

मुख्य कार्यालय, विराट  
विषा (पूर्व),  
ता. वसई, जि. पालघर, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५०१/०२/०३/०४/०५  
फॅक्स : ०२५०-२५२५०३  
ई-मेल : vasavirarcorporation@yahoo.com

वा.क्र. : व.वि.श.म.  
दिनांक : २९/१२/२०१६

13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Municipal Corporation (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to the satisfaction of Municipal Corporation.
14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted on site.
15. The grant of this permission is subject to the provisions of any other law for the time being in force and which may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act, 1969 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer / occupier of tenement/unit before applying for occupancy certificate. The possession of such property shall not be given before occupancy certificate is granted only after verifying the provision of potable water to the occupier.
17. The owner shall get the approved layout demarcated on the site by the Surveyors of the TLR, Thane, and shall submit to the Municipal Corporation the measurement plan certified by the TLR, Vasa, for record. The demarcation of approved layout on the site shall be carried out so as not to alter (reduce) the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by TLR shall be submitted before grant of occupancy certificate. The conditions prescribed in N.A order as regards TLR preparation is binding on you.
18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation.
  - a) Internal access roads along with storm water drains.
  - b) Channelisation of water channels and culverts, if any.
  - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
  - d) Arrangements for collection of solid waste.
  - e) All fire fighting requirements, along with necessary accessories as prescribed in IS:117 and national building code and as per chief fire officer remarks.
  - f) Rain Water Harvesting systems and solar assisted Water Heating systems.
19. The following areas shall be fixed as per formation levels indicated on the development plan prepared for Vasa-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.

*mutant*



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फॅक्स : २२५०-२५२२१२०९  
ई-मेल : vasai.virarcorporation@yahoo.com

जा.प्र. नं. वि.स.स.  
दिनांक :

VVCMC/TI/CC/SPA VP 0002/031/2016-17

29/12/2016

To  
Mr. Parshuram S. Patil Through  
P.A. Holder Mr. Hareesh A. Bhogat,  
Partner of M/s. Srinath Realtors  
Shop No 2/3/4, Srinath Safalya Building,  
Opp. Modiba Rice Mill, Veer Savarkar Marg,  
Vasai (E), Tal. Vasai  
**DIST: PALGHAR**

Subject: Commencement Certificate for proposed Residential with shopline Building on land bearing S.No.6, H.No.18+2, of Village: Chandrapada Taluka Vasai, Dist Palghar.

Ref:

1. NOC for N.A. Permission granted by VVCMC vide letter No.VVCMC/TI/NA NOC/SPA VP-02/013/2015-16 dtd. 30/07/2015.
2. N.A. Order No REV/K 1/T 1/NA/CHANDRAPADA-VASAI/SA-255/2015 dated 01/01/2016 from Collector of Palghar.
3. TILS M.R. No.5707/2014 dated 16/03/2014 for measurement.
4. Your Registered Engineers letter dated 29/03/2015.

Sir/Madam,

The Development Plan of Vasai-Virar Sub-Region is sanctioned by Government of Maharashtra vide Notification no. TPS-1205/1548/CR-234/2005/UD-12 dated 29/02/2007. Keeping 110 EPS in pending. Further 3 EPS were approved vide Notification No. TPS-1205/1017/CR-85/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-69/09/UD-12 and 19/09/2009, Notification No. TPS-1208/1617/CR-85/08/UD-12 dtd. 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012 and 1 EP was approved vide notification no. TPS-1214/915/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014. Govt. entrusted Planning Authority jurisdiction for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai-Virar City Municipal Corporation is supported by Govt of Maharashtra as SPA for 21 villages Anzala, Anzala Killa, Patipada, Mulkam, Corio, Kofchole, Chandrapada, Tokri, Kharipada, Vasalei, Rangao, Dole, Khardi, Krodhivada, Pat, Tiro, Otrora, Tankha, Mahpada, Sarpa & Kolamb, notification no. TPS-1214/LOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per M.R.P. Act-1965. The details of permissions are as under:

