

मुख्य कार्यालय, विरार  
विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-5483, 5484, 5485 & 5269/ 646/2022-23 31/03/2023  
To,

1. M/s. Reliable Tarang Through its Partner  
Shri Manish J. Churi  
Reliable Prestige, Achole Road,  
Nallasopara (East),  
Tal.: Vasai, Dist.: Palghar.
2. M/s. Prithvi Arch Consultant  
122, Gauri Complex, 1<sup>st</sup> Floor,  
Near Bank of Baroda, Vasai (East),  
Tal.: Vasai, **DIST: PALGHAR**

Sub: **Revised Development Permission for proposed Industrial building on Plot-02 and Residential With Shopline Buildings on Plot-03 of land bearing S. No. 232, H. No. 4, S. No. 234, S. No. 241, H. No. 1 & 2, S. No. 243, H. No. 1, S. No. 244 and S. No. 245, Village: Pelhar, Tal.: Vasai, Dist.: Palghar.**

Ref :

1. Commencement Certificate No. VVCMC/TP/CC/VP-5483/2762/2013-14, Dated 08/01/2014.
2. Commencement Certificate No. VVCMC/TP/CC/VP-5485/2767/2013-14, Dated 08/01/2014.
3. Commencement Certificate No. VVCMC/TP/CC/VP-5484/085/2014-15, Dated 11/04/2014.
4. Revised Development Permission No. VVCMC/TP/RDP/VP-5483, 5484 & 5485/0218/2014-15, Dated 28/11/2014.
5. Revised Development Permission No. VVCMC/TP/RDP/VP-5483, 5484 & 5269/184/2015-16, Dated 03/09/2015.
6. Revised Development Permission No. VVCMC/TP/RDP/VP-5483, 5484, 5485 & 5269/189/2018-19, Dated 18/01/2019.
7. Revised Development Permission No.: VVCMC/TP/RDP/VP-5483, 5484, 5485 & 5269/48/2022-23, Dated 13/06/2022.
8. Revised Development Permission No.: VVCMC/TP/RDP/VP-5483, 5484, 5485 & 5269/488/2022-23, Dated 30/01/2023
9. Your Architect's letter dated 02/02/2023.

Sir/Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2<sup>nd</sup> December 2020. In the



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capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:.

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. VVCMC/TP/CC/VP-5483/2762/2013-14, Dated 08/01/2014.

The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	M/s. Reliable Tarang Through its Partner Shri Manish J. Churi			
2	Location	Pelhar,			
3	Land use (Predominant)	Residential with shipline and Industrial Building			
4	Area of a Plot	Plot-01 (Bungalow)	Plot-2 (Industrial)	Plot-3 (EWS)	Total Area in Sq. Mts.
a	Area of as per 7/12 extract	1031.330	5600.00	44338.670	50970.00
b	Area as per TILR	1031.330	5600.00	44338.670	50970.00
c	Area in Encroachment			2359.390	2359.39
5	Net Gross Area of Plot	1031.330	5600.00	41979.280	48610.61
6	Deductions for				
a	Area under DP Road (NH-8)		505.770	68.480	574.250
b	Total Reservation Area		505.770	68.480	574.250
7	Balance Plot Area	1031.330	5094.230	41910.800	48036.36
8	Amenity Space (If Applicable)				
a	Required	51.567	254.712	2095.540	2401.819
b	Proposed				
9	Net Plot Area	979.764	4839.519	39815.260	45634.543
10	Recreational Open Space (if applicable)				
a	Required - 15% and 10%	97.979	483.952	3981.526	4563.457
b	Proposed -	99.02	486.29	4074.766	4660.076
	BUA with reference to basic FSI as per front road width (Sr. No. X basic FSI) dcr 0.3 & 0.4, IND 0.2, UDCPR 1.1	391.905	967.904	43796.786	45156.595
12	Additions of FSI on payment of premium				
a	Maximum permissible premium FSI - based on road width / TOD Zone @ 0.8		4480.00	20989.640	25469.64
b	Proposed FSI on payment of premium @ 0.80		4476.976	20989.640	25466.616
13	In-Situ FSI / TDR loading permissible as per Road Width				
a	In-Situ area against DP Road				
b	In-Situ area against Amenity Space if handed over				
c	TDR Area (for which Premium paid as per 7.71 of UDCPR)			58770.990	58770.990
d	Total In-Situ / TDR loading proposed (11(a+ b+ c))			4300.00	4300.000
14	Total Area (Basic + Premium + TDR)		5447.904	69086.43	74534.334
15	Approved Built-Up Area in the proposal	379.020		12749.82	13128.84
16	Balance Potential Base FSI			56336.61	56336.61
17	Maximum Potential base FSI in			55899.39	55899.39



