

मुख्य कार्यालय, विरार
विरार (पूर्व),
सा. बसई, वि. ठाणे, पिन ४०१ ३०५.



दूरधनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : प.वि.सा.प./प.र.ट./
दिनांक :

VVCMC/TP/RDP/VP-111/0302-1/2013-14

16/12/2013.

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

Sub : Revised Development Permission for proposed Residential with shop-line Buildings on land bearing S.No.180,181/2,185/1 to12,186,187/B, 188/Pt.190,191,192,193,194,196,197,199,201,202,203,204/1,3,204/2&4,205/1,2,3,4,5,6,7,206/Pt.,206/Pt.,207/Pt.,208/1,2,3,4to8, 209/Pt.,210/1Pt.,2,3,211/2,3,6,7/Pt.,212/3,213/1,214/3/215/Pt.215/Pt.,216/1,2,4, 219/2, 220/Pt.221/1&2, 222/3,223/1&2, 224/1,250/Pt.,250/Pt.,251/8,254,255/1to4,257/1,259/1,260/Pt.&260/Pt.,261,263, VIII: Nilemore, Tal: Vasal, Dist.: Thane.

- REF: 1) Revised Development Permission no. VVCMC/TP/RDP/VP-0111/100/2012-13 dt.11/07/2012.
2) Revised Development Permission no. VVCMC/TP/RDP/VP-0111/200/2012-13 dt.22/02/2013.
3) Revised Development Permission for layout VVCMC/TP/RDP/VP-111/200/2013-2014 dt. 24/07/2013.
4) Your Licensed Engineer's letter dated 24/07/2013.

Sir,

Revised Development Permission is hereby granted for the proposed Residential with shopline 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/RDP/VP-111/0100/2012-13 dated 11/07/2012. The details of the layout is given below : -

Sr.No.	Particulars	Non		Total
		N.A.Land	N.A.Land	
1	Gross plot area (as per 7/12 extract)	306,099.87	72,646.52	378,746.39
2	Less:			
	a) 30m. D.P.Road	43,710.67	14,483.82	58,194.49
	b) 20m. D.P.Road	2,647.97	1,962.55	4,610.52
	c) Channel	9,930.86	5,994.84	15,925.70
	d) 'G' Reservation	2,991.80	0.00	2,991.80
	e) Hospital	18,143.74	879.20	19,022.94
	f) HP	2,369.94	6,895.48	9,265.42
	g) HS	6,879.83	0.00	6,879.83
	h) Market	976.00	0.00	976.00



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i) M&SC	6,533.03	0.00	6,533.03
j) PG	0.00	18,185.75	18,185.75
k) PL	0.00	619.77	619.77
l) PS	3,075.80	0.00	3,075.80
m) Railway Carshed	1,125.00	0.00	1,125.00
Total	98,384.64	49,021.41	147,406.05
3 Net Plot Area	207,715.23	23,625.11	231,340.34
4 R.G.	41,543.05	4,725.02	46,268.07
5 C.F.C.	10,385.76	1,181.26	11,567.02
6 Buildable Plot Area [0.85 x (3)]	176,557.95	20,081.34	196,639.29
7 Permissible FS1	1.00	1.00	1.00
8 Permissible BUA (Basic)	176,557.95	20,081.34	196,639.29
9 Permissible BUA for N.A. Land	----	----	176,557.95
10 Add:			
a) Land Pooling FS1	----	----	18,680.73
b) 30m. D.P.Road	----	----	58,194.49
c) 20m. D.P.Road	----	----	4,610.52
d) M&SC	----	----	3266.52
e) HP	----	----	9,265.42
f) HS 2. FS1& 20% ancillary	----	----	2,751.93
g) PS 2. FS1& 20% ancillary	----	----	1,230.32
h) PG	----	----	18,185.75
i) Market	----	----	0.00
11 Total permissible BUA	----	----	292743.63
12 Total Proposed Built up Area	----	----	292624.55

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 D.C. Regulations-2001).

The amount of Rs. 51,72,774/= (Rupees Fifty One Lakhs Seventy Two Thousand Seven Hundred Seventy Four Only) deposited vide Receipt with VVCMC/ CIDCO 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.180,181/2,185/1to 12,186,187B,188/Pt.190,191,192,193,194,196,197,199,201,202,203,204/1,3,204/2& 4,205/1,2,3,4,5,6,7,206/Pt.,206/Pt.,207/Pt.,208/1,2,3, 4to8,209/Pt.,210/1Pt., 2,3, 211/2,3,6,7/Pt.,212/3,213/1,214/3,215/Pt.215/Pt.,216/1,2,4,219/2,220/Pt.221/1&2,2 22/3,223/1&2,224/1,250/Pt.,250/Pt.,251/8,254,255/1to4,257/1,259/1,260/Pt.&260/ Pt.,261,263, Village: Nilemore, Taluka: Vasai, Dist.: Thane, as per the following details:-



