

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-0191/349/2014-15

24/03/2015

To,
The Executive Engineer -Thane
Konkan Housing & Area Development Board,
Griha Nirman Bhavan, Kala Nagar,
Bandra (E), Mumbai - 400 051.

Sub:- Revised development permission for proposed residential buildings with convenience shops on land bearing S. No.- 392/1A of village Bolinj & S. No.-376(Pt) of village Virar ,Tal.- Vasai, Dist.-Palghar for Konkan Housing & Area Development Board, Bandra(E), Mumbai.

Ref:-

1. TILR M.R.No.102/2011, dtd.05/02/2014.
2. Commencement Certificate no.VVCMC/TP/CC/VP-0191/2643 dtd. 21/03/2012.
3. Revised development permission no.- VVCMC/TP/RDP/BP-670/W/VP-0191/0301/2013-14, dated:-13/12/2013.
4. Revised development permission no.- VVCMC/TP/RDP/VP-0191/370/2013-14 Dated:-20/03/2014.
5. Director of fire services Noc U.No.- MFS/51/2015/56, dt.05/02/2015.
6. Your Letter U.No.EE/Thane/KB/684, dt.13/10/2014 & dtd.04/03/2015
7. MOEF Noc U.No-SEAC-2013/CR-64/TC-1, dt.26/02/2014.
8. Government Notification No-79, TPS 1214/975/CR-77/14/UD-12, dtd-16/08/2014
9. Government Notification No-80, TPS 1214/975/CR-77/14/UD-12, dtd-16/08/2014

Sir/madam,
Revised development permission is hereby granted for the proposed residential buildings under section 45 of M.R.T.P. Act, 1966 (Mah. XXVII of 1966) to Executive Engineer-Thane, Konkan Housing & Area Development Board.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/RDP/VP-191/0370/2013-14, dtd. 20/03/2014

The Details of the layout is given below:

1	Name of assess owner/P.A.Holder	The Executive Engineer -Thane
2	Location	Bolinj & Virar
3	Land use (predominant)	Residential Bldg.
4	Gross plot Area (As per 7/12)	470000.00 sq.m
5	A) D.P. Reservations;	
	a) School (PS & HS) -146 & 147	16044.00 sq.m
	b) Market-148	1097.94 sq.m
	c) ESR-153	2214.88 sq.m
	d) Garden- 142 & 145	14414.75 sq.m
	e) Channel+Water Body	59648.59 sq.m



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	f) DP road/Municipal Road	79766.74 sq.m
	g) Play Ground-162	27010.45 sq.m
	h) Bus Depot-143	1454.17 sq.m
6	Total Deduction	202461.52 sq.m
7	Net Plot Area (4-5)	267538.48 sq.m
8	Required RG	43493.61 sq.m
9	Buildable plot area (7-8)	227407.71 sq.m
10	Addition for FSI purpose	
	a) Play- Ground-162	27010.45 sq.m
	b) Bus Depot-143	1454.17 sq.m
	c) ESR-153	2214.88 sq.m
	d) Garden- 142 & 145	14414.75 sq.m
	e) D.P Roads/Municipal Roads	79766.74 sq.m
11	Total Plot Area	352268.70 sq.m
12	Permissible FSI	2.50
13	Permissible BUA	880671.75 sq.m
14	Add-incentive FSI for land pooling (9.50%)	25416.16 sq.m
15	Total permissible BUA	906087.91 sq.m
16	Deduct BUA for	
	a) BSNL Plot (FSI 1.00)	6596.18 sq.m
	b) Society Plots (18867.18 X 1.75 FSI)	33017.56 sq.m
	c) Existing Plot area for LIG, MIG x 2.50 FSI	86062.50 sq.m
	d) Existing plot area for HIG x 1.00 FSI	8784.00 sq.m
17	Balance BUA	771627.67 sq.m
18	Total Proposed BUA	538876.24 sq.m

The commencement certificate shall remain valid for period of one year for the particular building under reference from date of its issue (As per section 48 of MR & TP Act, 1966 and clause 2.42 & 2.6.9 of sanctioned D.C. regulation - 2001).

The amount of Rs.63,59,200/- (Rupees Sixty Three Lakh Fifty Nine Thousand Two Hundred only) deposited vide Receipt No.305911 dated. 04/03/2015 with Vasai-Virar City Municipal Corporation 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.



