

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/५  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasavirarcorporation@yahoo.in

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/O.C/VP-0133 / 133 / 2022-23

Dated 31 / 10 / 2022

To,

1. Mr. Hemant R. Mhatre.  
A-19, 1<sup>st</sup> floor, Mirza Shopping Centre  
Off. Rly Stn. Virar (E),  
Tal. Vasai, Dist. Palghar
2. M/s. En-Con, Project Consultants,  
G-7,8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W)  
Taluka Vasai, Dist:- Palghar.

**Sub: Grant of Occupancy Certificate for Hospital Building Wing A (Gr.+3) as per as Built plan on land bearing S.No.241, H.No.2 & S.No.242, H.No.4 of village Virar, Tal.Vasai, Dist. Palghar.**

Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-0133/3654/2014-15 dated 13/01/2015.
2. Revised Development Permission No.VVCMC/TP/CC/VP-0133/170/2018-19 dated 20/11/2018.
3. Revised Development Permission No.VVCMC/TP/CC/VP-0133/340/2019-20 dated 17/03/2020.
4. Revised Development Permission No.VVCMC/TP/CC/VP-0133/219/2021-22 dated 28/06/2021.
5. Development completion Certificate dated 10/06/2022 from the Licensed Engineer.
6. Structural stability certificate from your Structural Engineer vide letter dated 07/04/2022.
7. Plumping certificate dated 10/06/2022.
8. Receipt No. 633 dated 24/02/2015 & Receipt No. 39571 dated 18/09/2019 for potable water supply from Vasai Virar City Municipal Corporation.
9. Rain water harvesting letter dated 10/07/2019.
10. NOC from Lift Inspector 21/01/2022.
11. NOC from Chief fire officer dated 31/05/2022.
12. NOC from tree Plantation Department of VVCMC dated 18/10/2019.
13. Report from Composting Consultant dated 24/03/2022.
14. Licensed Engineer's letter dated 10/06/2022.



Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Hospital Building Wing A (Gr.+3) as per as built plan on land bearing S.No.241, H.No.2 & S.No.242, H.No.4 of village Virar, Tal.Vasai, Dist. Palghar. along with as built drawings completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) may be occupied on the conditions mentioned in enclosure.

31/10

VVCMC/TP/O.C/VP-0133

Dated / /2022

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.



Commissioner  
Vasai Virar City Municipal Corporation  
*[Handwritten signature]*

Encl.: a.a.  
c.c. to: 1. Asst. Commissioner,  
Vasai-Virar city Municipal Corporation.  
Ward office .....

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/O.C/VP-0133/133/2022-23

Dated 31 / 10/2022

**OCCUPANCY CERTIFICATE**

I hereby certify that the development of Hospital Building Wing A (Gr.+3) with BUA 1151.04 sq.mt on land bearing S.No.241, H.No.2 & S.No.242, H.No.4 of village Virar, Tal.Vasai, Dist. Palghar. Completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/ Registration No. VVCMC/ENGR/01) and has been inspected dated 10/06/2022 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-0133/3654/2014-15 dated 13/01/2015.& Revised Development Permission No. dtd. 20/11/2018, 17/03/2020 & 28/06/2021 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 Hospital constructed in Commercial Building Wing A (Gr. +3) only.
- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.



31/10



VVCMC/TP/O.C/VP-0133/133/2022-23

Dated 31/10/2022

- 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) 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.
- 12) 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.
- 13) 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.

One set of completion plan duly certified is returned herewith.



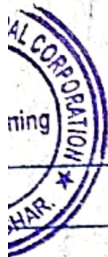
Commissioner  
31/10  
Vasai Virar City Municipal Corporation

A handwritten signature in blue ink, written over the printed name of the Commissioner. The signature is stylized and appears to be 'A. M.'.



V.P.NO.0133		LAYOUT
PROFORMA-I		
ENT		SQ.MTS.
a, b, c, TO BE CONSIDERED)		4602.69
SHIP DOCUMENT (C.T.S. EXTRACT)		4770.00

E CONSIDERED  
SHIP, FOR ANY  
T ON LAW



AS BUILD DRAWINGS  
APPROVED SUBJECT TO CONDITIONS  
MENTIONED IN  
This Office Letter No. VVCMC/TPIOC/  
VP/...0133...133...2022-23  
Dated :.....31/10/2022.....

**COMMISSIONER**  
VASAI-VIRAR CITY MUNICIPAL CORPORATION  
Virar (East), Pin No. 401 305, Dist. Palghar.

DESCRIPTION	DATE	SIGNATURE

### CERTIFICATE OF AREA

REFERENCE WAS SURVEYED BY ME ON 10.06.2020 AND THE DIMENSIONS OF THE SIDE ETC.OF  
AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN  
SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD

Signature of Licensed Surveyor/Engineer  
Structural Engineer / Supervisor

### DESCRIPTION OF PROPOSAL & PROPERTY

BUILDING & RESIDENTIAL BUILDING ON PLOT BEARING S.NO.241 H.NO.2 &  
H.NO.4; VILLAGE-VIRAR , TAL- VASAI, DIST- PALGHAR.

