

CH-TX Ammd.
Rev. RDP Order

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-0104/635/2022-23

31/03/2023

To,

1. M/s. Ajmera Developers through its Partner,
Shri Jayesh B. Ajmera
A/101, Garnet, Rajhans Dreams,
Behind Bishop House,
Barampur, Vasai (West),
Tal.: Vasai, Dist.: Palghar.
2. M/s. Prithvi Arch Consultant
122, Gauri Complex, 1st Floor,
Near Bank of Baroda, Vasai (East),
Tal.: Vasai, **DIST: PALGHAR**

Sub: **Revised Development Permission for proposed Layout of Residential Buildings on land bearing S.NO. 69, H.No. 1 TO 6, S.NO. 71, H.NO. 4 & 6 TO 10, S.NO. 72, H.NO. 1 TO 10, 12 TO 15, S.NO. 73, H.NO. 4 TO 14, S.NO. 74, H.NO. 6, 8, 9, 12 & 13 OF VILLAGE : MANICKPUR AND S.NO. 127, H.NO. 3, S.NO. 128, H.NO. 1/1, 1/2 & 8B OF VILLAGE: DIWANMAN, and S.NO. 71, H.NO. 1, 2, 3 & 5, S.NO. 72, H.NO. 11, S.NO. 74, H.NO. 1 TO 5, 7, 10, 15, 16, 17A, 17A, 18 & 20, S.NO. 75, H.NO. 1 TO 4, 5A, 5B, 7 & 8, S.NO. 76, H.NO. 16A & 16B, S.NO. 77, H.NO. 1A, 1B, 2 TO 5 & 12, S.NO. 78, H.NO. 10/1, 10/2, 10/3, 12 TO 15 OF VILLAGE: MANICKPUR AND S.NO. 121, H.NO. 1, 2, 5, 6A, 6B, 7 & 8A, S.NO. 124, H.NO. 4 TO 7 & 11, 12 & 13, S.NO. 125, H.NO. 1, 2, 3, 4A, 4B, 4C, 5, 6, 7A & 7B, S.NO. 126, H.NO. 2B, 3A, 3B, 4, 5, 6, 7/1, 7/2, & 8, S.NO. 127, H.NO. 1, 2, 4 & 5, S.NO. 128, H.NO. 4, 5, 6, 7 & 8A, S.NO. 129, H.NO. 1, 2, 3, 5B & 6, OF VILLAGE: DIWANMAN, Taluka Vasai, Dist. Palghar.**

1. Revised Development Permission No. VVCMC/TP/RDP/VP-0104/0262/2013-14, Dated 09/10/2013.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-0104/153/2020-21, Dated 22/12/2020.
3. Revised Development Permission No.: VVCMC/TP/RDP/VP-0104/778/2021-22, Dated 04/01/2022.
4. Your Architect's letter dated 28/03/2023.

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 in 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. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th 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 21st 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. 2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21

VVCMC/TP/RDP/VP-0104/635/2022-23

31/03/2023

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 Revised Development Permission No. VVCMC/TP/RDP/VP-0104/778/2021-22, Dated 04/01/2022. The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	M/s. Ajmera Developers through its Partner, Shri Jayesh B. Ajmera
2	Location	Diwanman,
3	Land use (Predominant)	Residential Building
4	Area of Plot (as per 7/12 extract)	115925.200
5	Area as per site	115925.200
6	Area in 20.0 mtr wide DP Road	11267.454
7	Area in 20.0 mtr & 30.0 mtr wide DP Road	5234.071
8	Area in Market Reservation	1.730
9	Area in Play Ground	13469.00
10	Area in High School	6546.00
11	Area in Primary School	5891.00
12	Area in Garden Reservation	4637.00
13	Area in CC	1289.935
14	Area in M & SC	945.870
15	Balance Plot Area	66643.140
16	Amenity Space Required - 5% (if applicable)	3332.157
17	Amenity Space Proposed	3332.157
18	Net Plot Area	63310.983
19	Required @ 10% and 20%	6664.314
20	BUA with reference to basic FSI as per front road width	69642.081
21	Maximum permissible premium FSI - based on road width / TOD Zone @ 0.50	57962.600
22	Maximum TDR permissible as per Road width	162295.280
23	TDR of 20.0 mtr wide DP Road	7219.590
24	TDR loading proposed	7219.590
25	Total entitlement of FSI in the proposal (which ever is applicable)	76861.67
26	Approved Built-Up Area	64601.11
27	Balance entitlement of the proposal	12260.566
28	Permissible Ancillary Area @ 60% - Residential	7356.340
29	Permissible P-Line (excluding earlier approved area)	19616.91
30	Total Entitlement of FSI in the proposal	76861.67
31	Proposed P-Line Area	16812.59
32	Total Proposed BUA in the proposal	75109.16
33	Proposed BUA of inclusive housing as per UDCPR	2729.916
34	Proposed Ancillary Area as per UDCPR	1637.964
35	Proposed P-Line for inclusive housing	4367.880

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building on land bearing S.No. 69, H.No. 1 To 6, S.No. 71, H.No. 4 & 6 To 10, S.No. 72, H.No. 1 To 10, 12 To 15, S.No. 73, H.No. 4 To 14, S.No. 74, H.No. 6, 8, 9, 12 & 13 of Village : Manickpur and S.No. 127, H.No. 3, S.No. 128, H.No. 1/1, 1/2 & 8B of Village: Diwanman, and S.No. 71, H.No. 1, 2, 3 & 5, S.No. 72, H.No. 11, S.No. 74, H.No. 1 To 5, 7, 10, 15, 16, 17A, 17A, 18 & 20, S.No. 75, H.No. 1 To 4, 5A, 5B, 7 & 8, S.No. 76, H.No. 16A & 16B, S.No. 77, H.No. 1A, 1B, 2 To 5 & 12, S.No. 78, H.No. 10/1, 10/2, 10/3, 12 To 15, of Village: Manickpur and S.No. 121, H.No. 1, 2, 5, 6A, 6B, 7 & 8A, S.No. 124, H.No. 4 To 7 & 11, 12 & 13, S.No. 125, H.No. 1, 2, 3, 4A, 4B, 4C, 5, 6, 7A & 7B, S.No. 126, H.No. 2B, 3A, 3B, 4, 5, 6,

