

वसई-३
दस्त क्र. २८१८-१२०२४
९९१९९

ANNEXURE - B
BUILDING COMMENCEMENT CERTIFICATE AS APPLICABLE

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५२०२ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२०३
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

WCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: ०७/१०/२०२१

- To,
1. M/s. Conceptual Advisory Services LLP, (P.A.Holder)
3, Narayan Building, 23,
L.N.RoadDadar (East),
Mumbai - 400 014.
 2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoll Road, Borivali (W)
Mumbai-400 092.

Sub: Revised Development Permission for the proposed development under PMAY Scheme on land bearing S.No.3,4, S.No.5, H.No.1,2,3/1,3/2, 3/3, 3/4,3/5, 3/6, 3/7, S.No.6, H.No.1,2,S.No.7, H.No.1,2,3,4, S.No.8, H.No.1, 2,3, S.No.9, H.No.1,2, 3, S.No.11, H.No.1, 2, 3, 4, 5, 6, 7, S.No.13, H.No.1, 2, 3, 4, 5, 6, S.No.14, H.No.1,2,3,4,5,6, S.No.15, H.No.1,2,3,4,5, S.No.16, H.No.1,2,3,4,5,6,7 S.No.17, H.No.1,2,3,4,5, 6, 7, 8, 9, 10, S.No.18, H.No.1, 2,3,4,5, S.No.19, H.No.1,2,3,4,5,6,7,8,9, S.No.20, H.No.1,2,3,4, S.No.21, H.No.1,2,3, S.No.22, H.No.1,2,3, 4, S.No.23, H.No.1,2, 3, S.No.24, H.No.1, 2, 3, 4, 5, S.No.25, H.No.1, 2, 3, S.No.26, H.No.1,2,3,4,5, S.No.27, H.No.1, 2,3,4,5, S.No.28, H.No.1,3,4,5, S.No.29, H.No.2,3,4,5,6, S.No.30, H.No.1,2,3,4,5, S.No.31, H.No.1,2,3, S.No.32, H.No.1,2,3,4, 5,6,7, S.No.33, H.No.1,2,3,4, S.No.34, H.No.1,2,3,4,5,6, S.No.35, H.No. 1,2,3,4,5,6, S.No.36, H.No.1,2,3,S.No.37, H.No.1,2, S.No.38, H.No. 1,2,3,4,5,6,7,8, S.No.39, H.No.1,2, S.No.40, H.No.1,2,3,4, S.No.42, S.No.44, S.No.45, H.No.1,2,3,4,5,6,7,S.No.46,H.No.1,2,3,4,5,6,7,8,S.No.47,H.No.1,2,4,5,6,S.No.48,H.No.1,2,3,S.No.49,H.No.1,2,3,S.No.50,H.No.1,2,3,4,5,6,7,8,S.No.51,H.No.1,2,3,4,5,6, S.No.52, H.No.1,2,3,4, S.No.53, H.No.1,2,3,4,5,6,7,8,9, S.No.54, H.No.1,2, S.No.55, S.No.56, H.No.1,2,3,4,5, S.No.57, H.No. 1,2,3,4, 5,6,7, S.No.58, H.No.1,2,3,4,5,6, S.No.59, H.No.1, 2, S.No.60, S.No. 61, H.No.1, 2/Pt.,2/Pt.,3,4, S.No.62, H.No.1/Pt., 1/Pt., 2, 3, S.No.63, H.No.1,2,3,4,5,6,7,8, S.No.64, S.No.65, H.No.1,2, S.No.66, H.No.1,2, S.No.67, H.No.1,2,3,4,5,6,7, S.No.68, H.No.1,2, S.No.69, H.No. 1,2,3,4,5,6, S.No.70, H.No.3,4, S.No.71, S.No.72, H.No.1,2,3,4, S.No.73, H.No.1,2,3,4,5,6,7,8, S.No.75,H.No.1,2,S.No.76,H.No.1,2,S.No.77,S.No.78/Pt.,S.No.79,H.No.1,2,3,4/Pt., 5,S.No.80,S.No.81,H.No.1/1A,1/1B, 2, H.No.1,2,3,4,5,6,7,8,9, S.No.84, S.No.85, S.No.86, H.No.1,2, S.No.87, H.No.1,2,3,4,5,6,7,8,9,10, S.No.88, S.No.89, S.No.91, H.No.1,2, S.No.92, H.No.1,2,3,4,5,6,7,8,9, S.No.93, H.No. 1,2,3, S.No.95, H.No.1,2,3,4,5, S.No.96, H.No.1,2,3,4,5,6,7,8,9, S.No.93, H.No. 1,2,3, S.No.95, H.No.1,2,3,4,5, S.No.96, H.No.1,2,3,4,5,6,7,8,9, S.No.93, H.No. 1,2,3, S.No.95, H.No.1,2,3, S.No.99, H.No.1,2,3,4,5,6,7,8,9, S.No.100, H.No.1,2,3,4,5,6,7,8,9, S.No.101, H.No.1,2,3,4,5,6,7,8,9, S.No.102, H.No.1,2,3,4,5,6,7,8,9, S.No.103, S.No.104, S.No.105, H.No.1,2,4,5, S.No.106, H.No.1,2,3,4,5,6,7,8,9, S.No.107, S.No.108, S.No.109, S.No.110, S.No.111, S.No.112, of VIII: Rajawall, Taluka:Vasai, Dist:MCZ Palghar.



