

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



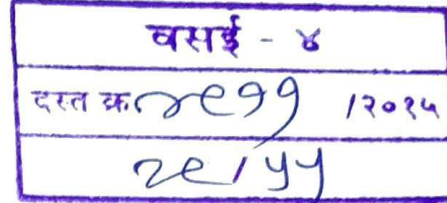
दूरध्वनी ०२५०-२५२५१०१/०२१०३/०४/०५/०६
फॅक्स ०२५०-२५२५१०३
ई मेल vasai@vasai-corp.com

जा क्र व.वि.रा.म./कर/सु.पि./१००/२०१२-१३
दिनांक ११/०७/२०१२

VVCMC/TP/RDP/VP-111/100/2012-13

11/07/2012.

To,
Shri Anil R. Gupta P.A.Holder,
D-II / 1&2, Aakanksha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai, Dist: Thane.



Sub : Revised Development Permission & Amalgamation permission for proposed Residential with shoplevel Buildings on land bearing S.No.180,181/2, 185/1 to 12,186,187B,188/Pt., 190,191,197,251/8, 192,193,194&196, 199, 255/1 to 4,257/1, 259/1,260/Pt.& 260/Pt., 261, 250/Pt. & 250/Pt., 254, 263, 201,202,203,204/3Pt.,204/4, 205/1,2,3/Pt.,6,7,206/Pt.&206/Pt.,208/1,2,4to8,209/Pt.,211/1,2,3,6,7/Pt., 212/3,213/1,214/3,215/Pt. &215/Pt., 216/1,2,4, 220/Pt., 221/1&2, 223/1&2,224/1, Vill: Nilemore, Tal: Vasai, Dist.: Thane.

- REF: 1) Order No. VVCMC/TP/CC/VP-0111/300/2012-13 dt. 05/05/2012 .
2) Order No. VVCMC/TP/RDP/VP-0022/287/2011-12 dt. 22/03/2012 .
3) Order no. VVCMC/TP/CC/VP/0193&0359/310/2012-13 dt. 05/05/2012.
4) Order no. VVCMC/TP/RDP/VP-0257/293/2011-12 dt. 29/03/2012.
5) Order no. VVCMC/TP/RDP/VP-0420/134/2011-12 dt.18/11//2011.
6) Order no. VVCMC/TP/CC/VP-0300/1691 dt.29/11//2011.
7) Order no. CIDCO/VVSR/CC/BP-3768,4472,4484/W/5525 dt. 18/12/2009.
8) Order no. CIDCO/VVSR/RDP/BP-4142/W/4990 dt. 23/09/2009.
9) Your Licensed Engineer's letter dated 12/06/2012.

Sir,
Revised Development Permission and amalgamation permission is hereby granted for the proposed Residential with shoplevel Buildings under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Anil R. Gupta P.A.Holder. The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC /VP-111/100 dated 11/07/2012. The details of the layout is given below :-

Sr.No.	Particulars	Area
1.	Name of assess owner / P.A.Holder	Shri Anil R. Gupta P.A.Holder
2.	Location	Nilemore
3.	Land Use (Predominant)	Residential with shoplevel
4.	Gross Plot area	361770.77 Sq.m.
5.	Less : Any Reservation	
a)	30m. D.P.Road	57905.89 Sq.m.
b)	20m. D.P.Road	5067.12 Sq.m.
c)	Channel	10189.54 Sq.m.
d)	G	2991.80 Sq.m.
e)	Hospital	18764.17 Sq.m.
f)	HP	9308.27 Sq.m.
g)	HS	6879.83 Sq.m.
h)	Market	976.00 Sq.m.
i)	M&SC	6533.03 Sq.m.
j)	PG	17823.52 Sq.m.
k)	PL	619.77 Sq.m.
l)	PS	3075.80 Sq.m.
m)	Railway Carshed	1125.00 Sq.m.



