

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



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

जा.क्र. : व.वि.श.म./व.र./
दिनांक :

VVCMC/TP/RDP/VP-273/ 289/2013-14

18/11/2013

To
Shri Devendra R. Ladhani P.A.Holder
D-II/ 182, Aakansha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai, Dist: Thane.

Sub : **Revised Development Permission for proposed Residential with shop-line Buildings on land bearing Plot No.1 to 4,30, 31, 32,35,42, 54, 55, 58, 59,60, 61, 70,71,73, 74, 75, 76, 77, 78,80, 81, 82,83 S.No.7 to 11, 15 to 17, 19 to 25, H.No. Part, and S.No.4, H.No. 3 &4, S.No.5, H.No.1,2&5, S.No.6, H.No.1, S.No.26, H.No.2,3&4, S.No.27, H.No.1,2&3, S.No.28, H.No.1,2&3, S.No.29, H.No.1&2, S.No.30, H.No.3&5, S.No.31, S.No. 33, H.No.2, and S.No. 14/1, 15/Pt., &15/Pt., 17/Pt.& 18/Pt., Central Park of Village: More, with amalgamation of S.No.5, H.No.3A,3B,2/2, 5/2, & S.No. 6, H.No. 2A, 2B, 1/2, 1/1Pt and Plot No. 52,53,56&57, S.No.7/Pt.&8/Pt., Central Park, Vill: More, Tal. Vasai, Dist: Thane.**

- REF: 1) Revised Layout Permission No. VVCMC/TP/CC/VP-273/1244 dt. 12/10/2011.
2) Revised Development Permission No. VVCMC/TP/CC/VP-273/026/2012-2013 dt. 05/05/2012.
3) Revised Development Permission No. VVCMC/TP/RDP/VP-273/0208/12-13 dt. 22/02/2013.
4) Revised Development Permission No. VVCMC/TP/RDP/VP-273/0173/13-14 dt. 18/07/2013
5) Your Licensed Engineer's letter dated /01/2014.

Sir,
Revised Development Permission with amalgamation is hereby granted for the proposed Residential with shopline Buildings under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Devendra R. Ladhani P.A. Holder.

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-273/1244 dated 12/10/2011. The details of the layout is given below :-

Sr. No.	Particulars	Area (in Sq.m.)
1	Gross Plot area	217,826.95
	Add:Land Area	10,120.00
	Total	227,946.95
2	Less:	
	a) Encroachment Area	158.21
	b) Railway Reservation	1,225.00
	c) Area under D.P.Road handed over	41,392.78
	d) Garden (Site No. 328)	6,501.00
	e) "G" Reservation (Encroachment)	2,535.35



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	f) "SC" reservation (Encroachment)	603.29
	g) "SC" reservation (Plot-B)	824.36
	h) 20m. D.p.Road. (S.No.17/Pt.&18/Pt. & 6/Pt)	2,720.52
	i) HS / PS reservation	2,700.00
	Total	58,660.51
3	Net Plot Area	169,286.44
4	R.G.	33,857.29
5	C.F.C.	8,464.32
6	Buildable Plot Area [0.85 x (3)]	143,893.47
7	Permissible FSI	1.00
8	Permissible B.U.A.(Basic)	143,893.47
9	Add:	
	a) D.P.Road	41,392.78
	b) Land Pooling FSI	13,669.88
	c) D.P.Road (S.No.17/Pt.& 18/Pt.& 6/Pt.)	2,720.52
	d) HS/PS 2.FSI 20% ancillary	1,080.00
	e) Encroachment area now in possession	158.21
	f) "SC" reservation (Plot-B)	824.36
10	Total Permissible B.U.A.	203,739.22
11	Less: Existing building plot area	63,337.00
12	Balance Permissible B.U.A.	1,40,402.22
13	Earlier approved B.U.A.(Retained)	1,34,841.62
14	Proposed additional B.U.A.	4,448.46
15	Now Proposed B.U.A.	1,39,290.08
16	Gross Total B.U.A. of the Layout	2,02,627.08



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The Revised Development Permission shall remain valid for a period of one year for the particular building under reference from the date of issue of Commencement Certificate (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. _____/= (Rupees _____ Only) deposited vide various receipts / challans with CIDCO/VVCMC as interest free security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal 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 Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with shopline Buildings on land bearing Plot No.1 to 4,30, 31, 32, 35,42, 54, 55, 58, 59,60, 61, 70,71,73, 74, 75, 76, 77, 78,80, 81, 82,83 S.No.7 to 11, 15 to 17, 19 to 25, H.No. Part, and S.No.4, H.No. 3 &4, S.No.5, H.No.1,2&5, S.No.6, H.No.1, S.No.26, H.No.2,3&4, S.No.27, H.No.1,2&3, S.No.28, H.No.1,2&3, S.No.29, H.No.1&2, S.No.30, H.No.3&5, S.No.31, S.No. 33, H.No.2, and S.No. 14/1,15/Pt. ,&15/Pt.,17/Pt.& 18/Pt., Central Park of Village: More, with amalgamation of S.No.5, H.No.3A,3B,2/2, 5/2, & S.No. 6, H.No. 2A, 2B, 1/2, 1/1Pt and Plot No. 52,53,56&57, S.No.7/Pt.&8/Pt., Central Park, Vill: More, Tal. Vasai, Dist: Thane, as per the following details:-