- Ref:
- 1) Govt. of Maharashtra Notification dt. 11/01/2018.
 - 2) Govt. of Maharashtra order dt.26/02/2018 u/s 154 of M.C.A. Act, 1961.
 - 3) Minutes dt.12/12/2018 of 40th meeting of Central Sanctioning & Monitoring Committee (CSMC) for PradhanMantriAwasYojana (Urban).
 - 4) TILR M.R. No. 7539/2018 dt. 07/09/2018.
 - 5) Environment Clearance no. SEAC-2016/CR.176/TC-1 dt.03/12/2016.
 - 6) Revised Environment Clearance No.SIA/MH/NCP/51464/2020 Dated.23/08/2021.
 - 7) NOC from MCZMA No. CRZ-2015/CR-60 /TC-4 dt.13/01/2016 & Minutes of 144th Meeting Date 11/06/2020.

Date: 07/10/2021

- WVCMC/TP/RDP/VP-PMAY-1/491/2021-22
- 8) Clarification regarding the applicability of the Wetland Rules, 2017 vide order no. SEIAA-2018/CR-102/Estdt. 12/09/2018.
 - 9) N.A.Order No. REV/K-1/T-1/Land/KV/SR-120/2019 Dt. 16/02/2019 & others
 - 10) Class-I certificate No.Rev/K-1/T-1/Class-1/SR-1/2015 Dt.02-02-2015 & others, N.A. Conversion Tax Receipt No. MH008552753 dt.22/11/2018 & others.
 - 11) Commencement Certificate No. WVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019.
 - 12) Revised Development Permission No. WVCMC/TP/RDP/VP-PMAY-1/102/2021-22 dt.30/04/2021
 - 13) Your Licensed Engineer letter dated.06/10/2021.

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 vide 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, ArnalaKilla, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khalpada, Vasalal, Rangao, Doltv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala&Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UP-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WVCMC is functioning as per MTRP Act 1966..

Revised Development Permission is hereby granted for the proposed development under PMAY Scheme under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to M/s. Conceptual Advisory Services LLP, (P.A.Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. WVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt.25/10/2019. The details of the layout is given below:-

	Name of assessee owner/ P.A.Holder	M/s. Conceptual Advisory Services LLP, (P.A.Holder)
2	Location	Villi: Rajawali
3	Land Use (Predominant)	Residential with shipline
4	GROSS PLOT AREA	14,67,400.00
5	Less D.P. Reservations	
A.		
1	HS-High School	37,520.84
2	CL-College	19,104.95
3	PG-Play Ground	53,896.50
4	PS-Primary School	30,997.77
	G-Garden	36,963.96
	BT&BD-Bus Terminus & Depot	13,880.28
	ADM Offices	18,899.34
	HC-Health Centre	3,079.28
9	M-Market	3,236.58
10	TE-Telephone Exchange	4,235.33



Handwritten signature or mark.

वसई-३
दफ.क्र. 224/2021
09/11/21

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०९
ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : य.वि.श.म.
दिनांक :

VCMC/TP/RDP/VP-PMAY-1/491/2021-22

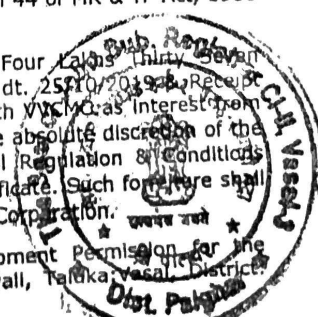
		Date: 07/10/2021
11	H-Hospital	17,614.28
12	CC-Community Centre	10,243.69
13	M&SC-Market & Shopping Centre	6,948.81
14	D.TH-Drama Theatre	1,315.04
SUB TOTAL---- A		2,57,936.65
B.		
1	40 M. DP ROAD	26,483.66
2	30 M. DP ROAD	33,937.72
3	20 M. DP ROAD	1,21,278.82
4	Dumping Ground	1,250.95
5	CHANNEL	33,146.70
SUB TOTAL-----B		2,16,097.85
C.1	DFCC AREA	20226.04
2	MAHSR	12822.90
SUB TOTAL-----C		33048.94
6	Less D.P. Reservations TOTAL (A + B+C)	5,07,083.44
7	NET PLOT AREA (1-2)	9,60,316.56
8	R. G.	1,92,063.31
9	C. F. C	48,015.83
10	BUILDABLE PLOT AREA	8,16,269.08
11	PERMISSIBLE F.S.I	2.50
12	PERMISSIBLE B.U.A (BASIC)	20,40,672.69
13	PERMISSIBLE B.U.A (LAND POOLING)	77,545.56
14	TOTAL PERMISSIBLE B.U.A	21,18,218.25
15	TOTAL PROPOSED B.U.A	6,24,663.55

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.1,94,37,600/= (Rupees One Crore Ninety Four Lakhs Thirty Seven Thousand Six Hundred only) deposited vide Receipt No. 835823 dt. 25/10/2019 as interest from No. 683 dt. 27/04/2021 and Receipt No. 25321 dt. 06/10/2021 with VCMC 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.