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	the proposal - Residential				
18	Maximum Potential base FSI in the proposal - Commercial / Industrial		5447.904	437.220	5885.124
19	Maximum Ancillary FSI up to 60% with payment - Residential			33539.630	33539.63
20	Maximum Ancillary FSI up to 80% with payment - Commercial / Industrial		4358.323	349.780	4708.103
21	Maximum P-Line - Residential			89439.02	89439.02
22	Maximum P-Line - Commercial / Industrial		9806.227	787.00	10593.227
23	Maximum P-Line as per UDCPR Resi. + Comm.			90226.02	90226.02
24	Proposed BUA as per UDCPR - Residential			55899.06	55899.06
25	Proposed BUA as UDCPR - Commercial / Industrial		5444.880	427.310	5872.19
26	Proposed Ancillary Area as per UDCPR - Residential			33539.43	33539.43
27	Proposed Ancillary Area as per UDCPR - Commercial		4355.910	349.780	4705.69
28	Proposed P-Line Area as per UDCPR - Residential			89438.490	89438.49
29	Proposed P-Line Area as per UDCPR - Commercial		9800.790	787.00	10587.79
30	Total P-Line Area as per UDCPR		9800.790	90225.490	100026.28

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with Commercial Buildings and Industrial Building on land bearing S. No, 232, H. No. 4, S. No. 234, S. No. 241, H. No. 1 & 2, S. No. 243, H. No. 1, S. No. 244 and S. No. 245, Village: Pelhar,, as per the following details:-



Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Flats	No. of Shops	Built Up Area ( in sq. mt.)	Remarks
<b>PLOT-1</b>							
1.	Bungalow					379.020	No Change
<b>PLOT-3</b>							
1.	Residential	<b>1</b>	Gr+3	32	--	795.008	No Change
2.	Residential	<b>2</b>	Gr+3	28	--	693.200	No Change
3.	Residential	<b>5</b>	Gr+3	32	--	688.436	No Change
4.	Residential	<b>8</b>	Gr+3	32	--	688.436	No Change
5.	Residential	<b>9</b>	Gr+3	32	--	688.436	No Change
6.	Residential	<b>10</b>	Gr+3	32	--	729.960	No Change
7.	Residential	<b>11</b>	Gr+3	32	--	729.960	No Change
8.	Residential	<b>12</b>	St+Gr+3	27	--	577.922	No Change
9.	Residential	<b>13</b>	Gr+3	32	--	746.400	No Change
10.	Residential	<b>14</b>	Gr+3	32	--	746.400	No Change
11.	Residential	<b>15</b>	Gr+3	32	--	688.436	No Change
12.	Residential	<b>21</b>	Gr+3	32	--	741.160	No Change
13.	Residential	<b>22</b>	Gr+3	32	--	741.160	No Change
14.	Residential	<b>23</b>	Gr+3	32	--	741.160	No Change

