

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/ VP-5132/ 80/2020 - 21

25/11/2020

To,  
Mr.Chandrashekhhar Dhuri, Sudhir Dhuri,  
Swamini Bunglow, Babhola Naka,  
Near D'Mart, Vasai (W),  
**Tal-Vasai, Dist - Palghar.**

**Sub: Revised Development Permission of proposed Industrial Building no. 1&2 on land bearing S. No.46E, H. No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar.**

Ref :

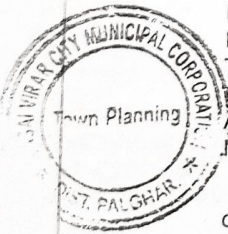
- 1) Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013.
- 2) Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018.
- 3) TILR No. MR No.1471 /2020 dated 10/08/2020.
- 4) Your Registered Engineer's letter dated 21/09/2020.

Sir / Madam,  
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Temb, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-7/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013, Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018.

The details of the layout is given below : -

1	Name of Assessee owner / P.A. Holder	:	Mr.Chandrashekhhar Dhuri Sudhir Dhuri,
2	Location	:	Bilalpada
3	Land use (Predominant)	:	Industrial
4	Total Plot Area	:	8370.00 Sq. Mt.
5	Area under D.P. Road	:	1644.70 Sq. Mt.
6	Balance Area Of Plot .(1-2)	:	6725.30Sq. Mt.
7	Net Area Of Plot	:	6725.30 Sq.Mt.
8	Total Area	:	6725.30 Sq.Mt.
9	Permissible F.S.I	:	0.75



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10	Permissible Floor Area	:	5043.98 Sq.Mt.
11	Permissible BUA with DR/TDR (6x0.90)	:	6052.77 Sq. Mt.
12	Permissible Floor Area	:	11096.75 Sq.Mt.
13	DR Available As per Handover 1644.70 x 2.15 = 3536.10 SQMTS Out of 3536.10 Only 1490.00 SQMTS Utilised	:	1490.00 Sq.Mt.
14	Max Permissible BUA Available With DR (10+13)	:	6533.98 Sq.mt.
15	Total BUA Proposed	:	6533.06 Sq.Mt.

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.142950/- (Rupees One Lakh forty two thousand nine fifty only) deposited vide Receipt No.141936, 141940 dated.27/06/2013, Receipt No.868855, 868856 dated.11/11/2020 with Vasai Virar City Municipal Corporation as interest from security deposit for this RDP 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 of proposed Industrial Building no. 1&2 on land bearing S. No.46E, H. No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar.

as per the following details:-

Sr. No.	Predominant Use	Building no.	No. of Floors	No. of Galla	Total Built up Area
1	Industrial	1	(G+2pt)	47	3375.89
2	Industrial	2	(G+2pt)	44	3157.17
			Total	91	6533.06

As per above references, the revised plan duly approved herewith supersedes all the earlier approved plans The conditions of Commencement Certificate granted vide VVCMC office letter Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013, Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018.

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.
- 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.





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- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) 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.
- 13) 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 Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands 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, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be 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. Only you are 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.



- 15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8<sup>th</sup> 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 area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- If applicable.
- 16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 19) 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.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to occupancy certificate.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) 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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- 23) 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.
- 24) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.



c.c. to:

1. M/s Ajay Wade & Associates,  
A/6, Sai Tower, 1st Floor  
Ambadi Road, Vasai (W)  
Tal. Vasai, DIST : Palghar.

Commissioner,  
Vasai Virar City Municipal Corporation

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

Deputy Director,  
VVCMC, Virar.

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
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ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/OC/VP-5132/210/2022-23

Dated 29/03/2023

To,  
✓ 1. Mr.Chandrashekhhar Dhuri, Sudhir Dhuri,  
Swamini Bunglow, Babhola Naka,  
Near D'Mart, Vasai (W),  
**Tal-Vasai, Dist - Palghar.**

2. M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1st Floor  
Ambadi Road, Vasai (W),  
**Tal: Vasai, Dist: Palghar**

**Sub: Grant of Occupancy Certificate for Industrial Building no. 1&2 (2<sup>nd</sup> part floor) & 1 gala on 1<sup>st</sup> floor of building No.2 as per as built plan on land bearing S.No.46E, H.No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar.**

Ref-

- 1) Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14  
Dtd.03/07/2013.
- 2) Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18  
Dtd.15/02/2018.
- 3) Occupancy Certificate No.VVCMC/TP/OC/VP-5132/116/2018-19  
Dtd.20/02/2019.
- 4) Occupancy Certificate No.VVCMC/TP/OC/VP-5132/158/2019-20  
Dtd.28/02/2020.
- 3) Revised Development permission No. VVCMC/TP/RDP/VP-5132/80/2020-21  
Dated 25/11/2020.
- 4) Development completion Certificate dated 08/06/2022 from the Licensed Engineer.
- 5) Structural stability certificate from your Structural Engineer vide letter dated 02/04/2022.
- 6) Plumbing certificate dated 16/05/2022.
- 7) Receipt No.1863 dated 09/03/2023 for potable water supply from Vasai Virar City Municipal Corporation.
- 8) Rain water harvesting letter dated 01/06/2022.
- 9) NOC from Lift Inspector Dated 23/07/2022.
- 10) NOC from Chief Fire Officer Dated 22/09/2021.
- 11) NOC from tree Plantation Department of VVCMC dated 07/04/2022.
- 12) Report from Composting Consultant dated 07/05/2022.
- 13) Licensed Engineer's letter dated 20/06/2022.

Sir / Madam,

Please find enclosed herewith the necessary Industrial Building no. 1&2 (2nd part floor) & 1 gala on 1st floor of building No.2 as per as built plan on land bearing S.No.46E, H.No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar.



VVCMC/TP/OC/VP-5132/210/2022-23

Dated 29/03/2023

along with as built drawings completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) may be occupied on the conditions mentioned in enclosure.

You are required to submit revised TILR 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.

A set of certified completion plans is returned herewith.



521-  
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.

**Deputy Director,  
VVCMC, Virar.**



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दिनांक :

VVCMC/TP/OC/VP-5132/210/2022-23

Dated 29/03/2023

**OCCUPANCY CERTIFICATE**

I hereby certify that the development of Industrial Building no. 1&2 (2nd part floor) & -1 gala on 1st floor of building No.2 with BUA 1498.41 sq.mt as built plan on land bearing S.No.46E, H.No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) and has been inspected dated 17/02/2023 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013, Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018, Occupancy Certificate No.VVCMC/TP/OC/VP-5132/116/2018-19 Dtd.20/02/2019, Occupancy Certificate No.VVCMC/TP/OC/VP-5132/158/2019-20 Dtd.28/02/2020 & Revised Development permission No. VVCMC/TP/RDP/VP-5132/80/2020-21 Dated 25/11/2020 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/Galas 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, 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 in respect of 15 Gala Constructed in Industrial Building no. 1 (2nd part floor) & 14 Gala Constructed in Industrial Building no. 2 (2nd part floor) & 1 gala on 1st floor of building No.2 only.
- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.





VVCMC/TP/OC/VP-5132/210/2022-23

Dated 29/03/2023

- 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 maintain RG area as shown in drawing.
- 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.
- 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) 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.
- 15) 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.
- 16) Any breach of above condition 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.



*sd/-*  
Commissioner

Vasai Virar City Municipal Corporation

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

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