Please find enclosed herewith the approved Revised Development Permission for the proposed development under PMAY Scheme on Village: Rajawall, Taluka: Vasal District: Palgharas per the following details:-

Sr. No	Predominant Building	Sector No.	Bldg No.	No. of Floors	No. of Flats	No. of Shops	Built up Area (In Sq. Mt.)	Status
1	Residential with shopline	III	1	St.+Gr+23	697	24	19,958.48	Newly Added
	Residential with shopline		2	St.+Gr+23	812	14	22,884.68	Newly Added
	Residential with shopline		3	St.+Gr+23	632	7	17,741.39	Newly Added
SUB TOTAL (A)					2141	45	60,584.55	
3	Residential with shopline	IVA	5	Stilt+23	632	Nil	17,599.25	Newly Added
4	Residential		6	Stilt+23	812	Nil	22,602.65	Newly Added
6	Residential with shopline		7	St.+Gr+23	632	18	18,006.50	Newly Added



दस्तावेज क्र. 224/2020
03/10/2021

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. बसई, जि. पालघर - ४०९ ३०५.



दूरध्वनी : ०२५० - २५२५२०१ / ०३/०३/०६/०५/०९
फॅक्स : ०२५० - २५२५२०३
ई-मेल : vasaiVirarCorporation@virar.mn.gov.in

जाबक क्र. : व.वि.श.प.
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

Date: 07/10/2021

- 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.
- 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 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 condition.
- 11) You shall provide drainage, sewerage, water storage system 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 DCR as applicable.
- 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 of 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. You shall do structural Audit for the buildings under reference after 30 years of construction as per Government of Maharashtra Act No.6 of 2009. 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.



13

वसई-३
दस्तावेज क्र. 224/2024
07/199e

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.

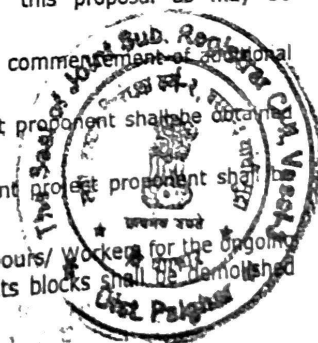


दूरध्वनी : ०२५० - २५२५०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२३३
ई-मेल : vasalvirarcorporation@yahoo.com

सावक क्र. : व.वि.श.प.
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/491/2021-22

- Date: 07/10/2021
- 33) You shall submit necessary clearance from Competent Authority regarding shifting of High Tension Line prior to commencement of work and you shall commence the work of the buildings underneath of existing high tension line only after shifting of respective high tension line with prior permission of competent authority.
 - 34) You shall not commence the work of proposed buildings abutting DFCC & MAHSR unless all necessary NOC's are obtained from Competent Authority.
 - 35) You shall submit Registered Right of Access as may be applicable prior to commencement of work of buildings deriving such access.
 - 36) You shall appoint Structural Engineer and Structural Proof Checking Consultant from the panel of VVCMC.
 - 37) You shall submit proof checking certificate for structure above 24 mt. height before approaching this office for grant of Occupancy Certificate.
 - 38) The Architectural features provided as per Structural design requirements as certified by Structural Engineer shall not be enclosed in usable room & not used as usable area.
 - 39) You shall not commence work on tribal lands/Class-II and suit property land prior to obtaining necessary clearance from all Competent Authorities.
 - 40) As this approval is considered for 2.50 FSI as per Government Notification dt. 11/01/2018 and directives u/s 154 of MRTP Act dt. 26/02/2018, all terms and conditions mentioned in the said Notifications and said directives including size of tenements etc. shall be binding upon the Applicant and any change in PMAY Notification & Directives shall be forthwith applicable to this project.
 - 41) You shall obtain necessary permissions from MHADA/State/Central Govt. or any appropriate Authority regarding PMAY approval for this proposal as may be applicable.
 - 42) Revised Consent to Establish to be submitted prior to commencement of additional work.
 - 43) Revised Wetland letter in the name of present project proponent shall be obtained within 3 months.
 - 44) All additional clearances if any in the name of present project proponent shall be submitted within 3 months.
 - 45) 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.



C.c. to:

1. Asst. Commissioner, UCD
Vasal Virar City Municipal Corporation
Ward office

Commissioner
Vasal Virar City Municipal Corporation
Certified that the above permission is
Issued by Commissioner VVCMC, Virar.
Deputy Director,
VVCMC, Virar.