

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



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

जावक क्र. : वा.वि.शा.म.

दिनांक

वसई-१		
पुस्तक	९९९३	९
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VVCMC/TP/RDP/VP-5132/80/2020-21

25/11/2020

To,
Mr. Chandrashekhhar Dhuri, Sudhir Dhuri,
Swamini Bungalow, Babhola Naka,
Near D/Mart, Vasai (W),
Tal-Vasai, Dist - Palghar.

Sub: Revised Development Permission of proposed Industrial Building no. 1&2 on land bearing S. No.46E, H. No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar.

Ref :

- 1) Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013.
- 2) Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018.
- 3) TILR No. MR.No.1471 /2020 dated 10/08/2020.
- 4) Your Registered Engineer's letter dated 21/09/2020.

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 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. 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 appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mulkkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardil, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpalla & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under..

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013, Commencement Certificate No. VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018.

The details of the layout is given below :-

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

2 Location

3 Land use (Predominant)

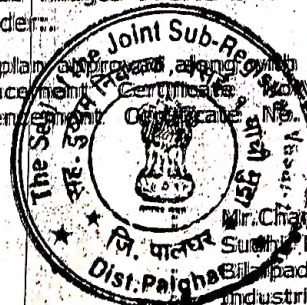
4 Total Plot Area

5 Area under D.P. Road

6 Balance Area Of Plot .(1-2)

7 Net Area Of Plot

8 Total Area



Mr. Chandrashekhhar Dhuri,
Sudhir Dhuri,
Bilalpada
Industrial

8370.00 Sq. Mt.

1644.70 Sq. Mt.

6725.30 Sq. Mt.

6725.30 Sq. Mt.

6725.30 Sq. Mt.

0.75

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10	Permissible Floor Area	5043.98 Sq.Mt.
11	Permissible BUA with DR/TDR (6x0.90)	6052.77 Sq.Mt.
12	Permissible Floor Area	11096.75 Sq.Mt.
13	DR Available As per Handover 1644.70 x 2.15 = 3536.10 SQMTS Out of 3536.10 Only 1490.00 SQMTS Utilised	1490.00 Sq.Mt.
14	Max Permissible BUA Available With DR (10+13)	6533.98 Sq.mt.
15	Total BUA Proposed	6533.06 Sq.Mt.

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.142950/- (Rupees One Lakh forty two thousand nine fifty only) deposited vide Receipt No.141936, 141940 dated 27/06/2013, Receipt No.868855, 868856 dated 11/11/2020 with Vasai Virar City Municipal Corporation as interest from security deposit for this RDP 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 of proposed Industrial Building no. 1&2 on land bearing S. No.46E, H. No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar.

as per the following details:-

Sr. No.	Predominant Use	Building no.	No. of Floors	No. of Galla	Total Built up Area
1	Industrial	1	(G+2pt)	47	3375.89
2	Industrial	2	(G+2pt)	44	3157.17
			Total	91	6533.06



As per above references, the revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013, Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018.

Stands applicable to this approval of amended plans along with the following conditions:

1) The 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 44 of MR & TP 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 for the planning authority to direct the removal or alteration of any structure erected or use contrary to the provisions of this grant within the specific time.



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विरार (पूर्व),
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दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०६/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasai@rccorporation@yahoo.com

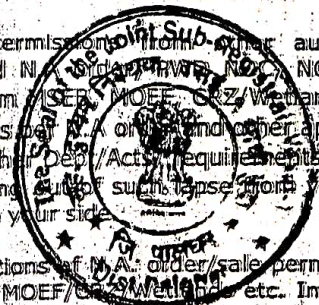
नावक क्र. : व.वि.रा.म.

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पुस्तक	पृष्ठ क्र.	पृष्ठ	पृष्ठ
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WCMC/TP/RDP/ VP-5132/80/2020-21

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- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) 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 Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 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 are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A. order/ N.A. NOC from Highway Authority, NOC from Railway, NOC from M.S.E.B. MOEF, GZ/ Wetlands etc., as may be applicable and N.A. TILR as required as per other Dep./Act, require permits are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/GZ/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. You are liable for the permission granted by VVCMC as the same need to be ensured.



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- 15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil 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, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.

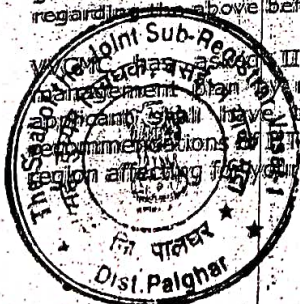
If applicable.

