

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 : vasaivirarcorporation@yahoo.com

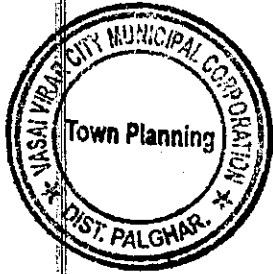
जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/RDP/VP-0743/317/2014-15

०२
10/01/2015

To,
Shri. R. K. Wadhawan (P.A. Holder)
Dewan Tower, Station Road,
Vasai (W), Taluka Vasai,
DIST : THANE.

Sub: Revised Development Permission for the proposed Residential / Residential with Shopline Buildings Type Cluster A (Type HD 36 ,HE 37) Cluster -B (Type HE-38,HD 39) , Cluster C (Type HD 40,HE 41,HA 47) Cluster -D (Type HF1 49,50,51,HF2 52,53,HH 54,55,) Cluster E (Type HH 57,58,60,61,HI 59,) Cluster -AA (Type DA) in Sector F , Type JC.76, Type SR-1 in Sector B & Type MC1 in P2 Pocket in lieu of land pooling FSI (9.5%) of ZCC-20 Group Housing Scheme on S.No.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(198), 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. S. No. 254, H. No. 3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S. No. 128, H. No. 6, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasai, Dist.: Thane.



- Ref:
- 1) N.A. order No. REV/D-1/T-9/NAP/SR-22/2004 Dat 08/03/2004 from the Collector.
 - 2) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991.
 - 3) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/2020 dated 25/08/1992.
 - 4) Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/I/3649 dated 18/07/1994.
 - 5) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/4382 dated 12/05/1995.
 - 6) This office Amended letter dated 03/07/2002, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010 & 07/07/2010.
 - 7) Revised Development Permission No. VVCMC/TP/RDP/ZCC-20/E/VP-0743/109/2011-12 dated 15/10/2011.
 - 8) Revised Development Permission No. VVCMC/TP/RDP/ZCC-20/E/VP-0743/297/2011-12 dated 31/03/2012.

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- 9) Revised Development Permission No. VVCMC / TP / RDP / ZCC-20 / E / VP-0743 / VP-0184 / VP-0459 / VP-0319 / VP-0732 / 053 / 2011-12 dated. 22/05/2012.
- 10) Revised Development Permission No. VVCMC/TP/RDP/ZCC-20/E/VP-0743/096/2012-13 dated 11/07/2012.
- 11) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013.
- 12) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0146/2013-14 date. 10/07/2013.
- 13) Revised Development Permission No. VVCMC/ TP / RDP/VP-0743/0335/2013-14 Dat: 09/01/2014
- 14) Commencement Certificate No. VVCMC/TP/CC/VP-0743/2568/2014-15 dated 22/09/2014
- 15) Your Architect's letter dated 16/12/2014

Sir / Madam,

Revised Development Permission is hereby granted for the proposed Residential / Residential with Shopline Buildings Type Cluster A (Type HD 36 ,HE 37) Cluster -B (Type HE-38,HD 39) , Cluster C (Type HD 40,HE 41,HA 47) Cluster -D (Type HF1 49,50,51,HF2 52,53,HH 54,55, Cluster E (Type HH 57,58,60,61,HI 59, Cluster -AA Type DA in Sector F Type JC.76 & SR-1 in Sector B ,Type MC1, in P2 Pocket under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. R. K. Wadhawan (P.A. Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No.CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991, Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/E/2020 dated 25/08/1992. Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/I/3649 dated 18/07/1994. Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/E/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010 & 07/07/2010 by CIDCO & Revised Development Permission No. VVCMC/TP/RDP/ZCC-20/E/VP-0743/109/2011-12 dated 15/10/2011, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/297/2011-12 dated 31/03/2012, Revised Development Permission No. VVCMC/TP/RDP/VP-0743,VP-0184,VP-0459,VP-0319,

VP-0732/053/2012-13 dated 22/05/2012, Revised Development Permission No. VVCMC/TP/RDP/ZCC-20/E/VP-0743/096/2012-13 dated 11/07/2012, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013 Revised Development Permission No.VVCMC / TP / RDP / VP-0743 / 0146 / 2013-14 dated 10/07/2013.,Revised Development Permission VVCMC/ TP / RDP/VP-0743/0335/2013-14 Dtd. 9/01/2014 & Commencement Certificate No. VVCMC/TP/CC/VP-0743/2568/2014-15 dated 22/09/2014 by VVCMC

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The details of the layout is given below : -

