

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/RDP/VP-5299/0203/2014-15

18/11/2014

To,
Mr. Moreshwar K. Baria
I / 004/005, Laxman Apartment, Ayodhya Nagar,
Bariwada Road, Agashi,
Virar (W), Tal-Vasai,
DIST:PALGHAR.

Sub: **Revised Development Permission for proposed Residential Building No.1 & 2 on land bearing S.No.35, H.No.8 & S.No.36, H.No.1/9 of Village. Agashi, Tal: Vasai, Dist: Palghar.**

Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-5299/1372/2013-14 dtd.16/08/2013.
2. Revised Development permission Certificate No. VVCMC/TP/RDP/VP-5299/0323/2013-14 dtd. 06/01/2014
3. Your letter dated. 14/11/2014.

Sir/ Madam,

Revised Development Permission is hereby granted for the proposed Residential Building No.1 & 2 in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Moreshwar K. Baria.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-5299/1372/2013-14 dtd.16/08/2013. The details of the layout is given below : -

1	Name of assess owner	Mr. Moreshwar K. Baria.
2	Location	Agashi
3	Land use (Predominant)	Residential
4	Gross plot area (As per 7/12)	6480.00 sq.m
5	Deduction	
	a) 24.00mt D.P. Road	1284.01 sq.m
	b) 20.00mt D.P. Road	134.01 sq.m
6	Net plot area	5061.98 sq.m
7	R.G 15%	759.30 sq.m
8	CFC 5%	253.10 sq.m
9	Buildable plot area	4302.68 sq.m
10	Permissible FSI	1.00
11	Permissible BUA	4302.68 sq.m



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12	Add. DP road FSI 24M wide (1284.01-188.00)	1096.01 sq.m
13	Max. Permissible BUA including DR/TDR	2131.00 sq.m
14	Balance DR of 24mt wide D.P road (188.00 sq.m)	
15	Total Permissible BUA	7529.69 sq.m
16	Proposed BUA	7529.57 sq.m

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. 66100/- (Rupees Sixty-Six Thousand One Hundred only) deposited vide receipt No142570 dated 16/08/2013, Rs. 66100/- (Rupees Sixty-Six Thousand One Hundred only) deposited vide receipt No142575 dated 16/08/2013, Rs. 33500/- (Rupees Thirty Three Thousand Five Hundred only) deposited vide receipt No. 266507 dated 18/11/2014 & Rs. 50200/- (Rupees fifty Thousand Two Hundred only) deposited vide receipt No.266512 dated 18/11/2014 with Vasai-Virar City Municipal Corporation as interest from 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

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building No.1 & 2 on land bearing S.No.35, H.No.8 & S.No.36, H.No.1/9 of Village. Agashi as per the following details:-

Sr. No.	Predominant Building	Bldg.No.	No. of Floors	No. of Flats	Built Up Area (in sq. mt.)
1.	Residential Bldg.	1	Stilt +12(pt)	91	3423.03 sq.m
2.	Residential Bldg.	2	Stilt+14	109	4106.54 sq.m
			Total	200	7529.57 sq.m

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide letter No. VVCMC/TP/CC/VP-5299/1372/2013-14 dtd.16/08/2013. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

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- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of for non-bio degradable & bio-degradable waste respectively.
- 5) The 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.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) 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 finalized by Municipal Corporation.
- 8) 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.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) 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 @ 30 per Sq.m of BUA and @ 10 per Sq.m of R.G.
- 13) 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.



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- 14) 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, NOC from Railway, NOC from MSEB, MOEF, CRZ 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, you shall only faces the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 15) You are responsible for complying with all conditions of N.A. order sale permission / other permissions of other authorities including MOEF/CRZ etc. Any violation with reference to conditions of N.A. order / permissions of other Authorities. You shall only 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. you are only 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.
- 16) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of areasq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause 1,2a,2b,2c,2d,2e, 3 & 4 of the said notification) are strictly to be followed



Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office A/ 05
2. Mr. Abhay D. Raut
1104, Gold Crest Business Center,
L.T.Road, Borivali(W)
Mumbai-92.