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15.	Residential	24	Gr+3	32	--	688.436	No Change
16.	Residential	25	Gr+3	32	--	688.436	No Change
17.	Residential	26	Gr+3	32	--	688.436	No Change
18.	Residential	27	Gr+3	32	--	688.436	No Change
				567		12749.818	
<b>PLOT - 2</b>							
Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Galas	No. of Shops	Built Up Area ( in sq. mt.)	Remarks
1.	Industrial	1	Gr+2	64	--	9800.790	Now Amended
<b>PLOT - 3</b>							
Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Flats	No. of Shops / Halls	P-Line Area ( in sq. mt.)	Remarks
1.	Residential	3	St+14	166	--	8846.070	Now Amended
2.	Residential	6	St+14	96	--	5330.860	Now Amended
3.	Residential With Shopline	7	Gr+7	28	4 Shops	1198.660	Now amended
4.	Residential	12	Gr+3	5		129.850	Now Amended
5.	Residential With Shopline	16	Gr+14	453	15 Shops	25211.36	Now amended
6.	Residential With Shopline	17	Gr+14	222	15 Shops	13116.21	Now amended
7.	Residential With Shopline	18	St+16	94		5645.820	Now amended
8.	Residential	19	St+14	206		11040.750	Now amended
9.	Residential	20	St+14	234		12675.290	Now amended
10.	Residential With Shopline	28	Gr+14	110	8 Shops	5627.120	Now amended
11.	Residential	29	St+7	28		1403.500	Newly Proposed
				1642	42 Shops	<b>90225.49</b>	

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Revised Development Permission granted by VVCMC office letter No. VVCMC/TP/RDP/VP-5483, 5484, 5485 & 5269/48/2022-23, Dated 13/06/2022 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) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).

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- 5) 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.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) 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.
- 12) 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.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) 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.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 17) 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.
- 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.



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- 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, NOC from Eco Sensitive Zone, TWLS, 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, TWLS 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.
- 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
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) 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.
- 26) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 27) 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 Swacch 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
- 28) 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.
- 29) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 30) 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.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar Assited water heating SWH system to said layout if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.



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- 34) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
- 35) You shall submit Revised Land Conversion Order before applying for Occupancy Certificate, if not the said order stands cancelled without giving opportunity to be heard.
- 36) You shall submit Revised NA TILR before applying for Occupancy Certificate, if not the said order stands cancelled without giving opportunity to be heard.
- 37) You shall submit Provisional Fire NOC for Industrial Building on Plot No. 02 and Residential with Shopline Buildings on Plot No. 03 from Chief Fire Officer before commencing the work at site, if not the said order stands cancelled without giving opportunity to be heard.
- 38) You shall submit consent to establish from MPCB before commencing the work at site, if the work is commenced before obtaining consent to establish the said RDP stands cancelled without being heard.
- 39) You shall submit Revised Environmental Clearance from MOEF before commencing the work at site, if not the said permission stand cancelled without giving prior notice or opportunity being heard.
- 40) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 41) 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.
- 42) This permission is subject to verdict in the Hon'ble High Court, Mumbai in PIL 27/2022 regarding Green Zone notification of Government of Maharashtra. Decision of verdict is binding on you if the verdict goes against the State then said permission stands cancelled.
- 43) The permission is granted as pr clause no. 4.1.1. point no. (xxxxiv) and clause No.5.1.1 of Unified Development Control and promotions Regulations according to which the location within 500m from nearby Gaathan.
- 44) The amount of Rs.3,69,43,000/- as calculated under clause 5.1.1 of UDCPR to be deposited by applicant upto 30<sup>th</sup> June 2023, if not the said order stands cancelled. As well no construction shall be carried out till the deposition of the above said amount with VVCMC.
- 45) All the premium, development charges amounts to be deposited along with the interest on due dates by the applicant, if not the said permission stands cancelled.
- 46) You shall not carry out any Development work/ Infrastructural work on the area which is shown as amenity-1/water bodies in the proposal. In future if any construction is done without any requisite permission, the said permission stand cancelled without giving prior notice or opportunity being heard.
- 47) You shall submit Registered Partnership Deed for M/s. Reliable Tarang before Plinth Completion Certificate, if not the said permission stand cancelled without giving prior notice or opportunity being heard.



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48) Any breach of any condition mentioned or conditions not followed in specified timelines will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.



Encl.: a/a.

c.c. to:

1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office .....

*Bal*  
Commissioner  
Vasai Virar City Municipal Corporation

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

**Deputy Director,  
VVCMC, Virar.**