- 16) 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 incident 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.
- 17) 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 sizes etc) before applying for Plinth Completion Certificate.
- 18) You shall follow the MOEF 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 Court Orders.
- 19) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.

- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to occupancy certificate.

21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.

- 22) VVCMC has assigned IIT-Bombay and NEERI to prepare Comprehensive flood management plan. You shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting its layout.



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विरार (पूर्व),
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दूरधनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२०७
ई-मेल : vasaalvirarcorporation@yahoo.com

जायक क्र. : व.वि.शा.म.
दिनांक

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WCMC/TP/RDP/ VP-5132/ 80/2020-21

25/11/2020

- 23) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 24) You will be liable to pay any charges/areas with applicable Interest for your proposal as and directed by VVCMC/any other competent authority.



c.c. to:

1. M/s Ajay Wade & Associates,
A/6, Sal Tower, 1st Floor
Ambadi Road, Vasal (W)
Tal. Vasal, DIST : Palghar.

[Signature]
Commissioner,
Vasal Virar City Municipal Corporation

**Certified that the above permission is
issued by Commissioner VVCMC, Virar.**

[Signature]
Deputy Director,
VVCMC, Virar.



वसई-२			
पुस्तक	दस्तावेज	१३	६५
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Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
 [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: INDUSTRIAL BUILDING NO 2/Plot Bearing / CTS / Survey / Final Plot No.: S NO 46 H NO 2/1 2/2 2/4 2/11, S NO 47 H NO 4/5at Vasai-Virar City (M Corp), Vasai, Palghar, 401202** registered with the regulatory authority vide project registration certificate bearing No **P99000007768** of

- Shree Narayan Industrial Developers** having its registered office / principal place of business at **Tehsil: Vasai, District: Palghar, Pin: 401208.**

- This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 09/02/2022
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 09/02/2022 15:59:35
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



मुख्य कार्यालय, विरार
विरार (पूर्व),
जि. पालघर - ४०२ ३०५.



WCMC/TP/OC/VP-5132/2/10/2022-23
स्थापना : ३ जुलै २००९

To,
1. Mr. Chandrashekhar Dhuri, Sudhir Dhuri,
Swamini Bungalow, Babhola Naka,
Near D'Mart, Vasai (W),
Tal-Vasai, Dist - Palghar.

2. M/s. Ajay Wade & Associates
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W),
Tal: Vasai, Dist: Palghar

Sub: Grant of Occupancy Certificate for Industrial Building no. 1&2 (2nd part floor) & 1 gala on 1st floor of building No.2 as per as built plan on land bearing S.No.46E, H.No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar.

Ref-

- 1) Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013.
- 2) Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018.
- 3) Occupancy Certificate No.VVCMC/TP/OC/VP-5132/116/2018-19 Dtd.20/02/2019.
- 4) Occupancy Certificate No.VVCMC/TP/OC/VP-5132/158/2019-20 Dtd.28/02/2020.
- 3) Revised Development permission No. VVCMC/TP/RDP/VP-5132/80/2020-21 Dated: 25/11/2020.
- 4) Development completion Certificate dated 08/06/2022 from the Licensed Engineer.
- 5) Structural stability certificate from your Structural Engineer vide letter dated 02/04/2022.
- 6) Plumbing certificate dated 16/05/2022.
- 7) Receipt No.1863 dated 09/03/2023 for potable water supply from Vasai Virar City Municipal Corporation.
- 8) Rain water harvesting letter dated 01/06/2022.
- 9) NOC from Lift Inspector Dated 23/07/2022.
- 10) NOC from Chief Fire Officer Dated 22/09/2021.
- 11) NOC from tree Plantation Department of VVCMC dated 07/04/2022.
- 12) Report from Composting Consultant dated 07/05/2022.
- 13) Licensed Engineer's letter dated 20/06/2022.

Sir / Madam,
Please find enclosed herewith the necessary Industrial Building no. 1&2 (2nd part floor) & 1 gala on 1st floor of building No.2 as per as built plan on land bearing S.No.46E, H.No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar.

वसई-१			
पुस्तक	दस्तावेज	क्र.सं.	दिनांक
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दिनांक: ०२/०३/२०२३/०५/०६			

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

जायक क्र.: य.वि.श.म.

दिनांक :

Dated 29/03/2023



वसई-१	
पुस्तक	दस्त क्र.
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Dated 24/03/2023

WVCMC/TP/OC/VP-5132/210/2022-23
 along with as built drawings completed under the supervision of Mr. Ajay Wade
 Licensed Engineer (License/Registration No. WVCMC/ENGR/03) may be occupied on the
 conditions mentioned in enclosure.