The conditions mentioned in the letter No.VVCMC/TI/CC/SPA VP 0002/..... dated 29/12/2016 are binding on you. The details of the layout is given below:

- |   |                                      |                                                                                                           |
|---|--------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1 | Name of Assessee owner / P.A. Holder | Mr. Parshuram S. Patil Through,<br>P.A. Holder Mr. Hareesh A. Bhogat,<br>Partner of M/s. Srinath Realtors |
| 2 | Localite                             | Chandrapada                                                                                               |
| 3 | Land use (Predominant)               | Residential with shopline Bldg.                                                                           |



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जा.प्र. नं. वि.स.स.  
दिनांक :

VVCMC/TI/CC/SPA VP 0002/031/2016-17

29/12/2016

To  
Mr. Parshuram S. Patil Through  
P.A. Holder Mr. Harish A. Bhogat,  
Partner of M/s. Srinath Realtors  
Shop No 2/3/4, Srinath Safelys Building,  
Opp. Modiba Rice Mill, Veer Savarkar Marg,  
Vasai (E), Tal. Vasai  
**DIST: PALGHAR**

Subject: Commencement Certificate for proposed Residential with shopline Building on land bearing S.No.6, H.No.18+2, of Village: Chandrapada Taluka Vasai, Dist Palghar.

Ref:

1. NOC for N.A. Permission granted by VVCMC vide letter No.VVCMC/TI/NA NOC/SPA VP-02/013/2015-16 dtd. 30/07/2015.
2. N.A. Order No REV/K 1/T 1/NA/CHANDRAPADA-VASAI/SA-255/2015 dtd. 26/01/2016 from Collector of Palghar.
3. TILS M.R. No.5707/2014 dated 16/03/2014 for measurement.
4. Your Registered Engineers letter dated 29/03/2015.

Sir/Madam,

The Development Plan of Vasai-Virar Sub-Region is sanctioned by Government of Maharashtra vide Notification no. TPS-1205/1548/CR-234/2005/UD-12 dated 29/02/2007. Keeping 110 EPS in pending. Further 3 EPS were approved vide Notification No. TPS-1205/1017/CR-85/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-69/09/UD-12 and 19/09/2009, Notification No. TPS-1205/1517/CR-85/08/UD-12 dtd. 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012 and 1 EP was approved vide notification no. TPS-1214/915/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai-Virar City Municipal Corporation is supported by Govt of Maharashtra as SPA for 21 villages Anzala, Anzala Killa, Patipada, Mulkam, Corio, Kofchole, Chandrapada, Tokri, Kharipada, Vasalei, Rangao, Dole, Khardi, Krodhivada, Pat, Tiro, Otrora, Tankha, Mahpada, Sarpa & Kolamb, notification no. TPS-1214/LOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per M.R.P. Act-1965. The details of permissions are as under:

The conditions mentioned in the letter No.VVCMC/TI/CC/SPA VP 0002/..... dated 29/12/2016 are binding on you. The details of the layout is given below:

- |   |                                      |                                                                                                          |
|---|--------------------------------------|----------------------------------------------------------------------------------------------------------|
| 1 | Name of Assessee owner / P.A. Holder | Mr. Parshuram S. Patil Through,<br>P.A. Holder Mr. Harish A. Bhogat,<br>Partner of M/s. Srinath Realtors |
| 2 | Localite                             | Chandrapada                                                                                              |
| 3 | Land use (Predominant)               | Residential with shopline Bldg.                                                                          |



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दूरभाषी : ०२५०-२५३५२०१/२३/०२/०१/२५५०१  
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ई-मेल : vasaiVirarcorporation@yahoo.com

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4	Gross plot area (As per 7/12)	3720.00 sq.m
5	Plot area as per Possession	3461.56 sq.m
6	Net plot area	3461.56 sq.m
7	CG 10% (Non deductible)	346.15 sq.m
8	Buildable plot area	3461.56 sq.m
9	Maximum buildable plot area as per TCR	3400.00 sq.m
10	Permissible FSI	1.06
11	Permissible Built-up Area	3400.00 sq.m
12	Proposed built Up Area	3379.89 sq.m
13	No. Of Building	1 Nos.

