

वसई - ५  
 दस्त क्र ७७२३/२०१५  
 ४३/१६५



दूरध्वनी : ०२५०-२५२५१०७  
 फॅक्स : ०२५०-२५२५१०७  
 ई-मेल : vasaivirarcorporation@yahoo.com

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



जा.क्र. : व.वि.श.म./न.र./सुविप/०११०/२०१४-१७  
 दिनांक : २२/०८/२०१४

२२/०८/२०१४

VVCMC/TP/RDP/VP-0147/0110/2014-15  
 M/s. Ameya Builders & Property Developers  
 Shop No. 1& 2, Wing - A,  
 Garden View Apartment  
 Virat Nagar, Virar (W),  
 Tal: Vasai,  
**DIST: PALGHAR.**

**Sub: Amalgamation & Revised Development Permission for the proposed Residential Building No.16 (Wing A,B,C,D,E & F) on land bearing Old S. No. 343, 344, 345 (New S.No.343A & 343B) of Village: Bolinj, Tal- Vasai, Dist- Palghar.**

- Ref: -
1. Commencement Certificate No.CIDCO/VVSR/CC/BP-2762/W/4491 dated 27/02/2003.
  2. Amended Plan approved vide letters dated 06/10/2003, 01/12/2003,27/02/2004, 07/02/2005, 09/05/2006, 06/09/2007, 28/05/2009.
  3. Revised Development Permission No. VVCMC/TP/AM/BP-2762/VP-147/W/04 dated 28/01/2011.
  4. Revised Development Permission No. VVCMC/TP/RDP/VP-0147/002/2012-13 dated 07/04/2012.
  5. Revised Development Permission No. VVCMC/TP/RDP/VP-0147/0111/2013-14 dated 21/06/2013.
  6. Revised Development Permission No. VVCMC/TP/RDP/VP-0147/0356/2013-14 dtd. 04/03/2014
  7. Your letter dated 24/07/2014.

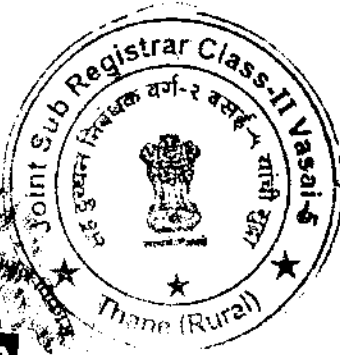
Sir / Madam,  
 Amalgamation & Revised Development Permission is hereby granted for the proposed Residential Building No.16 (Wing A,B,C,D,E & F) under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Ameya Builders & Property Developers.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/AM/BP-2762/VP-147/W/04 dated 28/01/2011. The details of the layout is given below :-



1	Name of assess owner/P.A.Holder	M/s. Ameya Builders & Property Developers
2	Location	Bolinj
3	Land use (predominant)	Residential Building
4	Gross plot area	94030.88 sq.m.
5	Less	12196.62 sq.m.
	a) Area under 30Mt.D.P.Road	1643.81 sq.m.
	b) Area under 12Mt.D.P.Road	3795.00 sq.m.
6	Any Reservation(PL & SC)	

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7	Balance Plot Area	22/08/2014
8	Deduction of R.G.(15%)	76395.45 sq.m.
9	Deduction of C.F.C(5%)	11459.32 sq.m.
10	Buildable Plot area	3819.77 sq.m.
11	Permissible F.S.I	64936.13 sq.m
12	Permissible BUA	1.00
13	Incentive FSI for land pooling	64936.13 sq.m
14	100% D.P.Road FSI	3571.49 sq.m.
15	F.S.I Credit available by PL	13840.43 sq.m.
16	F.S.I Credit available by TDR (Certificate No.12, 13 & 14) (2537.24 + 722.76+ 7584.34)	760.24 sq.m
17	Permissible Built up area	10844.34 sq.m
18	Proposed Built Up Area	93952.63 sq.m
		93718.25 sq.m

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. 110700/- (Rupees One Lac Ten Thousand Seven Hundred only) deposited vide Receipt No. 265568 dated. 19/08/2014, with Vasai Virar City Municipal Corporation 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.

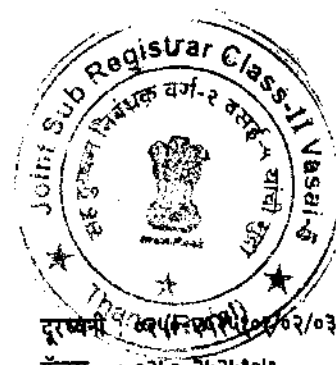
Please find enclosed herewith the approved Amalgamation & Revised Development Permission for the Residential Building No.16 (Wing A,B,C,D,E & F) on land bearing S. No. 343, 344, 345 (Corresponding S.No.343A & 343B) of Village: Bolinj as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Flats	Built Up Area ( in sq. mt.)
1.	Residential Building	16 (Wing A,B,C,D,E & F)	Stilt+14 (up)	700	19099.64 sq.m

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/AM/BP-2762/VP-147/W/04 dated 28/01/2011. 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.

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२२/०४/२०१४

- 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 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) 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 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.
- 7) 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.
- 8) 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.
- 9) You shall obtain Chief Fire Officer NOC before Occupancy Certificate.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 12) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway, NOC from Railway, NOC from MSEB etc., as may be applicable and N.A TILR as required as per N.A order. If any of the compliances as per other Dept/Acts requirements are not done, you shall only face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.



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22/08/2014

- 13) You are responsible for complying with all conditions of N.A. order sale permission / other permissions of other authorities. Any violation with reference to conditions of N.A. order / permissions of other Authorities. You shall only responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. you are only liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 14) You shall submit MOEF clearance before commencement of work. More than 20000.00 sq.m



Yours faithfully

Dy. Director of Town Planning  
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office .....
2. Mr. Abhay D. Raut  
1104, Gold Crest Business Center,  
L.T.Road, Borivali(W)  
Mumbai-92.