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Please find enclosed herewith the approved Revised Development Permission for the proposed residential buildings with convenience shops on land bearing S. Nq.- 392/1A of village Bolinj & S. No.-376(Pt) of village Virar as per the following details:-

The details of building is given below:-

Sr. No	Building Numbers	Wings	Predominant Use	No. of floors	No. of shops	No. of flats	Total BUA in Sq.mt.	Remarks
1	01 -(MIG-T)	A	Residential & commercial	Gr.(Pt) + 22 th	8	81	6051.21	CC Granted
2	02 -(LIG -R)	A	Residential & commercial	Gr.(Pt) + 23 th	4	54	2076.52	CC Granted
3	03-(LIG-T+R)	A,B,C, D,E, F,G,H,J ,K	Residential & commercial	Gr.(Pt) + 23/24 th	14	648	25728.76	CC Granted
4	04-(LIG-T+R)	A,B,C, D,E, F,G,H,J	Residential & commercial	Gr./st+ 23/24 th	14	594	23699.74	CC Granted
5	05-(LIG-R)	A & B	Residential	Stilt + 24 th	--	108	4167.20	CC Granted
6	06-(LIG-T+R)	A,B,C, D,E, F,G,H,J, K,L	Residential & commercial	Gr./st + 23/24 th	14	702	27757.78	CC Granted
7	07-(MIG-T+R)	A,B,C, D,E, F,G,H,J	Residential & commercial	Gr./st. + 22 th	45	621	45344.35	CC Granted
8	08-(MIG-T+R)	A,B,C	Residential & commercial	Gr.(Pt) + 22 th	22	216	15945.35	CC Granted
9	09-(MIG-T+R)	A,B,C, D	Residential & commercial	Gr.(Pt) + 22 th	16	270	19619.28	CC Granted
10	10-(LIG+Type)	A	Residential	St+24 th	--	186	11225.04	New CC
11	11-(LIG+Type)	B,C,D, E,F,G	Residential	St+24 th	--	1116	67350.24	New CC



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12	12-(LIG+Type)	A,B,C, D,E,F,G	Residential	St+24 th	--	1302	78572.28	New CC
13	13-(LIG+Type)	A	Residential	St+24 th	--	186	11225.04	New CC
14	Commercial Bldg-I	--	Commercial	Gr.(pt) +3 rd	--	Bank Gym & Office	822.89	New CC
15	Commercial Bldg-II	--	Commercial	Gr.(pt) + 2 rd	--	Marriage & Multipurpose Hall	1734.69	New CC
Total						137	8236	538876.27

The revised plan duly approved herewith supersedes all the earlier approved plans the conditions of commencement certificate granted vide VVCMC office letter no. VVCMC /TP/RDP/VP-191/0370/2013-14, dt.20/03/2014 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 MRTPA 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.



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- 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 final Chief Fire officer NOC before applying for Occupancy Certificate for the building of height above 45 mt. Occupancy Certificate will be granted only after fire fighting equipments are provide by VVCMC as per G.R of Government dtd.16/08/2014
- 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 on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai virar city municipal Corporation.
- 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, 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.



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- 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 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.
- 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.
- 17) You shall take all precautionary measures as pr 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.
- 18) You shall obtain revised MOEF clearance as per MOEF notification dtd 14th Sep 2006 and Policy of Government of Maharashtra and central Government and shall take up the construction accordingly VVCMC is not responsible for violation of committed by MHADA as for as following prescription of MOEF/State Government are concerned.
- 19) As per Gazette Notification No. Nov.20-26, 2014 VVCMC has carried out Modification U/s. 37 of MRTP Act by incorporation certain modifications. This procedure is going on as per sec 46 of MRTP Act 1966. The same is incorporated in the layout as applicable.



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- 20) As per G.R No TPS-1214/975/CR-77/14/UD-12, dtd 16/08/2014. for the structures above 24 mt. proof checking of structural deigns/drawings shall be done through structural consultants in the panel of VVCMC. This shall be done in a months period.



Yours Faithfully,

Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation.

C.C. to:-

1. Asst. Commissioner, UCD
Vasai-Virar Municipal Corporation.
2. Mr. Nitin A. Patil (Architect)
Bldg. no. 24-A/601, Maitri Co.op.Hsg. Society,
Near Western Express Highway, Bimbisar Nagar,
Goregaon (E), Mumbai - 400 065.
3. Dy. Municipal Commissioner
Vasai-Virar City Municipal
Corporation DMC-

For information since we have now herby granted permission for the building up to 70mt height and condition is kept that occupancy will be applied only after fire fighting equipments for the structure up to 70 mt is provided by VVCMC. Hence the firefighting equipment for 70mt height shall be procured and communized and be operated before these building come for occupancy certificate.