The details of the Buildings is given below:

Sr. No.	Predominant Building	No of Bldg	Wing no	Nu. of Floors	No. of Shops	No. of Flats	Built Up Area ( in sq. mt.)
1.	Residential with schooling bldg	1	A	St/Gr+4	6	15	544.89 sq.m
			B	St/Gr+4	6	25	806.04 sq.m
			C	St/Gr+4	-	15	466.24 sq.m
			D	St/Gr+3	-	28	770.65 sq.m
			E	St/Gr+3	-	25	722.07 sq.m
<b>Total</b>					<b>12</b>	<b>111</b>	<b>3379.89 sq.in</b>

- 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).
- The amount of Rs.1,10,500/- (Rupees One Lakh Ten Thousand Five hundred only) deposited vide receipt No.458538 dated 23/12/2016 with Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any 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.
- You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition on road without permission of VVCMC.
- You shall see that water shall not be leaked to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- You shall provide drainage, sewerage, water supply systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.



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फॅक्स : ०२५०-२५२१००७  
ई-मेल : vasai@vircorporation@yahoo.com

सा.क्र. : व.वि.सा.प.  
दिनांक :

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- 6) You have to fix a board of public notice regarding unauthorized covering of municipal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasai-Virar City Municipal Corporation.
- 7) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road) access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank size etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per D.C Regulations.
- 9) 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 by providing Dr. Major Lovells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 10) You shall provide two distinct pipelines for potable and for non-potable water.
- 11) You shall provide Anti-larvae treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid Dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of SPMC if water logging and mosquito breeding has taken place. Quarantine work stop notices will be issued in public interest.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.18A 43/2001/2133/CR-230/01/UD-11 dtd. 19/03/2005 & TP0-4307/396/CR-21/2007/UD-11 dtd. 06/05/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate.
- 14) You shall construct the compound wall before Plinth Completion Certificate.
- 15) You shall submit subsol investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
- 16) 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.
- 17) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai-Virar City Municipal Corporation. New trees shall be planted on the premises @ 30 per sqm of BUA and 10% per Sqm in R.G. further you shall submit NOC from tree Authority or VVCMC before applying for occupancy certificate regarding compliance to governing laws also.
- 18) You shall provide flush tanks in all W.C./Toilets with dual valve system.



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फॅक्स : ०२५०-२५२५०००  
ई-मेल : vasalvirarcorporation@yahoo.com

नाम : द.वि.श.ग.  
दिनांक :

VVCNC/TR/CC/SPA VP-0002/०३/12416-17

29/12/2016

- 19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 20) You shall plant the plants by taking the saplings/Bambs available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC. Under intimation to this office.
- 21) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD/ WCC, NDC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/wetlands etc. as may be applicable and N.A TLR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept./Act/requirements are not done, only you shall face the consequences arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 22) You are responsible for complying with all conditions of N.A. order/s as permission/ other permissions of other authorities including MOEF/CRZ/wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be 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. Only you are 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.
- 23) As per notification no: TRG-4312/CR-15/20.2/11/UD-19 dtd. 5<sup>th</sup> November 2012 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct LWS/LRS housing in the form of tenements as prescribed in above notification, at least to the extent of 20% of basic zone FSI. (Of area 111 sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, PHA-14, Koon No. 169A, Myxerium Road, Ghatnagar, Bhavnar, Baroda (G). Mumbai-400 051. Contact No. 02766445013.
- 24) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such accident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 25) You shall follow the MHCR notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble High Court orders.

