

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



सूचना क्र. : २५/२०२० / १०/२०२०-२१
फोन : ०२२५१२११
ई-मेल : vasaincorporation@yahoo.com

वाक्य क्र. : व. वि. ३०.५
दिनांक : २५/०९/२०२०

VVCMC/TP/CC/VP-5330/10/2020-21

25/09/2020

To
✓ Mr. Pramod C. Patil, Mrs. Nattalia A. Tuscan,
Mrs. Sharda B. Patil, Mr. Pradeep H. Patil & Others
Through P.A. Holder Mr. Hemant R. Mhatre.
Radha Krishan Bungalow,
Mhatre wadi, Gaothan,
Near Railway Station, Virar (W), Tal: Vasai,
DIST: PALGAHR.

Sub: Commencement Certificate for the proposed layout of Residential/ Residential with shipline Buildings and Regularisation of Existing Bungalows ans Sub-Division of Plot on land bearing S. No. 131, H. No. 5 & 6; S. No. 133, H. No. 2, 3; S. No. 139, H. No. 5, 15, 17/1 & S. No. 140, H. No. 2/5 of Village Virar, Taluka-Vasai, Dist Palghar.

Ref :

1. N.A Order No.REV/K-1/T-9/NAP/VIRAR-VASAI/SR-192/2013 dated 30/01/2014 from the collector Thane.
2. Commencement Certificate No. VVCMC/TP/CC/VP-5330/3886/2014-15 dtd. 29/01/2015.
3. TILR M.R. No. 1538/07, TILR M.R. No. 1539/07, TILR M.R. No. 1540/07, TILR M.R. No. 1554/07, TILR M.R. No. 1557/07, TILR M.R. No. 1521/07, dated 10/08/2007, 13/08/2007, 14/08/2007, 16/08/2007, 17/08/2007, 18/08/2007, 29/08/2007, 30/08/2007 & 17/09/2007 for measurement.
4. Your Registered Engineer's letter dated 19/09/2019 & 10/09/2020.

Sir/ Madam,

Development Permission is hereby granted for the proposed layout of Residential/ Residential with shipline Buildings and Regularization of Existing Bungalows in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Pramod C. Patil, Mrs. Nattalia A. Tuscan, Mrs. Sharda B. Patil, Mr. Pradeep H. Patil & Others Through P.A. Holder Mr. Hemant R. Mhatre.

The proposed development in the letter No.VVCMC/TP/CC/VP-5330/3886/2014-15 dated 29/01/2015 and the details of the layout are as follows:

1	Name of Assessee owner / P.A. Holder	Mr. Pramod C. Patil, Mrs. Nattalia A. Tuscan, Mrs. Sharda B. Patil, Mr. Pradeep H. Patil & Others Through P.A. Holder Mr. Hemant R. Mhatre.		
2	Location	Virar		
3	Land use (Predominant)	Residential/ Residential with shipline Buildings and Bungalows		
4	Gross plot area (As per 7/12)	58510.00 sq.m		
5	Less:			
	a) 30.00 Mt & 40 Mt D.P. Road	10484.22 sq.m		
6	Net Plot Area	48025.78 sq.m		
		Residential Zone	Green Zone	Total
7	Net Plot Area	28541.50	19484.28	48025.78 sq.m
8	Area Under Encroachment	--	1261.10	1261.10 sq.m
9	Balance Plot Area	28541.50	18223.18	46764.68 sq.m
10	Area As per Possession	28242.90	18223.18	46466.08 sq.m



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11	R.G.	5161.74	3346.36	8508.10 sq.m
12	C.F.C @ 5 %	1412.14	911.15	2338.22 sq.m
13	Bulldable Plot Area (7X0.85)	24006.46	15489.70	39496.16 sq.m
14	Permissible FSI	1.00	0.30	---
15	Permissible Built-up-Area	24006.46	4646.91	28653.37 sq.m
16	Add: Land Pooling 4.5% as per Drawing	1017.83	--	1017.83 sq.m
17	Total Permissible Built-up-Area	25024.29	4646.91	29671.20 sq.m
18	Proposed Built-Up-Area	23629.00	1284.24	24913.24sq.m
19	Add.BUA to be Permissible for MHADA (20% of 24006.46)	4801.29	---	4801.29 sq.m
20	Total Permissible Built-up-Area Including MHADA	29825.58	4646.91	34472.49 sq.m
21	BUA provided for MHADA	4802.48	--	4802.48 sq.m
22	Total Proposed BUA Including MHADA	28432.04	1284.24	29716.28 sq.m

The details of the Buildings is given below:

RESIDENTIAL ZONE

Sr. No	Predominant Building	Building No./ Wings	No. of Floors	No. of Shops	No. of flats/ Bungalow	Built Up Area (in sq. mt.)Including MHADA
1.	Residential With Shopline Building	Bldg. No. 1 /Wing A,B&C	Stilt/Gr. +14	7	220	8467.46 sq.m
2.	Residential Building	Bldg. No. 2 /Wing A & B	Stilt+2p t	---	18	672.83 sq.m
3.	Residential With Shopline Building	Bldg. No. 3 /Wing A,B,C,D & E	Stilt/Gr. +14(pt)	23	290	11709.48 sq.m
4.	Residential With Shopline Building	Bldg. No. 4 / Wing A,B&C	Stilt/Gr. +4	7	55	2203.20 sq.m
5.	Residential Building	Bldg.No.5	Stilt+14	--	54	1957.50 sq.m
6.	Residential Building	Bldg.No.6 Wing A	Stilt+9	--	44	1713.76 sq.m
		Bldg.No.6 Wing B	Stilt+3	--	21	778.98 sq.m
7.	Residential Bungalow	Bldg. No. 7	Gr.+1	--	1 Bungalow	264.26 sq.m
8.	Residential Bungalow	Bldg. No. 8	Gr.+1	--	1 Bungalow	232.93 sq.m
9.	Residential Bungalow	Bldg. No. 9	Gr.+1	--	1 Bungalow	431.64 sq.m
Total				37	705	28432.04 sq.m





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GREEN ZONE

Sr. No	Predominant Building	Building No./ Wings	No. of Floors	No. of flats	Built Up Area (in sq. mt.)
1.	Residential Building	Bldg. No.1	Stilt +1	8	267.40 sq.m
2.	Residential Building	Bldg. No.2 /Wing A,B,C & D	Stilt+1	28	1016.84 sq.m
		Total		36	1284.24 sq.m

- 1) 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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001)
- 2) The amount of Rs. 9,05,900/- (Rupees nine lacs five thousand nine hundred only) deposited vide receipt No.267223 dated 21/01/2015 & The amount of Rs. 55,000/- (Rupees Fifty Five Thousand only) deposited vide receipt No.868452 dated 10/09/2020 & 82,000/- (Rupees Eighty Two Thousand only) deposited vide receipt No.868451 dated 10/09/2020 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the 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 Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 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 Vasai-Virar City Municipal Corporation.
- 7) 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.
You shall construct cupboard if any, as per D.C Regulations.
You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 10) You shall provide two distinct pipelines for potable and for non-potable water.
- 11) You shall provide Anti larvae treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BMC if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.
- 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 shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate.(If applicable)
- 14) You shall construct the compound wall / Retaining as per site condition which will be designed and supervise by certified structural Engineer before Plinth Completion Certificate.
- 15) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
- 16) 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.
- 17) 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.
- 18) You shall provide flush tanks in all W.C./Toilets with dual valve system.
- 19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 20) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 21) 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.
- 22) 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. As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th 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.
- 23) 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.



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विरार (पूर्व),
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दुरध्वनी : ०२५५ - २५२५६०१ / ०२५५३१०४/०५५६६
फैक्स : ०२५५ - २५२५६०१
ई-मेल : vasalvirarcorporation@yahoo.com

सायकल क्र. : व.वि.स.म.
दिनांक :

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- 25) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 26) 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.
- 27) 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.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & provide Composting Unit as per MSW rules 2016 prior to occupancy certificate.
- 29) 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 Swachh 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.
- 30) 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 Vasal Virar Sub region affecting for your layout.
- 31) 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.
- 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 33) This office hereby grants approval to sub-division of plot on land bearing S.No.131,,H.No.5 & 6,H.No.2,3;S.No.139,H.No.5,15,17/1, S.No.140, H.No.2/5, S.No.295 ,H.No.2 of layout (VP-5330) of Village-Virar ,Tal-Vasai Dist-Palghar.

S.No.131, H.No.5 & 6,H.No.2,3;S.No.139,H.No.5,15,17/1, S.No.140, H.No.2/5, S.No.295 ,H.No.2 of layout (VP-5330) of Village-Virar	
2. Plot-'B'(DP Road)	380.05 sq.m
3. Plot-'C'(DP Road)	3914.56 sq.m
4. Plot-'D'(DP Road)	1633.00 sq.m
5. Plot-'E'(R-Zone)	7721.73 sq.m
6. Plot-'F'(Green Zone)	11762.55 sq.m
7. Plot-'G' (Green Zone)	
Total area As per 7/12 extract	58510.00 sq.m

[Signature]
Commissioner
Vasal-Virar City Municipal Corporation

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

1. The Taluka Inspector of Land Record (TILR)
Opp. Tahasildar Office, Vasai (W),
Taluka 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.