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वसई - ४
दस्ता क्र. २९९ / २०१५
३० / ५५

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



दूरध्वनी ०२५०-२५२५१०९/१०२ ०३६६६००००
फॅक्स ०२५०-२५२५१०३
ई-मेल vasai@vsnl.com

जा क्र. व वि. सं. न्या. सु. वि. / १०० / २०१२
दिनांक ११/०७/२०१२

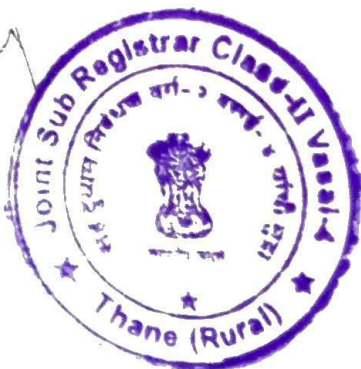
Sr.No.	Particulars	Area
6.	Net Plot Area	220511.03 Sq.m.
7.	15% R.G.	33076.65 Sq.m.
8.	5% CFC	11025.55 Sq.m.
9.	Buildable Plot Area	187434.38 Sq.m.
10.	Permissible FSI	1.00
11.	Permissible B.U.A.	187434.38 Sq.m.
12.	Add:	
a)	Land pooling FSI	17806.27 Sq.m.
b)	30m. D.P.Road	57905.89 Sq.m.
c)	20m. D.P.Road	5067.12 Sq.m.
d)	M&SC	6533.03 Sq.m.
e)	HP	9308.27 Sq.m.
f)	HS (20%)	2751.93 Sq.m.
g)	PS (20%)	1230.32 Sq.m.
h)	Market	976.00 Sq.m.
13.	Total Permissible BUA for NA Land	289013.20 Sq.m.
14.	Proposed BUA	289002.16 Sq.m.

The Revised Development Permission shall remain valid for a period of one year for the particular building under reference from the date of issue of Commencement Certificate as per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned DC Regulations-2001).



The amount of Rs. 18,59,431/- (Rupees Eighteen lakh fifty nine thousand four hundred and thirty one) deposited vide Receipt No. 227383 & other dated 04/07/2012 with VVCMC as interest free 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 Residential with shopline Buildings on land bearing S.No.180,181/2, 185/1 to,12,186,187B,188/Pt.,190,191,197,251/8,192,193,194&196,199,255/1to4,257/1,259/1,260/Pt.& 260/Pt., 261, 250/Pt. & 250/Pt., 254, 263, 201,202,203,204/3Pt.,204/4,205/1,2,3/Pt.,6,7,206/Pt.&206/Pt.,208/1,2,4to8,,209/Pt.,211/1,2,3,6,7/Pt.,212/3,213/1,2,14/3,215/Pt. &215/Pt., 216/1,2,4, 220/Pt., 221/1&2, 223/1&2,224/1, Vill: Nilemore Taluka: Vasai, Dist.:Thane, as per the following details:-



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

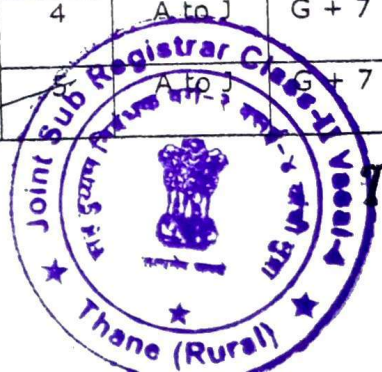


वाराई - ४
दस्तावेज नं. ८९९ / २०१५
३१/५५

दूरध्वनी : २२६०००००१
फॅक्स : २२५००००००१
ई-मेल : vasavivira@corporation.thane.gov.in

जा.क्र. : व वि.श.प./अर/सु/चि/१००/२०१२/५
दिनांक : ११/०८/२०१५

Sr. No.	Predominant Building	Sector	Bldg. No	Wings	No. of Floors	No. of Flats	No. of Shops /Office	Built Up Area (In sq. mt.)
PHASE - I								
1.	Residential with shopline	I	1	A,B,C,D	G + 7	224	35	7075.24
			2	A,B,C,D, E&F	G + 7	232	22	6992.73
			3	A to H	Gr.	0	44	788.48
2.	Residential with shopline	II-A	1	A&B	G + 7	96	0	2910.43
				C	G + 7	42	5	1466.61
				D&E	G + 7	56	11	1788.82
				F	G + 7	28	6	945.77
				G	G + 7	28	6	1101.33
				H	G + 7	35	9	985.89
			2	A,B,C,D	G + 7	124	S-16 Hall-1	3811.99
			E,F,G	G + 7	85	22	2665.89	
			3	A&B	G + 7	88	23	2932.99
			C&D	G + 7	84	3	2383.58	
E	G + 7	39	0	1059.82				
3.	Residential with shopline	II-B	1	A,B&C	G + 7	202	S-19 Hall -1	5627.57
			2	A,B&C	G + 7	202	S-18 Hall -1	5605.35
			3	A,B&C	G + 7	202	S-18 Hall -1	5605.35
			4	A,B&C	G + 7	157	S-28 O-19	5564.88
4.	Residential with shopline	III	1	A to H	G + 7	304	0	9038.04
			2	A to K	G + 7	401	18	11823.05
			3	A to J	G + 7	434	18	14114.69
			4	A to J	G + 7	481	18	12295.85
			5	A to J	G + 7	347	43	11889.96



