

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-5409/8912023-24
To,

Dated 31/08/2023

1. ✓ M/s. C.D. Builders and Developers through
Mr. Chetan H. Desai (Proprietor),
Next to Peninsula park,
Y.K. Nagar Near D-Mart and new VIVA Collage,
Virar West,
Tal: Vasai, DIST: Palghar.

2. Mr. Abhay D. Raut
1104, Gold Crest Business Center,
L. T. Road, Borivali (W).
Mumbai - 400 092.

Sub: - Grant of Occupancy Certificate for Residential Building Wing A & B (Stilt+Ground+16th floors & Yoga Center Ground floor only) as per as built plan on land bearing S. No.20/B/1 & S.No.20/B/2 of Village: Dongre, Taluka: Vasai, Dist: Palghar.

Ref:

1. Commencement Certificate granted vide this letter No. VVCMC / TP/ CC / VP-5409/234/2020-21, Dt 19/03/2021.
2. Revised Development permission granted vide this letter No. VVCMC / TP/ RDP /VP-5409/158/2022-23, Dt 15/07/2022.
3. Development completion Certificate dated 14/03/2023 by Architect.
4. Structural stability certificate from your Structural Engineer vide letter dated 20/03/2023.
5. Plumbing certificate dated. 20/03/2023.
6. Rain water Harvesting letter dated 15/5/2023.
7. Final Tree NOC from Tree Department dated 08/08/2023.
8. Report from Composting Consultant dated 28/05/2023.
9. Architect's letter dated 20/03/2023.
10. The said proposal location latitude 19°27'47"N and longitude 72°48'02"E.



Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building Wing A & B (Stilt+Ground+16th floors & Yoga Center Ground floor only) as per as built plan on land bearing S. No.20/B/1 & S.No.20/B/2 of Village: Dongare, Taluka: Vasai, Dist: Palghar along with as built drawings Completed under the supervision of Mr. Abhay D. Raut Architect (License No. CA/86/9927) may be occupied on the conditions mentioned in enclosure.

VVCMC/TP/OC/VP-5409/89/2023-24

Dated 31/08/2023

You are required to submit revised TILR map showing the roads, R.G. amenity is part Constructed, 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.



hql-
Commissioner
Vasai Virar City Municipal Corporation

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

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.

**Deputy Director,
VVCMC, Virar.**



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OCCUPANCY CERTIFICATE

I/ We, hereby certify that the development of Residential Building Wing A & B (Stilt+Ground+16th floors & Yoga Center Ground floor only) with Built Up area 13775.39 sq.m, as per as built plan on land bearing S. No.20/B/1 & S.No.20/B/2 of Village: Dongare, Taluka: Vasai, Dist: Palghar. Completed under the supervision of Mr. Abhay D. Raut Architect (License No. CA/86/9927) and has been inspected on 13/03/2023, and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate granted vide this letter Commencement Certificate granted vide this letter No. VVCMC / TP/ CC/VP-5409/234/2020-21, Dt 19/03/2021 & Revised Development permission granted vide this letter No. VVCMC / TP/ RDP /VP-5409/158/2022-23, Dt 15/07/2022 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, channelization 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.
- 5) This certificate of occupancy is issued only in respect of Constructed 190 flats and one yoga center in Residential Building Wing A & B (Stilt+Ground+16th floors & Yoga Center Ground floor only) Only.



VVCMC/TP/OC/VP-5409/89/2023-24

Dated 31/08/2023

- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.
- 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) 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.
- 14) The applicant has to submit the application for property tax assessment with property tax department within the period of one month, failing to which this OCC order stand cancelled without giving opportunity to be heard.
- 15) You shall submit Final Fire NOC from Chief Fire officer of Fire Department VVCMC within one month from the date of issue, if not the said permission stand cancelled without giving prior notice or opportunity being heard.



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स्थापना : ३ जुलै २००९

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Dated ३१/०८/२०२३

- 16) You shall paid balance water charges within two months from the date of issue.
 - 17) You shall submit Lift NOC within one month from the date of issue, if not the said permission stand cancelled without giving prior notice or opportunity being heard.
 - 18) Any breach of above conditions 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.



bdv
Commissioner

Vasai Virar City Municipal Corporation

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

[Signature]
**Deputy Director,
VVCMC, Virar.**