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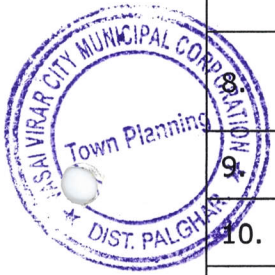
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7/1, 7/2, & 8, S.No. 127, H.No. 1, 2, 4 & 5, S.No. 128, H.No. 4, 5, 6, 7 & 8A, S.No. 129, H.No. 1, 2, 3, 5B & 6, of Village: Diwanman, Tal.: Vasai, Dist.: Palghar, as per the following details:-

Sr. No.	Bldg No./Wing	Use	No. of Floors	No. of Flats	P-Line Area in Sq.mts.	BUA in Sq.mts.	Remarks
1.	Bldg No.5 (Wing A)	Residential	Bsmt + St + 2 Podium + 16	60	--	3363.978	No Change
2.	Bldg No.5 (Wing B)	Residential	Bsmt + St + 2 Podium + 16	90	--	5140.895	No Change
3.	Bldg No.5 (Wing C)	Residential	Bsmt + St + 2 Podium + 16	72	--	4499.520	No Change
4.	Bldg No.5 (Wing D)	Residential	Bsmt + St + 2 Podium + 16	91	--	5294.180	No Change
5.	Bldg No.6 (Wing A)	Residential	Bsmt + St + 2 Podium + 16	91	--	4527.176	No Change
6.	Bldg No.6 (Wing B)	Residential	Bsmt + St + 2 Podium + 16	90	--	4637.550	Now Amended
7.	Bldg No.6 (Wing C)	Residential	Bsmt + St + 2 Podium + 16	91	--	4698.39	Now Amended
8.	Bldg No.6 (Wing D)	Residential	Bsmt + St + 2 Podium + 16	58	--	3212.382	No Change
9.	Bldg No.7 (Wing A)	Residential	Stilt + 12	48	1266.815	1323.22	No Change
10.	Bldg No.7 (Wing B)	Residential	Ground + 12	48	--	2034.912	No Change
11.	Bldg No.7 (Wing C)	Residential	Ground + 12	48	--	2355.552	No Change
12.	Bldg No.8 (Wing A1)	Residential	Stilt + 22	--	--	--	Deleted
13.	Bldg No.8 (Wing A2)	Residential	Stilt + 22	--	--	--	Deleted
14.	Bldg No.8 (Wing B1)	Residential	Stilt + 22	91	7772.890	--	No Change
15.	Bldg No.8 (Wing B2)	Residential	Stilt + 22	91	7772.890	--	No Change
16.	Bldg No.9 (Wing A1)	Residential	Stilt + 22	--	--	--	Deleted
17.	Bldg No.9 (Wing B1)	Residential	Stilt + 22	--	--	--	Deleted
18.	Bldg No.9 (Wing B2)	Residential	Stilt + 22	--	--	--	Deleted
19.	Bldg No.9 (Wing B3)	Residential	Stilt + 22	--	--	--	Deleted
20.	Bldg No.9 (Wing B4)	Residential	Stilt + 22	--	--	--	Deleted
			Total	969	16812.595	41087.755	
14.	Bldg No.9 (Wing C)	Residential	Stilt + 22	144	4367.880		No Change



VVCMC/TP/RDP/VP-0104/635/2022-23

31/03/2023

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-0104/778/2021-22, Dated 04/01/2022, 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).
- 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



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31/03/2023

not provided by providing Dr. Major Covell's 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.
- 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



VVCMC/TP/RDP/VP-0104/635/2022-23

31/03/2023

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 Assisted water heating SWH system to said layout if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 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 should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 36) 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.
- 37) You shall hand over MHADA allotted area of 4367.880 Sq.mts. to MHADA Authority as per UDCPR Provisions and communicate the same to MHADA Authorities regarding the area allotment within period of 6 months from the date of issue, if not then the said permission stands cancelled without giving opportunity being heard.
- 38) You shall handover all DP reservation/road to VVCMC before occupancy certificate.
- 39) You shall submit Revised Provisional Fire NOC from Chief Fire Officer before commencement of work, if not the said order stands cancelled without giving opportunity to be heard
- 40) You shall handover MHADA flat 20% to MHADA at the time of Occupancy Certificate.
- 41) You shall submit Revised Provisional Tree NOC from Tree Plantation Department within one month from the date of issue of approval, if not the said order stands cancelled without giving opportunity to be heard.
- 42) You shall submit revised TILR, with effect of DP reservation & New Hissa no within 3 months, if not the said order stands cancelled without giving opportunity to be heard.
- 43) The premium amounts and Labourcess amounts shall be deposited as on prescribed due dates as per assessment order, if not the said order stands cancelled without giving opportunity to be heard.
- 44) 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
2. Secretary MHADA (Konkan)
Grihanirman Bhavan, kala Nagar,
Bandra East, Mumbai, (400051)

Sat
Commissioner
Vasai Virar City Municipal Corporation

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

[Signature]
**Deputy Director,
VVCMC, Virar.**