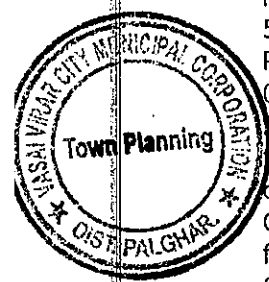
| | | | |
|-----|---|---|---------------------------|
| 1. | Name of assessee Owner / P.A. Holder | : | Shri R. K. Wadhawan |
| 2. | Location | : | Achole/Manikpur/Gokhiware |
| 3. | Land Used (Predominant) | : | Resi/Resi with shipline |
| 4. | Gross Plot Area | : | 1133021.00 sq.m. |
| 5. | Less: Encroachment Area | : | 4031.33 sq.m. |
| 6. | Less Area of Land on S. No. 63(27) H.No.9 | : | 1800.00 sq.m. |
| 7. | Balance Plot Area | : | 1127189.67 sq.m |
| 8. | Area under D. P. Road | : | 118718.66 sq.m. |
| 9. | Area under Existing Road | : | 53.22 sq.m. |
| 10. | Area under D. P. Reservation | : | 12558.00 sq.m. |
| 11. | Net Plot Area | : | 995859.79 sq.m. |
| 12. | Less 15% R. G. Area | : | 149378.97 sq.m. |
| 13. | 5% CFC Area (Required) | : | 49792.99 sq.m. |
| 14. | Permissible BUA 85% of Net plot | : | 846480.82 sq.m. |
| 15. | Add D.P.Road Area | : | 118262.73 sq.m. |
| 16. | Land Pooling Area 9.5% | : | 80415.68 sq.m. |
| 17. | ADD D.R. of D.P. Reservation | : | 9832.00 sq.m. |
| 18. | Total Permissible Area | : | 1054991.23 sq.m. |
| 19. | Previously Approved + Now Proposed area: | : | 1054147.53 sq.m. |

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. 2,74,000/- (Two Lakh Seventy Four Thousand Only) deposited vide Receipt No. 151018 dated 14/10/2011 & Receipt No. 227714 dated 18/05/2012 & Rs. 5,43,350/- (Five Lakh Forty Three Thousand Three Hundred Fifty Only) deposited vide Receipt No. 254768 dated 04/07/2012 & deposited vide Receipt No. 254769 dated 04/07/2012, Rs. 2,00,000/- (Two Lakh Only) deposited vide Receipt No. 75927 dated 22/02/2013, & Rs. /- deposited vide Receipt No. dated with VVCMC as interest from security deposit 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 for the proposed Residential / Residential with Shipline Buildings Type Cluster A (Type HD 36, HE 37) Cluster -B (Type HE-38, HD 39), Cluster C (Type HD 40, HE 41, HA 47) Cluster -D (Type HF1 49, 50, 51, HF2 52, 53, HH 54, 55, Cluster E (Type HH 57, 58, 60, 61, HI 59, Type JC.76, Type MC1, Type DA in Sector B, in lieu of land pooling FSI (9.5%) of ZCC-20 Group Housing Scheme on on land bearing S.No.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(198), 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)

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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, S. No. 254, H. No. 3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S. No. 128, H. No. 6, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasai, Dist.: Thane. as per the following details:-

The details of buildings is given below:

| Sr. No. | Pocket | Predominant Use | Bldg. Type | No.of Floors | No.of Bldg. | Total B.U.A. (in sq.m.) |
|---------|-----------|----------------------------------|--|-----------------|-------------|-------------------------|
| 1. | Sector-F | Residential | Cluster -A Type HD-36, HE-37 | S/G+7 | 01 | 3787.84 |
| 2 | Sector-F | Residential | Cluster -B Type HE-38, HD-39 | S/G+7 | 01 | 3787.55 |
| 3 | Sector-F | Residential | Cluster -C Type HD-40, HE-41,HA-47 | S/G+7 | 01 | 5064.02 |
| 4 | Sector-F | Residential | Cluster -D Type HF1-49 HF1-50,HF1-51 HF2-52,HF2-53 HH-54,HH-55, HH-56 | S/G+7 | 01 | 8927.69 |
| 5 | Sector-F | Residential | Cluster -E Type HH-57, HH-58,HI-59 HH-60,HH-61 | S/G+7 | 01 | 6192.45 |
| 6 | Sector-F | Residential | Type HH-62 | S/G+7 | 01 | 733.56 |
| 7 | Sector-F | Residential | Cluster -AA Type DA | S/G+7 | 01 | 733.56 |
| 8 | Sector-B | Residential | Type JC-76 | S/G+3 | 01 | 661.07 |
| 9 | Sector -B | Residential with shop line | SR1 | S/G+7 | 01 | 11065.09 |
| 10 | P2 Pocket | Residential with shop line | MC1 | S/G/Podi +14 | 01 | 8357.44 |
| Total | | | | | 10 | 49310.27 |

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The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No.CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991, Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/E/2020 dated 25/08/1992, Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/E/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 20/06/2005, 21/12/2005, 26/05/2006, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010, 07/07/2010, 15/10/2011, 31/03/2012, 22/05/2012, 11/07/2012 & 22/02/2013, 10/07/2013, 09/01/2014. 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.
- 4) You are required 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 there of for non-bio degradable & bio-degradable waste respectively.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai virar city municipal Corporation @ 30 per Sq.m of BUA and @ 10 per Sq.m of R.G.

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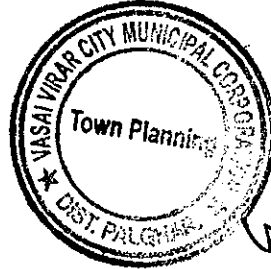
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- 13) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 14) 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 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, you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 15) You are responsible for complying with all conditions of N.A. order / sale permission / other permissions of other authorities including MOEF/CRZ etc. In case of Any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall 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.
- 16) 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 areasq.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.



Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

- 1) Asst. Commissioner,UCD
Vasai Virar City Municipal Corporation.
Ward No. _____
- 2) M/s. Shah Gattani Consultants, Architects.
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai, Dist: Thane.