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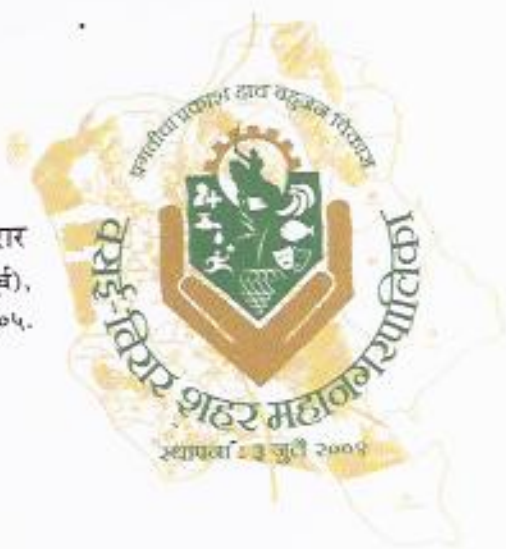
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Predominant Building	Plot No./ Bldg.No	Wings	No. of Floors	No. of Flats	No. of Shops /Office	Built Up Area(in sq. mt.)	Status
Residential with shopline	Plot No. 1 to 4	A,B&C	B-1+ B-2 + Gr. + P1+ P2 + 11	300	O-36 S-132	34072.36	No Change
Residential with shopline	Plot No. 81	A,B,C, D,E,F, G&H	Gr. + P1+ P2 + 7/Pt.	239	54	11773.08	Now Amendment
Residential with shopline	24	A,B,C& D	Gr. + 7	112	7	5272.35	Now Amendment
Residential with shopline	27	A,B&C	Gr. + 7	105	30	4488.88	No Change
Residential	Plot No. 52 (Addl'n Area)	-----	Gr. + 4	38	Nil	1340.17	Now Amendment
Residential	Plot No. 53 (Addl'n Area)	-----	Gr. + 4	26	Nil	964.80	Now Amendment
Residential with shopline	Plot No. 54	A&B	Gr. + 7	56	3	2277.60	No Change
Residential with shopline	Plot No. 56 (Addl'n Area)	A&B	Gr. + 4	32	15	1256.98	Now Amendment
Residential with shopline	Plot No. 57 (Addl'n Area)	A&B	Gr. + 4	32	15	1265.91	Now Amendment
Residential with shopline	Plot No. 58 (Addl'n Area)	A&B	Gr. + 4	13	Nil	190.39	No change
Residential with shopline	Plot No. 82 (Ancillary Bldg.)	-----	Ground	Nil	13	246.02	Now Amendment
Residential	Row House	-----	Stilt + 2	1	Nil	126.29	Newly proposed
Residential with shopline	S.No. 5&6	A&B	G + 7	94	S-26 O-18 Hall-1	5499.66	Now Amendment
School Bldg.		-----	Gr. + 7	Class room - 42		2589.88	No Change
CFC - 2		-----	Gr. + 7	Nil	Hall -16	2400.60	No Change
CFC - 3		-----	Gr. + 5	Nil	Hall - 12	1635.82	No Change



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19/11/2013

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. VVCMC/TP/CC/VP-273/1244 dt.12/10/2011 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 MRTA 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.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the corporation 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 thereof 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 for rain water harvesting and solid waste disposal to treat dry and organic waste separately before applying for Occupancy Certificate.
- 7) You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised 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 obtain Chief Fire Officer NOC within One month of issue of this order for School building, CFC buildings & Residential with shopline buildings on Plot No. 1 to 4 & Plot No. 81.
- 10) You shall submit MOEF clearance prior to commencement of work above 20,000 Sq.m.



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- 11) You shall submit Revised Engineering Report within one month.
- 12) You shall obtain Fresh TILR & 7/12 extract with road entry before Plinth Completion Certificate.
- 13) You shall submit N.A. Permission for land bearing S.No.14/1,15/Pt.&15/Pt. prior to commencement of work on the same part of proposal after obtaining formal Commencement Certificate for this land.
- 14) You shall submit revised NOC from competent authority of Western Railway for Building No.27 & Residential with Shopline building on Plot No.1 to 4 prior to Plinth Completion Certificate.
- 15) You shall submit Registered P.O.A. prior to next stage.
- 16) Conditions mentioned in CC & earlier RDP's are also binding upon the applicant.



Yours faithfully,

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

c.c. to : -

- 1) Asst. Commissioner,UCD
Vasai Virar City Municipal Corporation.

- ✓ 2) M/s. Sanat Mehta & Associates,
207, Park View, Station Road,
Nallasopara (W), Taluka: Vasai,
District: Thane.