*मन्तव्य*



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ई-मेल : vasaivirarcorporation@yahoo.com

ना.क. : न.पि.रा.प.  
दिनांक :

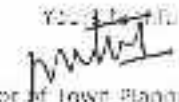
VVCMCO/TP/CC/SPA VP-000/03/2016-17

29/12/2016

- 25) You are responsible for the disposal of Construction & Demolition Waste (Debris) that may be generated during the demolition of existing structure B during the execution work of buildings.
- 27) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per RSW rules 2016 prior to Occupancy Certificate.

(Issued as approved by the Commissioner)



Yours faithfully,  
  
By: Director of Town Planning  
Vasai-Virar City Municipal Corporation

Encl. : 01/0  
c/c to:

1. The Collector,  
Office of the Collector, Palghar
2. The Tahasildar,  
Office of the Tahasildar, Vasai
3. Dy. Municipal Commissioner,  
Vasai-Virar City Municipal Corporation,  
DMC-2
4. Asst. Commissioner, I/O,  
Vasai-Virar City Municipal Corporation  
Ward office - SPA-19
5. M/s. Tri-Can, Project Consultants,  
G-7, 8, D-wing, Sarda Palace,  
Ambadi Road, Vasai (W)  
Taluka Vasai, Dist: Palghar

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विहार (पूर्व),  
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फॅक्स : ०२५०-२५२५०३  
ई-मेल : vrc@virarcorporation@yahoo.com

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VVCMC/PI/CC/SPA.VF.0002/031/2016-17

29/11/2016

#### CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Municipal Corporation if
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
  - c) The Commissioner, VVCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person carrying title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 44 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall:
  - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
  - b) Give notice to the Municipal Corporation on completion upto the plinth level & obtain plinth completion certificate before the commencement of the further work.
  - c) Give written notice to the Municipal Corporation regarding completion of the work.
  - d) Obtain an occupancy certificate from the Municipal Corporation.
  - e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to complying building control regulations and conditions of the certificate.
  - f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on ..... .
3. Install a Display Board on the most conspicuous place on site indicating :-
  - i. Name & address of owner/developer, architect, structural Engineer and contractor.
  - ii. S.NO./CTS No., Ward No., Village Name alongwith description of its boundaries.
  - iii. Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.
  - iv. FSI permitted.
  - v. No. of residential/commercial flats and shops with their areas.

*mitra*





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विरार (पूर्व),  
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दूरधनी : ०२५०-२५३५६०१/०२/०६/००१/०५/०६  
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दिनांक : २०/१२/२०१६

- vi. Address where copies of detailed approved plans shall be available for inspection.
- vii. A notice in the form of an advertisement, giving all the details mentioned in (i) to (vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical Installation etc. shall be in accordance with the provisions (except for the provisions in respect to Flood Area Hazard) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Municipal Corporation. If the occupancy is reported before grant of occupancy certificate the security deposit of the said building forfeited and unauthorized Occupancy Charges and other charges as applicable.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Vasar Virar Municipal Corporation standards and to the satisfaction of Vasar Virar City Municipal Corporation.
11. You should approach Executive Engineer (MS&H) for the temporary power requirement, location of the transformer etc. The permanent power connection from MS&H can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.
12. The transfer of the property under reference can be effected only after the necessary approval from Municipal Corporation or occupancy certificate is granted by the applicant before any such transfer.



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ना. वसई, वि. वासपूर, पिन ४०१ ३०५.



दुरधनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६,  
फॅक्स : ०२५०-२५२५१०४  
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.स.ग.  
दि.क्र. : २०/१५/२०१६

20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
21. The owner shall submit to the Municipal Corporation the scheme of the development of 15% or 20% depending on plot area compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Municipal Corporation.
23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
25. The owner shall observe all the rules in force regarding over head/underground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the concerned authority.
26. No construction on subdivided plots shall be allowed unless internal road and storm Water Drains/Sewerage are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot should be disposed off unless the sale permission under Section 13 of the R.U. & A.T. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the R.A. Permission is obtained from the Collector under the provisions of M.L.R. Code 1966, and also a necessary permission as applicable depending on the class of the land type of tenure type of Occupant etc. is obtained by the concerned owner applicant after completing all the legal formalities. VMC/MC is not responsible for any lapse on your part in obtaining various permissions required as per other acts of both state and central Govt. etc.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation or non-compliance or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Municipal Corporation to direct the removal or alteration

*Sanjay*



मुख्य कार्यालय, विराट  
नगर (पूर्व),  
ज. मन्डू, वि. पालापर, पिन ४०१ ३०५.



