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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./अ.र./ ७०/२०१२-१३  
दिनांक :

VVCMC/TP/POC/VP-0743/70/20/2-13

Dt. 18/05/2012.

To,

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

**Sub: Occupancy Certificate for the Residential with Shopline Building Type SC-32 (Wing A) Known as "Sky Height" 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: Thane 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, Tal. Vasai, Dist: Thane.**



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Dt. 18 /05/2012.

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) Amended Plan approved vide letter No. CIDCO/VVSR/AM/BP/ZCC-20/E/1330 dated 15/05/2008.
- 4) Amended Plan approved vide letter No. VVCMC/TP/AM/BP/ZCC-20/E/VP-0743/109/2011-12 Dated 15/10/2011 & 31/03/2012.
- 5) Receipt No.4001 Dt. 15/02/2012 from Vasai Virar City Municipal Corporation for potable water supply.
- 6) Development completion certificate dt. 10/12/2011 from the Architect.
- 7) Structural stability certificate from - your Structural Engineer vide letter dated 10/12/2011.
- 8) Plumbing certificate dated 10/12/2011.
- 9) NOC from Chief Fire Officer Dt. 05/01/2012.
- 10) NOC from Lift Inspector Dt. 22/11/2011.
- 11) Your Architect's letter dated 12/12/2011.

Sir/ Madam,



Please find enclosed herewith the necessary Occupancy Certificate for the Residential with Shopline Building Type SC-32 (Wing A) Known as "Sky Height" 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),

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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 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: Thane. 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, Tal. Vasai, Dist: Thane 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: THANE
- 2) Asst. Commissioner (UCD)  
Ward A, B, C, D, E  
Vasai Virar City Municipal Corporation

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### OCCUPANCY CERTIFICATE

I hereby certify that the development for the the Residential with Shopline Building Type SC-32 (Wing A) Known as "Sky Height" of Group Housing Scheme with Built Up Area 2089.01 sq.m. 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: Thane. 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, Tal. Vasai, Dist: Thane completed under the supervision of M/s. Shah Gattani Consultants, Architect (License/Registration No. CA/81/6322) and has been inspected on 18/04/2012 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 and Commencement Certificate No. CIDCO/VVSR/CC/BP/ZCC-20/I/2020 dated 25/08/1992 & Amended Plan approved vide letter No. CIDCO/VVSR/AM/BP/ZCC-20/E/1330 dated 15/05/2008 issued by the CIDCO & Amended Plan Approved vide letter No. VVCMC/TP/AM/BP/ZCC-20/E/VP-0743/109/2011-12 Dated 15/10/2011 & 31/03/2012 issued by the VVCMC and permitted to be occupied subject to the following conditions :-



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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.



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- 6) This certificate of occupancy is issued only in respect of total 09 Shops & 28 Flats constructed in Residential with Shopline Building Type SC-32 (Wing A) Known as "Sky Height" (Stilt+Gr.+7) only.
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

One set of completion plan duly certified is returned herewith.



Deputy Director  
Town Planning  
Vasai Virar City Municipal Corporation