

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



दुरध्वनी : ०२५० - २५२५१०९ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/O.C/VP-0067,0320,0567,5399,5707/1146/2022-23 Dated 02/12/2022

To,

1) M/s. Viva Swastik Dev. Through partners,  
Mr. Kishor Naik & Mr. Nitin Patil,  
1st floor, Thakur Arcade,  
Beside Virar Station, Virar (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 proposed as per as built Residential / Residential with shipline Building No.9 Wing A to E (Stilt(pt)+15), Residential / Residential with shipline Building No.6 Wing A (Stilt(pt)+10), Residential / Residential with shipline Building No.6 Wing B (Stilt(pt)+10) & C (Gr+Stilt+9), Residential / Residential with shipline Building No.6 Wing F (Stilt(pt)+9) on land bearing S.No. 242, S.No.246, H.No.1, 2 & S.No.247, 248, 249, 256 of Village: Nilemore, Taluka Vasai, Dist. Palghar.**

- Ref:1) Commencement Certificate No. VVCMC/TP/CC/VP-0056/691/2011-12, dated : 22/07/2011  
2) Commencement Certificate No. VVCMC/TP/CC/VP-0067/699/2011-12, dated : 22/07/2011  
3) Commencement Certificate No. VVCMC/TP/CC/VP-0320/693/2011-12, dated : 22/07/2011  
4) Commencement Certificate No. VVCMC/TP/CC/VP-0567/1055/2012-13, dated : 06/07/2012  
5) Commencement Certificate No. VVCMC/TP/CC/VP-5399/3110/2013-14, dated : 06/02/2014  
6) Revised Development Permission No. VVCMC/TP/RDP/VP-567/0106/2014-15, dated : 13/08/2014  
7) Revised Development Permission No. VVCMC/TP/RDP/VP-0067/0291/2014-15, dated : 31/01/2015  
8) Revised Development Permission No. VVCMC/TP/RDP/VP-0056/0289/2014-15, dated : 31/01/2015  
9) Revised Development Permission No. VVCMC/TP/RDP/VP-0056,0067,0320,0567,5399,5707/1368/2015-16, dated : 21/08/2015  
10) Revised Development Permission No. VVCMC/TP/RDP/VP-0056,0067,0320,0567,5399,5707/190/2019-20, dated : 13/11/2019



- VVCMC/TP/O.C/VP-0067,0320,0567,5399,5707/146/2022-23 Dated 02/12/2022
- 11) Revised Development Permission No. VVCMC/TP/RDP/VP-0056,0067,0320,0567,5399,5707/350/2019-20, dated : 18/03/2020.
  - 12) Revised Development Permission No. VVCMC/TP/RDP/VP-0067,0320,0567,5399,5707/1145/2021-22, dated : 31/05/2021.
  - 13) Development completion Certificate dated.04/05/2022, 20/03/2022 17/05/2022, 18/04/2022 from the Licensed Engineer.
  - 14) Structural stability certificate from your Structural Engineer vide letter dated 07/04/2022, 24/04/2022, 14/09/2019, 30/12/2019.
  - 15) Plumbing certificate dated. 02/05/2022, 02/05/2022, 17/05/2022, 23/04/2019.
  - 16) Receipt No.1636 dated 16/11/2022, Receipt No.19666 dated 23/06/2022, Receipt No.19554 dated 25/03/2022 for potable water supply from Vasai Virar City Municipal Corporation.
  - 17) Rain water Harvesting letter dated. 26/11/2019, 27/03/2022, 16/03/2022, 05/04/2019.
  - 18) NOC from Lift Inspector 26/01/2022 & 21/01/2022, 23/09/2016, 27/01/2017 & 30/01/2017, 10/09/2018.
  - 19) NOC from Chief Fire Officer dated 25/04/2022, 25/04/2022, 05/05/2022, 25/04/2022.
  - 20) NOC from tree Plantation Department of VVCMC dated.04/05/2022, 04/05/2022, 12/12/2019, 18/04/2019.
  - 21) Report from Composting Consultant dated 24/03/2022, 24/03/2022, 18/04/2022, 18/01/2022.
  - 22) Licensed Engineer's letter dated.04/05/2022.

