

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/CCNP-4608/329/2021-22

20/01/2022

To,

✓ Mr. Surendra Singh
Tulinj,
Nallasopara (E), Taluka : Vasai
DIST : PALGHAR

Sub: Commencement Certificate for proposed Residential with Shopline Building on land bearing Survey No. 151, Hissa No. 2 of Village – Tulinj, Taluka – Vasai, Dist. – Palghar.

Ref:-

1. N. A. Order No. MAHSUL/K-1/T-1/JAMINBAB/KAVI-856/SR-452/2020, dated 08/04/2020, from the Office of Tahsildar Vasai.
TILR M.R. No. 7585/2021, dated 12/08/2021 for measurement.
Assurance letter from Vasai Virar City Municipal Corporation dated 02/06/2021 for Portal Water Supply.
NOC for Construction work from Vasai Virar City Municipal Corporation letter dated 22/10/2021.
EE (BP-VV)'s Repot dated 15/07/2021.
Your Architect's letter dated 18/08/2021.

Sir / Madam,

Development Permission is hereby granted for the proposed Residential with Shopline Building of under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Surendra Singh,

It is conditions Mentioned in the letter No. VVCMC/TP/CCNP-4608/329...dated 20/01/2022 are binding on you. The details of the layout is given below:

1	Name of assess owner/P.A. Holder	Mr. Surendra Singh
2	Location	Tulinj
3	Land Use (Predominant)	Residential with Shopline
4	Gross Plot Area	300.00 sq.m
5	Net plot Area	300.00 sq.m
6	Permissible F.S.I	1%
7	Permissible BUA	600.00 sq.m
8	Proposed BUA	600.00 sq.m
9	No of Buildings	1 Bldg.

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The details of the building is given below:

Sr. No.	Predominant Building	No. of Building	No. of Flats	No. of Shops	No. of Floors	Built up Area (in Sq. Mtrs.)
1	Residential with Shopline Building	A and B Wing	49	3	Gr + 4	600.00
	Total BUA		49	3		600.00

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. 1,25,000/- (Rupees One Lakh Twenty Five Thousand only) deposited vide Receipt No. 624 dated. 16/07/2021 with Vasai-Virar City Municipal Corporation as Interest form security deposit shall be forfeited either in whole or in part at the Absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of The Corporation.

- 3) You shall transport all the construction material in a good transport system and the Material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like Mosquito breeding, disease prone conditions.
- 5) 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.
- 6) 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 finalised by Vasai-Virar City Municipal Corporation.

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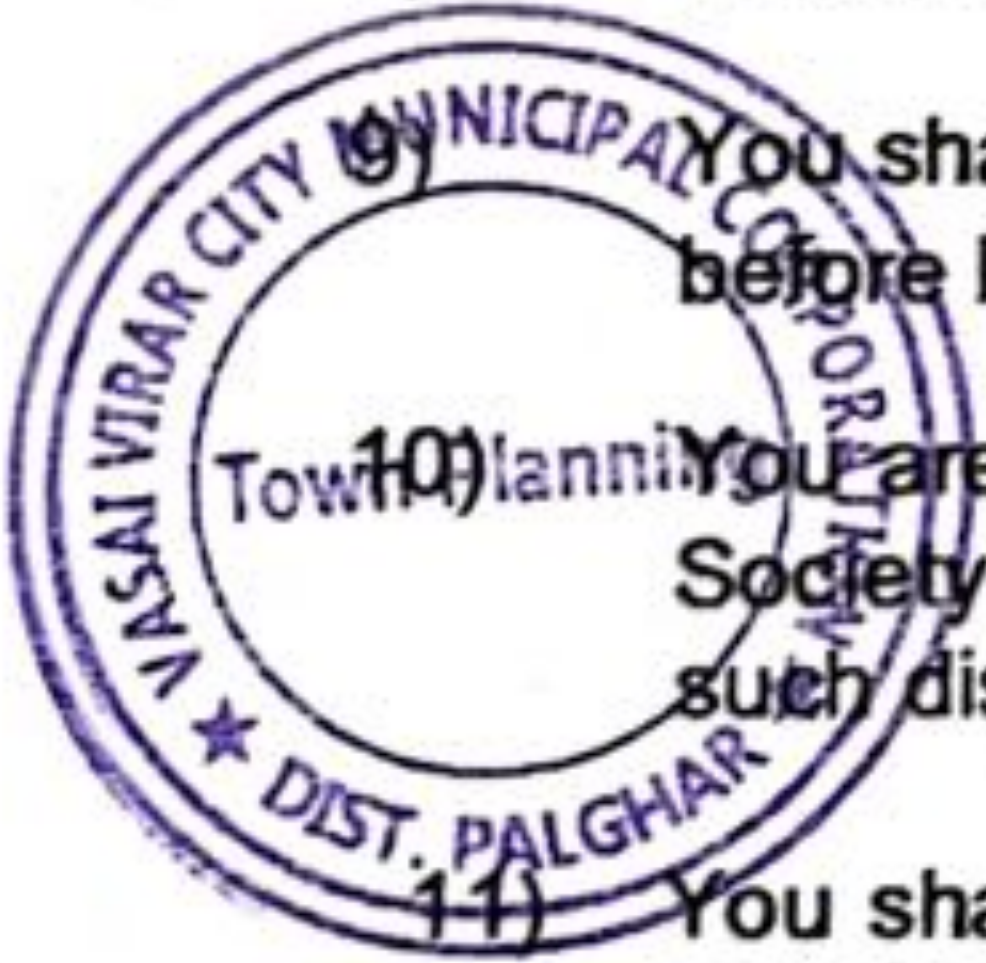
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- 7) You shall develop the road to the satisfaction of the Vasai-Virar City Municipal Corporation applying before plinth Completion Certificate. You shall give detailed Engineering report comprising reclamation level to be maintain, Storm Water Drainage systems, sewerage system and water supply (tank size etc.) before Applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall construct the compound wall & also developed the roads upto WBM Standard before Plinth Completion Certificate.
- 10) You are responsible for the disputes that may arise due to Title/ Access Matter/Existing Society Tenant Matter Vasai-Virar City Municipal Corporation is not Responsible for any such disputes.
- 11) 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.
- 12) Water Storage tank's (cisterns) and septic tanks are required to be done Mosquito Proof arrangement by licenses plumber.
- 13) You shall provide to distinct pipelines for drinking, cooking and for other rest of the activities.
- 14) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 25/06/2006 & 22/07/2006.
- 15) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar City Municipal Corporation.
- 16) You shall provide all the flush tanks in W.C/Toilets with due valve system to regulate the flow of water.



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17) You shall submit L.B.T. registration obtained before Plinth Complication Certificate.



Yours faithfully,

Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

c.c to:

1. The Collector,
The Office of the Collector, Thane
2. The Tahsildar
Office of the Tahsildar, Vasai
3. Asst. Commissioner, UCD
Vasai-Virar City Municipal Corporation
Ward
4. M/S. EN-CON
Project Consultant
G.7, 8, "D" Wing, Sethi Palace,
Ambadi Road, Vasai Road (W),
Taluka : Vasai, Dist : Palghar.