

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. 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/POC/VP-0849/ 84 / 2019-20

Dt. 16/10/2019.

To,  
M/s. Mahalaxmi Enterprises Through Partner  
Shri. Hitesh Lalchand Jain P.A.  
To M/s. Paranjpe Builders Pvt. Ltd.  
M/s. Pooja Properties Pvt.Ltd., M/s. Satyam Builders &  
Shri Ramchandra B. Deshmukh & 3 Others.  
Kingstone Tower, Ground Floor,  
Opp. Viva College , By pass road,  
Virar (W), Tal-Vasai,  
**Dist-Palghar.**

**Sub:-Grant of Part Occupancy Certificate for Residential with Shopline Building No. 20 (Wing A, B, C, D)(5<sup>Th</sup> To 11<sup>Th</sup> floor only) on S.No.138 B, H.No. 1,2,3,4,5, & S.No.140, H.No.1/2/3/4, S.No. 137, Plot No.1 to 11, S.No.137 H.No. 1 of Village -Bolinj, Tal. Vasai, Dist.Palghar.**

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-2231/W/102 dated 14/06/2001.
- 2) Amended Plan approval Vide letter dated 26/12/2001, 28/12/2005, 10/05/2007.
- 3) Revised Development Permission No. CIDCO/VVSR/REVI/BP-2231/W/3567 dated 17/12/2008.
- 4) Revised Development Permission No. VVCMC/TP/RDP/VP-0849/182/2011-12 dated 12/01/2012, 16/04/2012, 07/06/2013, 23/12/2013, 17/04/2014.
- 5) Part Occupancy Certificate No. VVCMC/TP/POC/VP-0849/010/2014-15 dated 17/04/2014.
- 6) Revised Development Permission No. VVCMC/TP/RDP/VP-0849/054/2014-15 dated 07/06/2014, 23/01/2019..
- 7) Revised Development Permission No. VVCMC/TP/RDP/VP-0849/131/2019-20 dated 05/10/2019.
- 8) Receipt No.39832 Dtd. 04/10/2019 from Vasai Virar City Municipal Corporation for potable water supply.
- 9) Part Development completion certificate dated 30/08/2019 from the Licensed Architect/Engineer.
- 10) Structural stability certificate from your Structural Engineer vide letter dated 06/06/2019.

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VVCMC/TP/POC/VP-0849/ 84/2019-20

Dt. 16/10/2019.

: 2 :

- 11) Plumbing certificate dated 06/06/2019.
- 12) NOC from Lift Inspector Dtd. 08/05/2019.
- 13) NOC from Chief Fire Officer Dtd.26/06/2019.
- 14) Letter from Rain Water Harvesting Consultant Dt. 10/06/2019.
- 15) NOC from Tree Plantation Department of VVCMC Dtd.27/06/2019.
- 16) Report from Composting Consultant Dtd. 15/06/2017.
- 17) Consent to operate order Dtd. 19/09/2018 & 14/05/2019.
- 18) Your Registered Engineer's letter dtd. 31/08/2019.

Sir/ Madam,

Please find enclosed herewith the necessary Part Occupancy Certificate Residential with Shopline Building No. 20 (Wing A, B, C, D)(5<sup>th</sup> To 11<sup>th</sup> floor only) on S.No.138 B, H.No. 1,2,3,4,5, & S.No.140, H.No.1/2/3/4, S.No. 137, Plot No.1 to 11, S.No.137 H.No. 1 of Village -Bolinj, Tal. Vasai, Dist.Palghar. along with as built drawings.

You are required to submit revised DSLR 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.  
(Issued as per approved by the Commissioner)

Yours faithfully,

  
Deputy Director (I/C)  
Town Planning

Vasai Virar City Municipal Corporation

Encl.: a.a.

c.c. to:

- 1) M/s. Sanat Mehta & Associates  
103, Rameshwar Tower "A"  
Co-op. Hsg Soc,  
Shimpoli Road, Borivali (W),  
MUMBAI- 400 092.
- 2) Asst. Commissioner  
Ward Office... "A"  
Vasai Virar City Municipal Corporation
- 3) Tax superintendent  
Ward Office "A"  
Vasai Virar City Municipal Corporation

For necessary action during taxation procedure.



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ई-मेल : vasairarcorporation@yahoo.com

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दिनांक :

VVCMC/TP/POC/VP-0849/४५/२०१९-२०

Dt. 6/10/2019.

**PART OCCUPANCY CERTIFICATE**

I hereby certify that the development for the Residential with Shopline Building No. 20 (Wing A, B, C, D)(5<sup>TH</sup> To 11<sup>TH</sup> floor only) with Built Up Area 6617.84 sq.m. on land bearing S.No.138 B, H.No. 1,2,3,4,5, & S.No.140, H.No.1/2/3/4, S.No. 137, Plot No.1 to 11, S.No.137 H.No. 1 of Village -Bolinj, Tal. Vasai, Dist.Palghar. under the supervision of M/s. Sanat Mehta & Associates (License/Registration No.ENG/09/LE) and has been inspected on 09/09/2019 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-2231/W/102 dated 14/06/2001. Amended Plan approval Vide letter dated 26/12/2001, 28/12/2005, 10/05/2007. Revised Development Permission No. CIDCO/VVSR/REVI/BP-2231/W/3567 dated 17/12/2008. Revised Development Permission No. VVCMC/TP/RDP/VP-0849/182/2011-12 dated 12/01/2012, 16/04/2012, 07/06/2013, 23/12/2013, 17/04/2014. Part Occupancy Certificate No. VVCMC/TP/POC/VP-0849/010/2014-15 dated 17/04/2014. Revised Development Permission No. VVCMC/TP/RDP/VP-0849/054/2014-15 dated 07/06/2014, 23/01/2019. Revised Development Permission No. VVCMC/TP/RDP/VP-0849/131/2019-20 dated 05/10/2019. issued by the VVCMC and permitted to be occupied subject to the following conditions :-

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat 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 infrastructure 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.



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VVCMC/TP/POC/VP-0849/84/2019-20

Dt. 16/10/2019.

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- 5) This certificate of occupancy is issued only in respect of 96 Flats constructed in Residential with Shopline Building No.20 (Wing A,B,C,D) (5<sup>th</sup> To 11<sup>th</sup> floor) only.
- 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.
- 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) Proper Care shall be taken by Owner/applicant to implement measures to avoid risk and injury to person using the constructed property.
- 13) 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.

One set of completion plan duly certified is returned herewith.

(Issued as per approved by the Commissioner)

  
Deputy Director (I/C)  
Town Planning

Vasai Virar City Municipal Corporation