Mr / Madam,

Please find enclosed herewith the necessary Occupancy Certificate Residential / Residential with shopline Building No.9 Wing A to E (Stilt(pt)+15), Residential / Residential with shopline Building No.6 Wing A (Stilt(pt)+10), Residential / Residential with shopline Building No.6 Wing B (Stilt(pt)+10) & C (Gr+Stilt+9), Residential / Residential with shopline Building No.6 Wing F (Stilt(pt)+9) on land bearing S.No. 242, S.No.246, H.No.1, 2 & S.No.247, 248, 249, 256 of Village: Nilemore, Taluka Vasai, Dist. Palghar 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.



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VVCMC/TP/O.C/VP-0067,0320,0567,5399,5707/146/2022-23 Dated 02/12/2022

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.



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.

sal-  
Commissioner  
Vasai Virar City Municipal Corporation

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

**Deputy Director,  
VVCMC, Virar.**

VVCMC/TP/O.C/VP-0067,0320,0567,5399,5707/146/2022-23 Dated 02/12/2022

**OCCUPANCY CERTIFICATE**

I hereby certify that the development Residential / Residential with shopline Building No.9 Wing A to E (Stilt(pt)+15) with Built Up area 18499.72 sq.m, , Residential / Residential with shopline Building No.6 Wing A (Stilt(pt)+10) with Built Up area 1781.95 sq.m, Residential / Residential with shopline Building No.6 Wing B (Stilt(pt)+10) with Built Up area 1643.22 sq.m. & C (Gr+Stilt+9) with Built Up area 1636.22 sq.m., Residential / Residential with shopline Building No.6 Wing F (Stilt(pt)+9) with Built Up area 1681.47 sq.m on land bearing S.No. 242, S.No.246, H.No.1, 2 & S.No.247, 248, 249, 256 of Village: Nilemore, Taluka Vasai, Dist. Palghar. Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) and has been inspected on 20/10/2022 and I declare the development has been carried out in accordance with regulations and the conditions in the Commencement Certificate Commencement Certificate No. VVCMC/TP/CC/VP-0056/691/2011-12 dated : 22/07/2011, Commencement Certificate No. VVCMC/TP/CC/VP-0067/699/2011-12, dated : 22/07/2011, Commencement Certificate No. VVCMC/TP/CC/VP-0320/693/2011-12, dated : 22/07/2011, Commencement Certificate No. VVCMC/TP/CC/VP-0567/1055/2012-13, dated : 06/07/2012, Commencement Certificate No. VVCMC/TP/CC/VP-5399/3110/2013-14, dated : 06/02/2014, Revised Development Permission No. VVCMC/TP/RDP/VP-567/0106/2014-15, dated : 13/08/2014, Revised Development Permission No. VVCMC/TP/RDP/VP-0067/0291/2014-15, dated : 31/01/2015, Revised Development Permission No. VVCMC/TP/RDP/VP-0056/0289/2014-15, dated : 31/01/2015, Revised Development Permission No. VVCMC/TP/RDP/VP-0056,0067,0320, 0567,5399,5707/1368/2015-16, dated : 21/08/2015, Revised Development Permission No. VVCMC/TP/RDP/VP-0056,0067,0320, 0567,5399,5707/190/2019-20, dated : 13/11/2019, Revised Development Permission No. VVCMC/TP/RDP/VP-0056,0067,0320, 0567,5399,5707/350/2019-20, dated : 18/03/2020., Revised Development Permission No. VVCMC/TP/RDP/VP-0067,0320, 0567,5399,5707/1145/2021-22, dated :31/05/2021 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,



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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 Constructed 540 Flats, 43 Shops & 20 office in Residential / Residential with shipline Building No.9 Wing A to E (Gr+Stilt+15) Only.

Constructed 56 Flats, 6 Shops in Residential / Residential with shipline Building No.6 Wing A (Stilt(pt)+10) Only.

Constructed 98 Flats, 20 Shops in Residential / Residential with shipline Building No.6 Wing B (Gr+Stilt+10) & C (Gr+Stilt+9).

Constructed 59 Flats, 7 Shops in Residential / Residential with shipline Building No.6 Wing F (Stilt(pt)+9).

- 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.



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- 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.
  - 14) You shall develop the parking tower and recreational open space as shown in approved plans before applying for Occupancy of building No.8 wing A & B.
  - 15) You shall submit fresh consent to establish from Maharashtra Pollution Control Board department within 6 months from the date of issue.
  - 16) You shall submit consent to operate from Maharashtra Pollution Control Board department within one months from the date of issue.
  - 17) You shall hand over area under D.P. Reservation to Vasai Virar City Municipal Corporation within 6 months from date of issue.
  - 18) 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.**

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Deputy Director,  
VVCMC, Virar.