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वसाई ४
दस्ता क्र. ४९९/२०१५
७२/५५

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



दूरध्वनी ०२२५०-२६२२०९/१०३१/१०३२-६१५५५५
फॅक्स ०२२५०-२६२२०५३
ई-मेल vasai@viraarcorp.municipal.gov.in

जा क्र व वि श म/कर/सु/७/१००१
दिनांक ११/०८/२०१२

Sr. No.	Predominant Building	Sector	Bldg. No	Wings	No. of Floors	No. of Flats	No. of Shops /Office	Built Up Area (in sq. m)
PHASE - I								
5.	Residential with shopline	III	6	A,B&C	G + 7	172	35	5640
			7	A to H	G + 7	315	29	9312
			8	A to I	G + 7	331	48	9975
			1	A	G + 7	20	7	1037
	Residential with shopline	IV	1	B&C	G + 7	20	S-7 Hall-2	177
			2	A,B&C	G + 7	119	25	4025
			3	A&B	G + 7	81	18	2365
			4	AtoE	G + 7	184	0	534
6.	Residential with shopline	V	1	A&B	G + 7	89	19	2925
				C	G + 7	45	8	1425
			2	----	G + 7	57	16	1852
			3	A,B&C	G + 7	131	31	4148
				D	G + 7	43	7	1358
			4	A&B	G + 7	73	16	2297
				C&D	G + 7	77	8	2328
				E&F	G + 7	69	S-4 Hall-2	1997
			5	A to E	G + 7	184	21	5574
				F	Gr.	6	Nil	157
				G	Gr.	6	Nil	148
			6	A,E&F	G + 7	118	20	3672
				B&C	G + 7	76	13	2144
	D	G + 7	44	7	1358			
7	A to D	G + 7	181	23	5444			



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Regards,

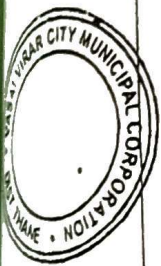
मुख्य कार्यालय, विरार
विरार (पूर्व),
ठा. वसई, जि. ठाणे, पिन ४०१ ३०५.



वसई - ४
दस्त क्र. ४९१ / २०१५
33/144
फॅक्स ०२५०-२५२५१०५
ई-मेल vasai@vasaivirarcorporation.gov.in

जा क्र. व वि श म/नव/सुचि/१००/२०१५
दिनांक ११/०७/२०१५

Sr. No.	Predominant Building	Sector	Bldg. No	Wings	No. of Floors	No. of Flats	No. of Shops /Office	Built Up Area (in sq. mt.)	
PHASE - I									
	Residential with shoptline	V	8	A	G + 7	44	12	1405.55	
				B	G + 7	46	6	1390.46	
				C	G + 7	45	0	1297.59	
				D	G + 7	43	8	1354.19	
7.	Residential with shoptline	VI-A	1	A	G + 7	37	10	1098.74	
				2	A	G + 4	23	5	735.96
				B	G + 4	20	Nil	537.18	
				C	G + 4	20	Nil	536.90	
				D	G + 4	30	Nil	873.81	
				E	G + 4	27	7	888.31	
				F	G + 4	18	5	551.52	
				G	G + 5	21	5	642.33	
8.	Residential with shoptline	VI-B	1	A&B	G + 7	133	15	3052.62	
				2	A&B	G + 7	52	8	1740.84
				3	A&B	G + 7	127	18	3385.46
				4	A&B	G + 7	80	5	1953.96
PHASE - I								217777.21	



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वसई - ४
 वस्त क्र ४९९ / २०२५
 ३४ / ५५

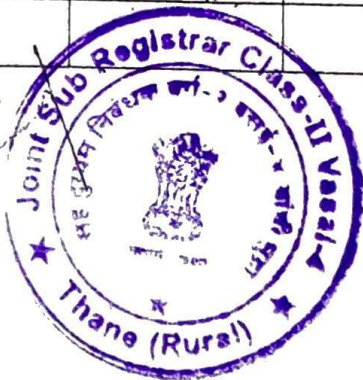
मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५१०६
 ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./अ.र.सि.वि./१००/२५
 दिनांक : ११/०७/२०१२

