

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/O.C/SPA-VP-006/03/2022-23

Dated 20/05/2022

To,

- 1) Shri. Hemant A. Patil, Director of
DDPL Global Infrastructure Pvt.Ltd.,
Unicorn House, Shreejee Vihar,
Opp. MTNL, S.V. Road,
Kandivali (W),
MUMBAI-400 067.
- 2) M/s. Ajay Wade & Associates
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal: Vasai, Dist: Palghar

Sub:- Grant of Occupancy Certificate for Residential Building No .5, Wing - A to L, as (St. + 22), Building No.6, Wing - A, as (St+22), Residential with Shopline Building No.6, Wing - B as (Gr/St+22), Wing-C & D as (Basement+Gr/St+22) including shop no.8 (Supermarket)as Basement + Gr +2 , Wing - E & F as (Gr/St+22) & Residential Building No.7, Wing - A & B as (St+22) in Plot - I , Phase-II on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR



VVCMC/TP/O.C/SPA-VP-006/03/2022-23

Dated 20/05/2022

- Ref: - 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/BP-4622/E/730 Dtd.02/07/2010.
- 3) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011.
- 4) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/01/2012.
- 5) Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/RDP/172 Dtd.09/01/2015.
- 6) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/2018-19 Dtd.20/08/2018.
- 5) Development completion Certificate dated.14/03/2022 from the Licensed Engineer.
- 6) Structural stability certificate from your Structural Engineer vide letter dated 30/07/2021.
- 7) Plumping certificate dated. 31/03/2022.
- 8) Receipt No.19622 dated 18/05/2021 for potable water supply from Vasai Virar City Municipal Corporation.
- 9) Rain water Harvesting letter dated. 07/05/2022.
- 10) NOC from Chief Fire Officer dated 08/04/2022.
- 11) NOC from tree Plantation Department of VVCMC dated.29/03/2022.
- 12) Report from Composting Consultant dated 10/01/2022.
- 13) MCZMA letter Dtd. 08/11/2016.
- 14) Collector Palghar Brief Document Dated.22/08/2016.
- 15) Environment Department Dtd.18/05/2017
- 16) Letter from Advocate Atul Damle Dt.06/11/2017.
- 17) letter from Vasai Virar City Municipal corporation to Urban Development Department Dtd.01/11/2017.
- 18) Collector Palghar Brief Document Dated.23/08/2018.
- 19) Environment Department Dtd.31/03/2020.
- 20) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
- 21) Licensed Engineer's letter dated. 13/01/2021.



Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No.5, Wing - A to L, as (St. + 22), Building No.6, Wing - A , as (St+22), Residential with Shopline Building No.6, Wing - B as (Gr/St+22), Wing-C & D as (Basement+Gr/St+22) including shop no.8 (Supermarket)as Basement + Gr +2 , Wing - E & F as (Gr/St+22) & Residential Building No.7, Wing - A &B as (St+22) in Plot-I, Phase-II on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No.

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1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, ,5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR along with as built drawings Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) may be occupied on the conditions mentioned in enclosure.

You are required to submit revised TILR 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.

A set of certified completion plans is returned herewith.



Encl.: a.a.

c.c. to: 1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office

sal
Commissioner
Vasai Virar City Municipal Corporation

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

[Signature]
Deputy Director,
VVCMC, Virar.

VVCMC/TP/O.C/SPA-VP-006/03/2022-23

Dated 20/05/2022

OCCUPANCY CERTIFICATE

This case was initially approved by CIDCO in 02/07/2010. Subsequently this case is affected by wetland atlas and hence as per directives in Hon'ble High Court in PIL 87/2013 wetland Atlas is to be followed till Brief Document is prepared and in case if development is contemplated leave of court is to be obtained. However in the instant case Govt. of Maharashtra vide letter dated 18/05/2017 stated that these lands are not wetland as per wetland rules 2010 and directed Collector to prepare brief document accordingly. Collector vide letter dtd.22/08/2016 submitted Brief Document to Environmental Department. In the instant case opinion of the Senior Advocate was also obtained who stated that these lands are not wetlands as per wetland rules 2010 and further in reply to our letter seeking guidance, Govt. of Maharashtra vide letter dtd.17/11/2017 intimated us to consider the case in view of Govt. letter, Advocate opinion and on merit of the case. Hence this case was considered by this office in past and further permission were given honoring past commitment and also in writ petition no. 303/2018 Dtd.12/04/2022 and W.P.4365 Dated 12/04/2022 Hon'ble High Court accepted Brief Document and gave Verdict accordingly. Hence in the backdrop of above it is decided for grant of Occupancy Certificate in the case honoring past commitments and as per the Brief Document of Collector Palghar dated.22/08/2016 and 23/08/2018 which clearly shows that the survey nos. in the instant case are not Wet lands. The same has been confirmed earlier by Government of Maharashtra letter dated.17/11/2017.

I hereby certify that the development of Residential Building No.5, Wing - A to L, as (St. + 22), Building No.6, Wing - A, as (St+22), Residential with Shopline Building No.6, Wing - B as (Gr/St+22), Wing-C & D as (Basement+Gr/St+22) including shop no.8 (Supermarket) as Basement + Gr +2, Wing - E & F as (Gr/St+22) & Residential Building No.7, Wing - A & B as (St+22) with Built Up area of 552.35 sq.mt, in Plot-I, Phase-II on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No.



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जावक क्र. : च.वि.श.म.
दिनांक :

VVCMC/TP/O.C/SPA-VP-006/03/2022-23 Dated 20/05/2022
79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR. Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration

No.VVCMC/ENGR/03) and has been inspected on 10/05/2022 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/BP-4622/E/730 Dtd.02/07/2010, Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011, Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/01/2012, Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/ RDP/172 Dtd.09/01/2015. & Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006 /2018-19 Dtd.20/08/2018 issued by the CIDCO & VVCMC and permitted to be occupied subject to the following conditions:-

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



VVCMC/TP/O.C/SPA-VP-006 /03/2022-23

Dated 20/05/2022

5) This certificate of occupancy is issued only in respect of Constructed are as follows.

Sr.No.	Building No.	Wing	No.of Floors	No.of Flats	No.of Shops	Built Up Area in sq.mt.
1	5	A	Stilt+22	122		4559.354
		B	Stilt+22	124		4559.691
		C	Stilt+22	125		4549.689
		D	Stilt+22	124		4549.689
		E	Stilt+22	123		4559.691
		F	Stilt+22	123		4559.354
		G	Stilt+22	126		4549.689
		H	Stilt+22	123		4559.691
		I	Stilt+22	125		4559.354
		J	Stilt+22	125		4559.354
		K	Stilt+22	124		4559.691
		L	Stilt+22	123		4559.354
Sr.No.	Building No.	Wing	No.of Floors	No.of Flats	No.of Shops	Built Up Area in sq.mt.
2	6	A	Stilt+22	126		4554.81
		B	Stilt+Gr.+22	123	03	5139.15
		C& D	Basement+Stilt+Gr.+22	238	08	11938.98
		E	Stilt+Gr.+22	122	04	5198.54
		F	Stilt+Gr.+22	123	05	4931.31
3	7	A	Stilt+22	126		4562.143
		B	Stilt+22	124		4552.478
Total (Building No.5+6+7)				2469	20	95552.35



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- 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) 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.
- 13) You shall submit consent to operate within 3 months or before giving possession of the flats to buyers whichever earlier. Failure to do so will attract panel actions as per Law, which may be noted.

One set of completion plan duly certified is returned herewith.



Sat
Commissioner

Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar. 7

[Signature]
Deputy Director,
VVCMC, Virar.