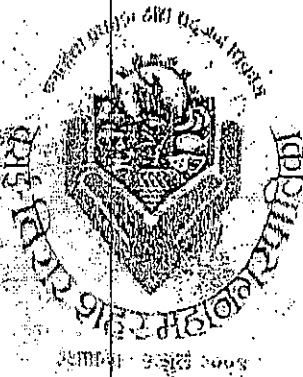


वसई - ४

दस्ता क्रमांक 3E90/2016

2E/14E

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०/०२/०२/०४/०५/०६
फॅक्स : ०२५०-२५२५१०६
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : प.वि.शा.प.
दिनांक :

VVCMC/TP/CC/VP-0685/1192/2013-14

Dated 20/07/2013

| | | | | | |
|---|----------------|-------|-----|--|--------------|
| 17. Premium Components given free FSI : | | | | | |
| a) Balcony | 236.90 | x | 750 | | Rs177,675.00 |
| b) Staircase | 404.48 | x | 750 | | Rs303,360.00 |
| d) Nitch | 38.43 | x | 750 | | Rs28,822.50 |
| e) Flower Bed | 264.31 | x | 750 | | Rs198,232.50 |
| f) Dry Balcony | 96.54 | x | 750 | | Rs72,405.00 |
| 18 Less : Premium Paid Vide | | | | | |
| a) Challan No.9421 dated 16/12/2004 | | | | | Rs780,600.00 |
| 19 Balance Premium Charges to be paid | | | | | Rs780,600.00 |
| 20 Labour Cess Charges : On Construction Area : | 3050.23 Sq.mtx | 12000 | 1% | | 366027.60 |
| 21 Less : Labour cess Paid Vide | | | | | |
| a) Receipt No. 141836, dated 05/07/2013 | | | | | Rs366,100.00 |
| 22 Balance Labour cess Charges to be paid | | | | | Rs366,100.00 |
| 23 As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below: | | | | | Nil |

SCHEDULE OF PAYMENT

| Sr. No. | Amount for Development Charges (in Rs.) | Amount for Premium Charges (in. Rs.) | Amount for fire Charges (in Rs.) | Due Date of Payment | Interest (in Rs.) |
|---------|---|--------------------------------------|----------------------------------|---------------------|-------------------|
| | | | | | Nil |

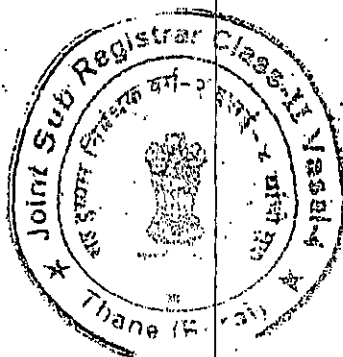


Yours Faithfully,

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

C.C. to
1 M/s. Ajay Wade & Associates
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : THANE

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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



सं. क्र. - ४
सं. क्र. ३३९०/२०१३
२० ५२
फोन : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फैक्स : ०२५०-२५२५१०७
ई-मेल : vasailvrarcorporation@yahoo.com

जा.क्र. : स.वि.सं.म.
दिनांक :

07/2013

VVCMC/TP/CC/VP-0685/1193/2013-14

20/07/2013

To,
Mr. Nipun Thakkar,
Jay shree Ranchod dharm,
LT Road, Dahisar (W)

Sub: Development Permission for the proposed Residential building No.4 on land bearing Sr.No. 35 of Village - Sopara, Tal- Vasai, Dist-Thane.

- Ref:-
- 1) Commencement Certificate Letter No. CIDCO/VVSR/CC/BP-1936/W/754 dated 09/06/2004.
 - 2) Revised Development No. CIDCO/VVSR/RDP/BP-1936/W/3767 dated 13/04/2009.
 - 3) Revised Development No. CIDCO/VVSR/RDP/BP-1936/W/5660 dated 15/01/2010.
 - 4) Revised Development No. CIDCO/VVSR/RDP/BP-1936/W/184 dated 23/04/2010.
 - 5) Your Architects letter dated 25/06/2013.



Sir / Madam,
Development Permission is hereby granted for the proposed Residential Building named under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Nipun Thakkar.

It is conditions mentioned in the letter No. CIDCO / VVSR / CC / BP-1936 / W / 751 dated 09/06/2004.