दूरभाषी : ०२५०-२५२५०१/०२/०३/०४/०५/०६  
फैक्स : ०२५०-२५२५३०३  
ई-मेल : vnc@viratcorporation.gov.np

का.नं. : ४ वि.रा.न.  
दिनांक : २०/१२/२०१९.

of any structures erected or the use contrary to the provisions of this grant. Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.

33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 100 mm above the nearby road level (top of camber).
35. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
36. Drinking water wells should be well built and well protected.
37. If the length of the proposed building exceeds 4.5 M, the expansion joints shall be provided at suitable places with suitable materials.
38. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
39. You will not take up any development activity on the aforesaid property till the court matter is pending, if any or in any court of law relating to this property and the responsibility of following the court order strictly lies with you. consequences due to violation of court order shall be borne by you, VNCMC is not responsible for any violations.
40. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
41. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Cooperative Housing Society to be formed in due course of time.
42. For the portion of the compound wall rounded off at the corner or road junctions, M.S. grills over 0.75 m of brick work, above the height of 1.5 m from the ground shall be provided.
43. This development scheme shall enable you to construct upto plinth level only for further construction, plinth completion certificate has to be obtained from this office.

*मन्डू*



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ब. बच्छी, वि. पालघर, पिन ४०१ ३०५.



दुष्यनी : ०२५०-२५२५०१/०२/०३/०४/०५/०६  
फोन : ०२५०-२५२५०००  
ई-मेल : vasaivirarcorporation@yahoo.com

वा.क्र. : व.पि.श.म.  
दिनांक :

VVMC/TP/C/757A VP-0000/031/2016-17

29/12/2015

44. You shall not cut any tree which is existing on site. The existing tree shall be retained by adopting suitable technology by taking permission from Vasai Virar City Municipal Corporation. New trees shall be planted on the premises @ 10 per sqm or BUA and 100 per Sqm in R.O. Further you shall submit R.O.C from Tree Authority of VVMC before applying for occupancy certificate regarding compliance to governing tree act also.
45. Only one unit shall come up in each gala and the subdivision of gala for subletting or accommodating other unit shall be allowed.
46. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately before applying for plinth completion certificate.
47. You shall submit detailed proposal for sewage treatment plant by way of package treatment plant, recycling of water and solid waste disposal through composting vermiculture project before applying for plinth completion certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 7<sup>th</sup> Aug. 2003.
48. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you, it shall be lawful on the part of the Municipal Corporation to impose new conditions for compliance as may be required and deemed to be adequate to any sanction or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
49. 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 finalized by MUNICIPAL CORPORATION.
50. You shall develop 6.0m wide access road of W.B.M standard before Commencement of work.
51. You shall provide an arrangement for labour as per governing statutes like temporary livable accommodation, sanitary arrangements, health facilities etc., you shall give the compliances at the time of Plinth Completion certificate. As per central Govt. directives no open defecation shall take place. To ensure the same is your responsibility.

(Issued) as per approved by the Commissioner



By, Director of Town Planning  
Vasai-Virar City Municipal Corporation

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



दूरधनी : ०२२२-२५२२२१/२२/२३/२४/२५/२६  
 फॅक्स : २२१७-२५२२२२५  
 ई मेल : wassivarcorporation@palghar.com

गा.क्र. : प.वि.रा.प.  
 दिनांक :

WVCM/TP/CC/SPN/VE-0002/030/2016-17

Date: 29/12/2016

To,  
 Mr. Parshuram B. Patil Sarang  
 P.A. to Mr. Harish A. Phatak  
 Partner of M/s. Shriyath Builders  
 Shop No.237A, Shriyath Building,  
 Opp. Hilda Fire Mill, Near Savakar Marg,  
 Vasai (E), Tal: Vasai,  
 DIST: PALGHAR

