permission is subjected to verdict to Hon'ble High Court Mumbai in PIL 27/2022 regarding Green Zone Notification of Government of Maharashtra. Decision of the verdict is binding on you if verdict goes against the state then said permission stands cancelled.
- 16) Any breach of above condition will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice. One set of completion plan duly certified is returned herewith.



sd/-
Commissioner

Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.