

दस्ता क्र. ६६२४/२०१६
२२१२८

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 : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/OC/VP-0743/ 239/2014-15

Dt. 16/01/2015.

OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential Building Type SD-7 with Built Up Area 1056.86 sq.m. & Residential Building Type SD-8 with Built Up Area 1056.86 sq.m in P4 Pocket on land bearing Old S.Nos. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7 (215), 8 (216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi, No. 9, 11 & 24 Gaathan plots, S.No. 57(364), H. No. 3, 6/1, S.No. 59(29), H.No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village-Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 114 of Village-Manickpur, Taluka Vasai, Dist: Palghar. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 103, 104, 106, 107 of Village Manickpur, S.No. 97B, 105B, 106B of Village Gokhivare, Tal. Vasai, Dist: Palghar completed under the supervision of M/s. Shah Gattani Consultants, Architect (License/Registration No. CA/81/6322) and has been inspected on 25/11/2014 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-1037/ZCC-20/E/4382 dated 12/05/1995, Amended Plan approved vide letter No. CIDCO/VVSR/AM/BP/ZCC-20/E/1330 Dated 15/05/2008, Amended Plan approved vide letter No. VVCMC/TP/AM/BP/ZCC-20/E/VP-0743/109/2011-12 Dated 15/10/2011 & 31/03/2012, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/096/2012-13 dated 11/07/2012, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0146/2013-14 dated 10/07/2013, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/335/2013-14 dated 09/01/2014 issued by the VVCMC and permitted to be occupied subject to the following conditions :-



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

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दिनांक :



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- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VCMC 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 infrastructure 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) You are suggested 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 10 tenements or part thereof for non-bio degradable & bio-degrad-able waste respectively.
- 5) 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.
- 6) This certificate of occupancy is issued only in respect of total 28 Flats constructed in Residential Building Type SD-7 (Stilt +7), 28 Flats constructed in & Residential Building Type SD-8 (Stilt +7) only in P4 Pocket.



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ई-मेल : vasalvirarcorporation@yahoo

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/OC/VP-0743/238/2014-15


Dt. 16 /01/2015.

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- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
 - 8) 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.
 - 9) You shall submit Tree Plantation NOC with in one month.
 - 10) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- You shall abide by the conditions mentioned in the N.A. Order & Commencement Certificate.

One set of completion plan duly certified is returned herewith.




Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

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Dt. 16/01/2015.

To,
Shri. R.K. Wadhawan(P.A. Holder)
Deewan Tower, Station Road, Vasai Road (W)
Taluka-Vasai,
DIST-Palghar.

Sub: Grant of Occupancy Certificate for the Residential Building Type SD-7 & Residential Building Type SD-8 in P4 Pocket on land bearing Old S.Nos. 1 (1), 2(2),3 (3), 4(4), 5(5),7 (215),8 (216), 9(8), 10(7), 11(409), 12(6),13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Palghar Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal. Vasai, Dist: Palghar.

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दिनांक :

VVCMC/TP/OC/VP-0743/ 239 / 2014-15
: 2 :

Dt. 16 /01/2015.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-1037/ZCC-20/E/4382 dated 12/05/1995.
- 2) Amended Plan approved vide letter No. CIDCO/VVSR/AM/BP/ZCC-20/E/1330 Dated 15/05/2008.
- 3) Amended Plan approved vide letter No. VVCMC/TP/AM/BP/ZCC-20/E/VP-0743/109/2011-12 Dated 15/10/2011 & 31/03/2012.
- 4) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/096/2012-13 dated 11/07/2012.
- 5) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013.
- 6) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0146/2013-14 dated 10/07/2013.
- 7) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/285/2013-14 dated 09/01/2014.
- 8) Receipt No. 503 dt. 21/10/2014 from Vasvirar City Municipal Corporation for potable water supply.
- 9) Development completion certificate dt. 09/12/2014 from the Architect.
- 10) Structural stability certificate from your Structural Engineer vide letter dated 15/12/2014.
- 11) Plumbing certificate dated 09/12/2014.
- 12) NOC from Chief Fire Officer Dt. 07/10/2014.
- 13) NOC from Lift Inspector Dt. 31/10/2014.
- 14) Your Architect's letter dated 16/12/2014.

Sir/ Madam;

Please find enclosed herewith the necessary Occupancy Certificate for the Residential Building Type SD-7 & Residential Building Type SD-8 in P4 Pocket on land bearing Old S.Nos. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7 (215), 8 (216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201),



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वसई - ३
दस्ता क्र. ६२४/२०१५
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मुख्य कार्यालय, विरार
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फॅक्स : ०२५०-२५२५१०७
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Dt. 16 /01/2015.

253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Palghar. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal. Vasai, Dist: Palghar along with as built drawings.

You are required to submit revised DILR 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.



Yours faithfully,

[Handwritten Signature]

Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

Encl.: a.a.

c.c. to:

- 1) M/s. Shah Gattani Consultants
103, Lucky Palace, Station Road,
Vasai Road (W), Tal. Vasai
DIST: Palghar
- 2) Asst. Commissioner (UCD)
Ward A, B, C, D, E
Vasai Virar City Municipal Corporation
- 3) Tax superintendent
Ward Office.....
Vasai Virar City Municipal Corporation



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