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- 8) You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 9) You shall submit MOEF clearance prior to commencement of work above 20,000 Sq.m.
- 10) You shall submit Revised Engineering Report within 3 months.
- 11) We shall obtain NOC from CFO prior to commencing work above 4th Floor for the building having height more than 15m.
- 12) You shall obtain Fresh TILR & 7/12 extract with road entry before Plinth Completion Certificate.
- 13) You shall submit N.A. Permission for land bearing S.No. 186,204/1,2,3, 205/1,3,4,5,6,7,208/3,207,210/1,2&3,211/2,3,7/Pt.,215/Pt.& 215/Pt.,213/1, 216/1,2,4,222/3 prior to commencement of work on the same part of proposal.

Yours faithfully



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

c.c. to :-

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

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Signature
16/12/2013

SANAT MEHTA & ASSOCIATES
CIVIL ENGINEERS & ARCHITECTURAL PROJECT CONSULTANTS
207, PARK VIEW, STATION ROAD,
NALLASOPARA (W), TEL: 0250-2402151

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16/12/2013.

Hospital	----	-----	-----	G + 3	----	-----	15717.98
Primary School	----	-----	-----	G + 5/pt	----	-----	2460.09
High School - 1	----	-----	-----	G + 3/pt	----	-----	2749.89
High School 2	----	-----	-----	G + 3/pt.	----	-----	2749.89
Market	----	----	----	G+3	---	---	3260.99

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/RDP/VP-111/100/2012-13 dated 11/07/2012 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.
- 6) 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.

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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VVCMC/TP/RDP/VP-111/0302-1/2013-14

16/12/2013.

Predominant Building	Sector	Bldg. No	Wings	No. of Floors	No. of Flats	No. of Shops / Office	Built Up Area (Sq.m.)	Status		
Resi with shopline	IIA	3	C&D	G + 7	84	3	2383.58	No Change		
			E	G + 7	39	NII	1059.82	No Change		
Resi with shopline	II-B	1	A,B&C	G + 7	222	S-19 Hall-1	5627.57	No Change		
			A	G + 9	82	S-9 Hall-1	2545.49	Now Amended		
		2	B	G + 9	90	NII	2315.97	Now Amended		
			C	G + 9	90	9	2220.09	Now Amended		
			A	G + 9	82	S-9 Hall-1	2545.49	No Change		
		3	B	G + 9	90	NII	2315.97	No Change		
			C	G + 9	90	9	2220.09	No Change		
			A,B&C	G + 9	205	S-18 Hall-29	7547.93	Now Amended		
		Resi	III	1	A to H	G + 7	304	NII	9038.04	No Change
		Resi with shopline		2	A to K	G + 7	401	18	11823.05	No Change
3	A to J			G + 7	433	48	14114.69	No Change		
4	A to J			G + 7	481	18	12295.85	No Change		
5	A to J			G + 7	347	43	11889.96	No Change		
6	A,B&C			G + 9	217	35	6972.51	Now Amended		
Resi with shopline	III			7	A	G + 9	55	7	1608.52	No Change
		B	G + 9		64	9	1821.36	Now Amended		
		C	G + 9		54	NII	1618.20	No Change		
		D	G + 9		36	NII	1131.57	No Change		



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WCMC/TP/RDP/VP-111/0302-1/2013-14

16/12/2013.

Predominant Building	Sector	Bldg. No	Wings	No. of Floors	No. of Flats	No. of Shops /Office	Built Up Area (sq. mt.)	Status
PHASE - I								
Resi with shopline	I	1	A & D	----	----	----	0.00	Future Provision
		1	B & C	G + 7	112	6	3287.30	No Change
		2	A,B,C,D,E&F	G + 7	232	16	6992.73	No Change
		3	A&B	----	----	----	0.00	Future Provision
		3	C&D	Gr.	Nil	8	197.12	Now Amended
		3	E&F	Gr.	Nil	8	197.12	Now Amended
		3	G&H	G + 7	110	8	3268.19	Now Amended
		4	A&B	G + 9	122	24	3973.22	Now Amended
Resi with shopline	IIA	1	A&B	G + 7	95	Nil	2910.43	No Change
			C	G + 7	43	5	1466.61	No Change
			D&E	G + 7	56	11	1788.82	No Change
			F	G + 7	28	6	945.77	No Change
Resi with shopline	IIA	1	G	G + 7	28	6	1101.33	No Change
		1	H	G + 7	30	10	981.18	No Change
		2	A,B,C&D	G + 7	123	S-16 Hall-1	3811.99	No Change
		2	E,F&G	G + 7	85	22	2665.89	No Change
		2	H	G + 7	55	8	1786.25	Now Amended
		3	A&B	G + 7	88	23	2932.99	No Change