**Assessment Order**

**SUB - Commencement Certificate for the proposed Residential with shopline Building on land bearing S.No.6, H.No.1B+2, of Village: Chandrapada, Tal: Vasai, Dist: Palghar.**

**Ref - 1) Your Recd. No. Engineers letter dated 29/01/2016**

Sl. / Particulars

Find enclosed Assessment order issued hereon as per Sec. 124(5) of M.C.A. TP Act 1963.

1. Name of Assessee owner / P.A. Officer

Mr. Parshuram B. Patil Sarang, P.A. Officer of Harish A. Phatak, Partner of M/s. Shriyath Builders, Chandrapada

2. Location

Residential with shopline building

3. Land use (Pre-dominant)

3723.00 Sqm.

4. Gross plot area (Sq. mtr 7/12)

3961.90 Sqm.

5. Net area on own possession

3461.58 Sqm.

6. Net plot area

345.15 Sqm.

7. FC/FSI (Non-developable)

3401.96 Sqm.

8. Available plot area

3403.00 Sqm.

9. Maximum buildable plot area as per DCR

1.00

10. No. available FSI

3403.00 Sqm.

11. Permissible Built-Up Area

3378.65 Sqm.

12. Proposed Built-Up Area

13. Area for Assessment

a) On Plot/Land area

Residential	3554.21	Sqm.	x	100.00	-	Rs. 355,421.00
Commercial	165.79	Sqm.	x	200.00	-	Rs. 33,158.00
On PUA						
Residential	3714.13	Sqm.	x	25.00	-	Rs. 92,853.25
Commercial	165.79	Sqm.	x	50.00	-	Rs. 82,895.00

b) On Construction Area

Free of FSI	993.00	Sqm.	x	25.00	-	Rs. 248,250.00
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c) Development Charges

Development Charges Rs. 4 Mile						Rs. 1,520,414.00
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d) Servicing Charges

Servicing Charges Rs. 200/acre						Rs. 1,520,414.00
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e) Balance Development charges to be paid

						Rs. Nil
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14. Date of Assessment

						21/12/2016
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15. Balance Components given free FSI

a) Area under factory

314.25	Sqm.	x	50%	-	Rs. 157,125.00
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b) Area under Open space

467.41	Sqm.	x	50%	-	Rs. 233,705.00
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c) Paved Terrace Area

50.34	Sqm.	x	20%	-	Rs. 10,068.00
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मुख्य कार्यालय, विरार  
जिार (पूर्व),  
वा. समई, जि. पालघर, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५  
फॅक्स : ०२५०-२५२५१००  
ई-मेल : vasar@vircorporation@yahoo.com

वा.क्र. : व.वि.उ.म.  
दिनांक : २०/१५/२०१६

MVC/MC/TP/CD/SPA/VP/0007/030/20/19/19

Date: 20/12/2016

18. Less: Premium Paid Side		
a) Receipt No. 186527 dated 20/12/2016	=	Rs. 500,000.00
	=	Rs. 508,000.00
19. Balance Premium Charges to be paid	=	00
20. Labour Charges		
a) On Construction Area : { 2201.02 Sq.m. x 22000.00 } x 1%	=	Rs. 959,171.00
21. Less: Labour Charges Paid Side		
a) Receipt No. 456539 dated 13/12/2016	=	Rs. 950,000.00
	=	Rs. 950,000.00
22. Balance Labour Charges to be paid	=	00
23. As requested by you vide letter for balance payable amount, instalment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below.		

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 -----					

(Issued as approved by the Commissioner)

C.C. to  
Mrs. Er-Don, Project Consultant,  
G-7/3, D-wing Sahni Palace,  
Amul Road, Vase (W)  
Tiruna Vase, Dist- Palghar



By Director of Town Planning  
Virar City Municipal Corporation