

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/OC/VP-0880/34/2019-20

Dt. 3/06/2019.
7

To,
Mr. R.K.Wadhwan
Chairman of M/s. Housing Development
Infrastructure Ltd.,
Dheeraj Arma, 9th Floor, Anant Kanekar Marg,
Station Road, Bandra (E),
MUMBAI - 400 051.

Sub: Grant of Occupancy Certificate for the Residential with Shopline Building No.11 Wing-A,B, C, D & E (Stilt/Gr.+15) & Residential with Shopline Building No.12 Wing-F,G,H,I & J(Stilt/Gr.+15) in SEC-II as per As Built Plan on land bearing S.No.93, H.No.2(Old), S.No.5A(New), S.No.94 H.No.1,2,3,4,5,6,7,8 & S.No.96, H.No.1,2,7A,7B Of Village : Dongare, Tal.: Vasai, Dist.: Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4486/W/4002 Dt.28/05/2009.
- 2) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0880/256/2011-12 Dt. 29/02/2012
- 3) Revised Development Permission No. VVCMC/TP/RDP/VP-0880/22/2012-13 Dt.03/05/2012.
- 4) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0880/037/2014-15 Dt. 15/05/2014.
- 5) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0880/114/2015-16 Dt. 16/07/2015.
- 6) Receipt No.35634 Dtd.30/05/2019 from VVCMC for Potable Water Supply.
- 7) Development completion certificate dt. 22/02/2018 from the Registered Engineer's.
- 8) Structural stability certificate from your Structural Engineer vide letter dated 22/02/2018.
- 9) Plumbing certificate dated 22/02/2018.
- 10) NOC from Lift Inspector Dt. 17/05/2018.
- 11) NOC From Chief Fire Officer Dtd.28/08/2018.
- 12) Letter From Rain Water Harvesting Consultant Dt. 30/01/2018.
- 13) NOC from Tree Plantation Department of VVCMC Dtd. 26/07/2018.
- 14) Report from Composting Consultant Dtd. 22/09/2018.
- 15) Your License Engineer's letter dated 26/10/2018 .

Contd.....2....



VVCMC/TP/OC/VP-0880/34/2019-20

: 2 :

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7

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Residential with Shopline Building No.11 Wing-A,B, C, D & E & Residential with Shopline Building No.12 Wing-F,G,H,I & J in SEC-II as per As Built Plan on land bearing S.No.93, H.No.2(Old), S.No.5A(New), S.No.94 H.No.1,2,3,4,5,6,7,8 & S.No.96, H.No.1,2,7A,7B Of Village : Dongare, Tal.: Vasai, Dist.: Palghar along with as built drawings.

You are required to submit revised DSLR 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.

(Issued as per approved by the Commissioner)

Yours faithfully,

Deputy Director (I/C)
Town Planning,

Vasai Virar City Municipal Corporation

Encl.: a.a.

c.c. to:

- 1) M/s. Ajay Wade & Associates
A/6, Sai Tower, 1st Floor, Vasai (W)
Dist-Palghar -401 301.
- 2) Asst. Commissioner
Ward Office-"A"
Vasai Virar City Municipal Corporation
- 3) Tax superintendent
Ward Office-"A"
Vasai Virar City Municipal Corporation

For necessary action during taxation procedure.



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OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential with Shopline Building No.11 Wing-A,B, C, D & E With Built Up area 14693.66 sq.m. & Residential with Shopline Building No.12 Wing-F,G,H,I & J With Built Up area 14219.76 sq.m. in SEC-II as per As Built Plan on land bearing S.No.93, H.No.2(Old), S.No.5A(New), S.No.94 H.No.1,2,3,4,5,6,7,8 & S.No.96, H.No.1,2,7A,7B Of Village : Dongare, Tal.: Vasai, Dist.: Palghar of Village : Dongare, Tal.: Vasai, Dist.: Palghar completed under the supervision of M/s. Ajay Wade & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/03) and has been inspected on 16/02/2019 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-4486/W/4002 Dt.28/05/2009, Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0880/256/2011-12 Dt. 29/02/2012, Commencement Certificate No. VVCMC/TP/RDP/VP-0880/22/2012-13 Dt.03/05/2012, Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0880/037/2014-15 Dt. 15/05/2014, Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0880/114/2015-16 Dt. 16/07/2015 issued by the CIDCO & 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/Galas and also mosquito proof treatment 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 infrastructure 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.
- 5) This certificate of Occupancy is issued only in respect of 700 Flats & 58 Shops constructed in the Residential with Shopline Building No.11 Wing-A,B, C, D & E With & Building No.12 Wing-F,G,H, I & J With (Stilt/Gr.+15) only with as built Plan as per Regularization/Relaxation Policy.

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VVCMC/TP/OC/VP-0880/34/2019-20

: 2 :

Dt. 3/06/2019.
7

Buildings/Wings wise Built Up area statement & No. of Flats /Shops are as Below :

elow :

Sr. No.	Sector No.	Building No.	No. of Floors	Wings	No. of flats	No. of shops	BUA
1	SEC-II	11	(Stilt/Gr.+15)	A	54	00	2563.62
				B	82	00	3355.26
				C	99	08	4098.42
				D	56	09	3042.90
				E	56	06	2017.40
2		12	(Stilt/Gr.+15)	F	88	13	4072.89
				G	56	06	2035.01
				H	56	06	2019.43
				I	99	10	4254.92
				J	54	00	2676.52
Total -				700	58	30259.79	

- 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) You shall provide temporary Toilet Blocks at site for labours /workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before Final Occupancy Certificate if applicable.
- 12) 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.

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- 13) 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.
- 14) Petition No.2901/2015 is filled in high court for this layout, whatever judgment comes in this matter you are bound to follow the same.
- 15) You shall abide by the conditions mentioned in VVCMC's letter Dated 27/08/2018.
- 16) You shall submit fresh Ownership /Title documents.

One set of completion plan duly certified is returned herewith.

(Issued as per approved by the Commissioner)

Deputy Director (I/C)
Town Planning

Vasai Virar City Municipal Corporation