The detail of the layout is given below:

| Name of assess owner/P.A. Holder | Mr. Nipun Thakkar | |
|--|---|------|
| Location | Sr.No.35, Village - Sopara, Tal- Vasai, Dist-Thane. | |
| 3 Land-use (predominant) | Residential | |
| 4 Plot area as per 7/12 | 21420.00 | Sqm. |
| 5 Road set back Area | 493.02 | Sqm. |
| 6 G/P/G Reservation | 3121.38 | Sqm. |
| 7 Market Reservation | 2373.42 | Sqm. |
| 8 12.00 m wide Road | 1781.48 | Sqm. |
| 9 20.00 m wide Road | 1163.02 | Sqm. |
| 7 Balance Area of the p | 12487.68 | Sqm. |
| 9 R.G (15 %) | 1873.15 | Sqm. |
| 10 C.F.C (5 %) | 624.38 | Sqm. |
| 11 Buildable plot area | 10614.53 | Sqm. |
| 12 Permissible FSI | 1.00 | Sqm. |
| 13 Permissible Builtup Area | 10614.53 | Sqm. |
| 14 Additions of 100% 12.00m wide Road area | 1781.48 | Sqm. |
| 15 Additions of 100% 20.00m wide Road area | 1163.02 | Sqm. |
| 16 100 % of (G/P/G) Area | 3121.38 | Sqm. |
| 17 100 % of (Market) Area | 2373.42 | Sqm. |
| 18 Total Permissible BUA | 19053.83 | Sqm. |
| 19 Proposed BUA | 19050.81 | Sqm. |

Handwritten signature



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वसई - ४
 दस्त क्रमांक 3890 / 2013
 20/14e

मुख्य कार्यालय, विरार
 विरार (पश्चि.)
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५२०२/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५१०९
 ई-मेल : vasai@vircorporation@yahoo.com

शा.क्र. : क.पि.रा.म.
 दिनांक :

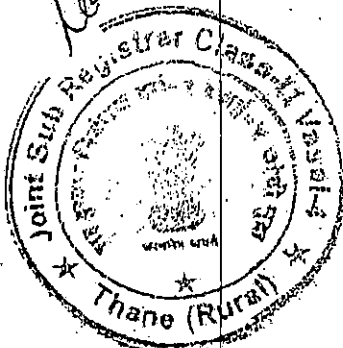
VVCMC/TP/CC/VP-0685/1193/2013-14

20/07/2013

The details of the building is given below:

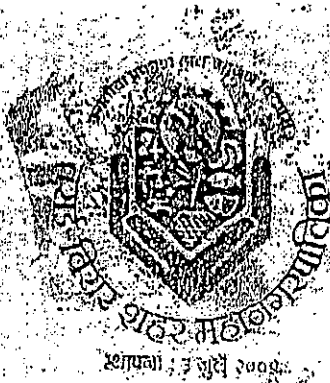
| Sr. No. | Predominant Building | Bldg. No. | No. of Floors | No. of Shops | No. of Flats | Built Up Area (In sq. mt.) |
|---------|----------------------|-----------|---------------|--------------|--------------|----------------------------|
| 1 | Residential | 4 | Stilt/pt+7 | -- | 55 | 2370.42 |

- 1) 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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs.152600/- (Rupees One Lac Fifty two Thousand Six Hundred Only) deposited vide Receipt No.141987 dated 10/07/2013 with VVCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the 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 Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of VVCMC. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by VVCMC.
- 7) You shall develop the road to the satisfaction of VVCMC applying before PCC. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for PCC.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall responsible for disputes occur due to access & title.
- 10) 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.



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मुख्य कार्यालय, विरार
विरार (पूर्व)
पो. वसई, जि. ठाणे, पिन ४०१ १०५.



दस्त क्रमांक ३६९० / २०१६

२२/५६

दूरध्वनी : ०२५०-२५२५१०१/२२/०२/०२/०२/०२
फॅक्स : ०२५०-२५२५१०१
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म.
दिनांक :

VVCMC/TP/CC/VP-0685/1193/2013-14 3....

20/07/2013

- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) Rain Water Harvesting system shall be provided by drilling bore and recharging the underground aquifer as per Government Notification Dtd. 10/03/2005 & 06/07/2005.
- 13) You shall submit NOC from Chief Fire Officer before applying for PCC.
- 14) You shall construct the compound wall before PCC.
- 15) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 16) You shall submit subsoil investigation report for structural stability & Rain Water Harvesting purpose before P.C.C.



Yours faithfully,

Deputy Director Town Planning
Vasal Virar City Municipal Corporation

Encl: a/a
C.c..... to

1. Asst. Commissioner, UCD
Vasal Virar City Municipal Corporation,
2. The Collector,
The Office of the Collector, Thane.
3. The Tahsilidar,
Office of the Tahsilidar, Vasal.
4. M/S Ajay Wade & Associates,
A/6, Sai-Tower, 1-st floor,
Ambadi Road, Vasal (W)
Tajurka - Vasal, Dist-Thane.

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