Sr. No.	Predominant Building	Sector	Bldg. No	Wings	No. of Floors	No. of Flats	No. of Shops /Office	Built Up Area (in sq. mt.)
PHASE - II								
1.	Residential with shipline	I	1	A to F	G + 7	300	S-39 O-39	10079.58
2.	Residential with shipline	II	2	A	G + 7	57	S-7 O-13	2066.07
				B to F	G + 7	202	S-30 O-48	7340.91
3.	Residential with shipline	II	3	A,B,C,F	G + 7	158	13	4842.86
4.	Residential with shipline	III	1	A,B	G + 7	70	13	2217.53
5.	Residential with shipline	III	1	C,D,E	G + 7	114	8	3364.07
6.	Residential with shipline	III	1.	F	G + 7	27	S-9 O-1	902.64
7.	Residential with shipline	III	2	A,B,C,D, F	G + 7	187	18	5511.59
8.	Residential	III	2	E	G + 7	43	Nil	1242.71
9.	Residential with shipline	III	3	A,B,C,D, F	Groun d	10	18	465.08
10.	Residential with shipline	III	4	A,B	G + 7	84	6	2535.58
11.	Residential with shipline	III	4	C	G + 7	44	6	1288.40
12.	Residential with shipline	IV	1/Pt.	C/pt.,D, E,F,G/pt.	G + 7	129	12	3827.8
			2	B,C,D,E, F	G + 7	189	Nil	5470.98
			3	A,B,C,D, E,F	G + 7	191	Nil	5512.33
			4	A,B,C,D	G + 7	128	14	4176.23
			5	A,B,C,D, E,F	G + 7	236	14	7113.36
13.	Residential with shipline	V	1	A,B,C,D, E,F	G + 7	12	14	558.46
			2	A,B,C,D, E,F	G + 7	12	14	558.46
14.	Residential with shipline	VI	1	A&B	G + 7	68	13	2150.25
PHASE - II								71224.95



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



घसई - ४
दस्ता क्र. ४९९ / २०१५
३५ / ५५

दूरध्वनी : ०२५०-२५२५१०३ / ०२५०-२५२५१०४ / ०२५०-२५२५१०५ / ०२५०-२५२५१०६
फॅक्स : ०२५०-२५२५१०३
ई-मेल : vasaivirarcorporation@yahoo.com

जा क्र. : व.वि.श.म./न.स.प./१००/२०१२-१
दिनांक : ११/०७/२०१५

		Total		PHASE - I + II			289002.16
	Hospital			G + 3	----	----	15717.98
	School building			G + 5	----	----	16293.81

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. VVCMC/TP/VP-111/ dated / /2012 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 corporation 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 thereof 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.

You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately before applying for Occupancy Certificate.

- 7) 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 Municipal Corporation.

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वसई - ४
दस्तावेज क्र. ४८९९ / २०१५
३६/५५

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/नर/मुवि/१००/२०१५-१६
दिनांक ११/०७/२०१२

VVCMC/TP/RDP/VP-0111/100/2012-13

- 8) You shall develop the site as per engineering report before applying for Occupancy certificate.
- 9) You shall submit Chief Fire Officer NOC before approaching this office for commencing the work above fourth floor.
- 10) Labour Cess charges to be paid within three months.
- 11) The reservations of M & SC and Market are contemplated for development of shopping centre and BUA of 488.00 m² of Market shall be handed over to VVCMC as per the cost as decided by VVCMC. There after only BUA 3267.00 m² for Market and shopping centre and BUA 3488.00 m² of Market will be entitled.
- 12) After Payment of premium amount @ rate of 15 % of the R.R. Value & other applicable charges necessary permission for additional FSI for HS & PS is grantable.
- 13) You shall submit Revised Engineering Report for amalgamated layout within one month.
- 14) Before Commencement of Construction above 20,000 Sq.m. MOEF clearance is compulsory as per MOEF notification dated 14th sep 2006.

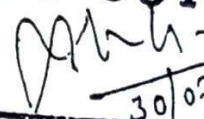
Yours faithfully,


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

c.c. to :-

- 1) M/s. Sanat Mehta & Associates,
207, Park View, Station Road,
Nallasopara (W), Taluka: Vasai,
District: Thane.

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30/07/12

