

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 : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/OC/VP-0743/ 002/2015-16

Dt. 04/04/2015

To,

Shri. R.K. Wadhawan (P.A. Holder)
Deewan Tower, Station Road, Vasai Road (W)
Taluka-Vasai,
DIST-PALGHAR.

Sub: Grant of Occupancy Certificate for the Residential Buildings Type-SR5 (Wing A & B) (Gr.+Stilt+7) in Sector-B & P3 Pocket of Group Housing Scheme on land bearing Old S.Nos. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16 (12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267 (204) , 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Palghar. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village-Gokhivare, S.No/254, H.No.3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S.No. 128, H.No.6, S.No.106, H.No.8, S.No.110, H.No.8/1 of Village Gokhivare, Tal. Vasai, Dist: Palghar.



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ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./
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Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/I/826 dated 06/09/1991.
- 2) Commencement Certificate No. CIDCO/VVSR/CC/BP/ZCC-20/I/2020 dated 25/08/1992.
- 3) Commencement Certificate No. CIDCO/VVSR/CC/BP/ZCC-20/I/4382 dated 12/05/1995.
- 4) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/096/2012-13 dated 11/07/2012.
- 5) Amended plan approval No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013.
- 6) Revised Development plan approved vide letter No. VVCMC/TP/RDP/VP-0743/0335/2013-14 dated 09/01/2014.
- 7) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0140/2014-15 dated 22/09/2014.
- 8) Receipt No. 548 Dt. 12/01/2015 from Vasai Virar City Municipal Corporation for potable water supply.
- 9) Development completion certificate dt. 07/01/2015 from the Architect.
- 10) Structural stability certificate from your Structural Engineer vide letter dated 07/01/2015.
- 11) Plumbing certificate dated 06/01/2015.
- 12) NOC From Lift Inspector Dt.18/10/2014.
- 13) NOC from Chief Fire Officer Dt.07/07/2014.
- 14) Letter from Rain Water Harvesting Consultant Dt. 20/11/2014.
- 15) Your Architect's letter dated 14/01/2015.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Residential Buildings Type-SR5(Wing A & B) (Gr.+Stilt+7)in Sector-B & P3 pocket of Group Housing Scheme on land bearing Old S. No. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7(215), 8 (216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(1980), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaathan plots, S. No. 57(364), H. No. 3, 6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of

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Dt. ०४/०४/२०१५

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- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 8) 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.
- 9) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 10) You are abide by the conditions mentioned in the N.A. Order & Commencement Certificate.

One set of completion plan duly certified is returned herewith.



Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

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- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council/offices of Municipal Corporation.
- 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) You are suggested 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-degrad-able waste respectively.
- 5) 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.
- 6) This certificate of occupancy is issued only in respect of total 58 Flats constructed in Residential Building Type SR5 (Wing A& B) in Sector -B & P3 Pocket Of Group Housing Scheme (Gr.+Stilt+7) only.

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OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential Buildings Type-SR5(Wing A& B) (Gr.+Stilt+7) with Built Up Area 2084.03 sq.m. in Sector-B & P3 pocket of Group Housing Scheme on land bearing Old S.Nos. 1 (1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(1980), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Palghar. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, S.No. 254, H. No. 3, 6, 7/1, 7/2, 13, 14, 15, 16 of Village Achole, S.No. 128, H. No. 6, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasai, Dist: Palghar completed under the supervision of M/s. Shah Gattani Consultants, Architect (License/Registration No. CA/81/6322) and has been inspected on 25/03/2015 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/I/826 dated 06/09/1991, Commencement Certificate No. CIDCO/VVSR/CC/BP/ZCC-20/I/ 2020 dated 25/08/1992 issued by the CIDCO, Revised Development plan approved vide letter No. VVCMC/TP/RDP/VP-0743/096/2012-13 dated 11/07/2012, Amended plan approval No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013, Revised Development plan approved vide letter No. VVCMC/TP/ RDP/VP-0743/0335/2013-14 dated 09/01/2014 & Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0140/2014-15 dated 22/09/2014 issued by the VVCMC and permitted to be occupied subject to the following conditions :-



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Dt. ०४/०४/२०१५

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Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Palghar Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, S. No. 254, H. No. 3, 6, 7/1, 7/2, 13, 14, 15, 16 of Village Achole, S. No. 128, H. No. 6, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1 of Village Gokhivare, Tal. Vasai, Dist: Palghar along with as built drawings.

You are required to submit revised DILR 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.

Yours faithfully,



Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

Encl.: a.a.
c.c. to:

- 1) M/s. Shah Gattani Consultants
103, Lucky Palace, Station Road,
Vasai Road (W), Tal. Vasai
DIST: PALGHAR
- 2) Asst. Commissioner
Ward Office.....
Vasai Virar City Municipal Corporation
- 3) Tax superintendent
Ward Office.....
Vasai Virar City Municipal Corporation
For necessary action during taxation procedure.