MHATRE	SIGNATURE OF APPLICANT

021  
E  
N BY  
YA  
KED BY



**EN-CON**  
Architectural & Structural Works  
Project Consultants

**SANJAY S. NARANG**  
REGISTERED ENGINEER  
(Regn.No.VVCMC/ENGR/01)

G 7/8 "D" WING, SETHI PALACE, AMBADI ROAD,  
VASAI ROAD (WEST).401 202  
PHONE. 95250-2336318, 2333404  
E-mail: encon1@rediffmail.com

D:\(SHASHIKANT)\(RESIDENTIAL)\KISHOR NAIK\ v.p.no. 133\OC DRG.dwg



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ई, 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/O.C/VP-0133 / 134 / 2022-23  
To,

Dated 31/10/2022

1. Mr. Hemant R. Mhatre.  
A-19, 1<sup>st</sup> floor, Mirza Shopping Centre  
Off. Rly Stn. Virar (E),  
Tal. Vasai, Dist. Palghar
2. M/s. En-Con, Project Consultants,  
G-7,8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W)  
Taluka Vasai, Dist:- Palghar.

**Sub: Grant of Occupancy Certificate for Residential Building Wing B(Stilt+10) ,Wing C(Stilt+10) & Wing D(Stilt+9) as per as Built plan on land bearing S.No.241, H.No.2 & S.No.242, H.No.4 of village Virar, Tal.Vasai, Dist. Palghar.**

Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-0133/3654/2014-15 dated 13/01/2015.
2. Revised Development Permission No.VVCMC/TP/CC/VP-0133/170/2018-19 dated 20/11/2018.
3. Revised Development Permission No.VVCMC/TP/CC/VP-0133/340/2019-20 dated 17/03/2020.
4. Revised Development Permission No.VVCMC/TP/CC/VP-0133/219/2021-22 dated 28/06/2021.
5. Development completion Certificate dated 10/06/2022 from the Licensed Engineer.
6. Structural stability certificate from your Structural Engineer vide letter dated 05/08/2019.
7. Plumbing certificate dated 10/06/2022.
8. Receipt No. 633 dated 24/02/2015 & Receipt No. 39571 dated 18/09/2019 for potable water supply from Vasai Virar City Municipal Corporation.
9. Rain water harvesting letter dated 10/07/2019.
10. NOC from Lift Inspector 18/11/2019, 20/11/2019 & 30/11/2019.
11. NOC from Chief fire officer dated 31/05/2022.
12. NOC from tree Plantation Department of VVCMC dated 18/10/2019.
13. Report from Composting Consultant dated 24/03/2022.
14. Licensed Engineer's letter dated 10/06/2022.

Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building Wing B(Stilt+10) ,Wing C(Stilt+10) & Wing D(Stilt+9) as per as built plan on land bearing S.No.241, H.No.2 & S.No.242, H.No.4 of village Virar, Tal.Vasai, Dist. Palghar. along with as built drawings completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) may be occupied on the conditions mentioned in enclosure.

31/10



VVCMC/TP/O.C/VP-0133/134/2022-23

Dated 31/10/2022

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.



*Jm*  
Commissioner  
Vasai Virar City Municipal Corporation  
31/10

Encl.: a.a.  
c.c. to: 1. Asst. Commissioner,  
Vasai-Virar city Municipal Corporation.  
Ward office .....

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
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/O.C/VP-0133/134/2022-23

Dated 31/10/2022

**OCCUPANCY CERTIFICATE**

I hereby certify that the development of Residential Building Wing B(Stilt+10) ,Wing C (Stilt+10) & Wing D (Stilt+9) with BUA 4605.74 sq.mt on land bearing S.No.241, H.No.2 & S.No.242, H.No.4 of village Virar, Tal.Vasai, Dist. Palghar. Completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/ Registration No. VVCMC/ENGR/01) and has been inspected dated 10/06/2022 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-0133/3654/2014-15 dated 13/01/2015 & Revised Development Permission No. dtd. 20/11/2018, 17/03/2020 & 28/06/2021 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 116 flats constructed in Residential Building Wing B (Stilt+10), Wing C (Stilt+10) & Wing D (Stilt+9) only.
- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.



31/10



VVCMC/TP/O.C/VP-0133/134/2022-23

Dated 31/10/2022

- 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) 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.
- 12) 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.
- 13) 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.  
One set of completion plan duly certified is returned herewith.



Commissioner  
31/10  
Vasai Virar City Municipal Corporation





PROFORMA - I  
AND ARCHITECTURAL DRAWINGS.

STATE OF RECEIPT OF PLANS

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY PURPOSES IN ANY COURT OF LAW



STAMP OF APPROVAL OF PLANS

AS BUILT DRAWINGS APPROVED SUBJECT TO CONDITIONS MENTIONED IN  
This Office Letter No. VVCMC/TP/OC/  
VPI...0133.../134.../2022-23  
Dated : 31.10.2022  
COMMISSIONER  
VASAI-VIRAR CITY MUNICIPAL CORPORATION  
Virar (East), Pin No. 401 305, Dist. Palghar.

*Sm*

DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10.06.2020 AND THE DIMENSIONS OF THE SIDE ETC. OF THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD

*Sanjay*  
Signature of Licensed Surveyor/Engineer  
Structural Engineer / Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED HOSPITAL BUILDING & RESIDENTIAL BUILDING ON PLOT BEARING S.NO.241 H.NO.2 & S.NO.242 H.NO.4; VILLAGE-VIRAR, TAL- VASAI, DIST- PALGHAR.

OWNER MR. R. MHATRE	SIGNATURE OF APPLICANT <i>Sanjay</i>
------------------------	---

DATE 5/12/2021
SCALE AS SHOWN
DRAWN BY SUPRIYA
CHECKED BY



**EN-CON**

Architectural & Structural Works  
Project Consultants

G 7/B "D" WING, SETHI PALACE, AMBADI ROAD,  
VASAI ROAD, (WEST), 401 202  
PHONE: 95250-2336318, 2333404  
E-mail: encon1@rediffmail.com

D:\SHASHIKANT\RESIDENTIAL\KOSHOR NAR\1.pno. 133\OC DPG.dwg