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Predominant Building	Sector	Bldg. No	Wings	No. of Floors	No. of Flats	No. of Shops /Office	Built Up Area (Sq.m.)	Status
Resi with shopline	V	5	A to E	G + 7	184	S-21	5574.79	No Change
			F&G	G + 1	10	Nil	271.21	Now Amended
		6	A,E&F	G + 7	118	20	3672.25	No Change
			B&C	G + 7	76	13	2341.91	No Change
			D	G + 7	44	7	1353.18	No Change
Resi with shopline	V	7	A to D	G + 7	181	16	5444.50	No Change
Resi with shopline	V	8	A	G + 7	44	12	1405.55	No Change
			B	G + 7	46	6	1390.46	No Change
			C	G + 7	45	Nil	1297.59	No Change
			D	G + 7	43	8	1354.19	No Change
Resi with shopline	VI-B	1	A&B	G + 7	133	15	3052.62	No Change
		2	A&B	G + 7	70	S-23 O-4	2665.19	No Change
		3	A&B	G + 7	56	14	1944.68	No Change
		4	A&B	G + 7	74	7	2291.58	No Change
Total			PHASE - I		224385.88			



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Predominant Building	Sector	Bldg. No	Wings	No. of Floors	No. of Flats	No. of Shops /Office	Built Up Area (Sq.m.)	Status
Resi with shopline	III	7	E	G + 7	45	Nil	1421.76	No Change
			F&G	G + 7	101	6	2640.24	No Change
			H	G + 7	35	8	1137.67	Now Amended
Resi with shopline	III	8	A to I	G + 7	324	48	9975.16	No Change
Resi with shopline	IV	1	A	G + 7	20	S-7 Hall - 2	1037.86	No Change
		1	B&C	G + 7	42	S-11 Hall - 1	1770.47	No Change
		2	A,B&C	G + 7	119	25	4025.59	No Change
		3	A&B/Pt.	G + 7	81	18	2366.90	No Change
		3	B/Pt/, C&D	G + 7	57	3	1702.11	No Change
Resi	IV	4	A,B&C	G + 7	89	Nil	2567.89	C.C.
Resi	IV	4	D&E	G + 7	68	Nil	1956.24	C.C.
Resi with shopline	V	1	A&B	G + 7	89	19	2929.09	No Change
		1	C	G + 7	45	8	1420.75	No Change
		2	A	G + 7	59	16	1852.76	No Change
		3	A	G + 7	44	12	1398.74	Now Amended
		3	B	G + 7	44	12	1394.06	Now Amended
		3	C	G + 7	43	7	1355.86	Now Amended
		3	D	G + 7	43	7	1358.52	No Change
		4	A&B	G + 7	73	16	2297.09	No Change
			C&D	G + 7	77	8	2327.69	No Change
			E&F	G + 7	69	S-4 Hall - 2	1987.04	No Change



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दिनांक :

VVCMC/TP/RDP/VP 111/0302-1/2013-14
PHASE - II

16/12/2013.

Predominant Building	Sector	Bldg. No.	Wings	No. of Floors	No. of Flats	No. of Shops / Office	Built Up Area sq. mt.	Status
Resi with shopline	I	1	A to F	G + 9	388	S-39	12411.82	No change
Resi with shopline	II	2	A	G + 7	57	O-39	2066.07	Now Amended
			B to F	G + 9	264	S-30	8993.51	No change
Resi with shopline	II	3	A&B	G + 7	70	O-48	2099.07	No change
Resi with shopline	III	1	A,B	G + 9	92	13	2847.98	No change
Resi with shopline	III	1	C,D,E	G + 9	149	8	4376.13	No change
Resi with shopline	III	1	F	G + 9	36	9	1147.20	No change
Resi with shopline	III	2	A,B,C,D,F	G + 9	244	18	7151.55	No change
Resi with shopline	III	2	E	G + 9	56	Nil	1625.17	No change
Resi with shopline	III	3	A,B,C,D,F	Ground	Nil	12	266.04	Now Amended
Resi with shopline	III	4	A,B	G + 9	112	6	3310.88	No change
Resi with shopline	III	4	C	G + 9	56	6	1652.25	No change
Resi with shopline	IV	1	C/pt.,D,E,F ,G/pt.	G + 9	169	12	4960.66	No change
		2	B,C,D,E,F	G + 9	189	Nil	5470.98	No change
		5	A,B,C,D,E, F	G + 9	300	14	8995.36	No change
Resi with shopline	V	1	A&F	----	----	----	0.00	Future Provision
		1	D&E	----	----	----	0.00	Future Provision
		1	B&C	Gr.	NIL	12	163.47	Now Amended
		2	A,B,D	----	----	----	0.00	Future Provision
		2	C	G + 3	24	----	700.53	Now Amended
		Total						
Total PHASE - I & II								