You are required to submit revised TILR 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.

A set of certified completion plans is returned herewith.



sd/-
 Commissioner
 Vasal Virar City Municipal Corporation

Certified that the above permission is
 issued by Commissioner WVCMC, Virar.

Deputy Director,
 WVCMC, Virar.

- Encl.: a.a.
 c.c. to: 1. Asst. Commissioner,
 Vasal-Virar city Municipal Corporation,
 Ward office
2. DMC,
 Property Tax Department,
 Vasal Virar City Municipal Corporation.



मुख्य कार्यालय, विरार
विरार (पूर्व),
जि. पालघर - ४०१ ३०५.



VVCMC/TP/OC/VP-5132/210/2022-23

OCCUPANCY CERTIFICATE

Dated 29/03/2023

I hereby certify that the development of Industrial Building no. 1&2 (2nd part floor) & bearing S.No.46E, H.No. 1 & 2, of Village: Bilalpada, Tal: Vasal, Dist: Paighar (License/Registration No.VVCMC/ENGR/03) and has been inspected dated 17/02/2023 and the conditions stipulated in the Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013, Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018, Occupancy Certificate No.VVCMC/TP/OC/VP-5132/116/2018-19 Dtd.20/02/2019, Occupancy Certificate No.VVCMC/TP/OC/VP-5132/158/2019-20 Dtd.28/02/2020 & Revised Development permission No. VVCMC/TP/RDP/VP-5132/80/2020-21 Dated 25/11/2020 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC 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 infrastructures 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, channellisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasal 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. Vasal 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) The Vasal 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.
- 5) This certificate of occupancy is issued in respect of 15 Gala Constructed in Industrial Building no. 1 (2nd part floor) & 14 Gala Constructed in Industrial Building no. 2 (2nd part floor) & 1 gala on 1st floor of building No.2 only.
- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.

वसई-विरार			
पुस्तक	पान क्र.	पान क्र.	पान क्र.
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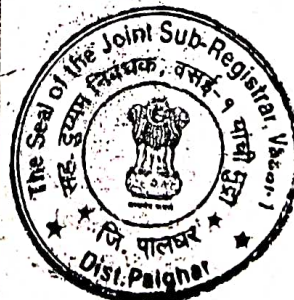
दुरध्यानी : ०२५० - २५२५१०१ / ०२/०३/०६/०५/०३

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

भाषक क्र.: वा.वि.श.म.

दिनांक :



मुख्य कार्यालय, विरार
विरार (पूर्व),
ज. वसई, जि. पालघर - ४०१ ३०५.



स्थापना : ३ जुलै २००९

VVCMC/TP/OC/VP-5132/210/2022-23

OCCUPANCY CERTIFICATE

वसई - ?			
क्र.सं.	वसई क्र.	वसई क्र.	वसई क्र.
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दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०६/०५/०९

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

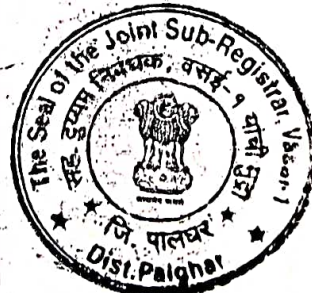
भाषक क्र. : य.वि.श.म.

दिनांक :

Dated 29/03/2023

I hereby certify that the development of Industrial Building no. 1&2 (2nd part floor) & 1 gala on 1st floor of building No.2 with BUA 1498.41 sq.mt as built plan on land bearing S.No.46E, H.No. 1 & 2, of Village: Bilalpada, Tal: Vasai, Dist: Palghar Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) and has been inspected dated 17/02/2023 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.VVCMC/TP/CC/VP-5132/1021/2013-14 Dtd.03/07/2013, Commencement Certificate No.VVCMC/TP/CC/VP-5132/7411/2017-18 Dtd.15/02/2018, Occupancy Certificate No.VVCMC/TP/OC/VP-5132/116/2018-19 Dtd.20/02/2019, Occupancy Certificate No.VVCMC/TP/OC/VP-5132/158/2019-20 Dtd.28/02/2020 & Revised Development permission No. VVCMC/TP/RDP/VP-5132/80/2020-21 Dated 25/11/2020 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC 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 infrastructures 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) 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.
- 5) This certificate of occupancy is issued in respect of 15 Gala Constructed in Industrial Building no. 1 (2nd part floor) & 14 Gala Constructed in Industrial Building no. 2 (2nd part floor) & 1 gala on 1st floor of building No.2 only.
- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.



वसई-१			
पुस्तक	वसई क्र.	80	ET
१	२०२४		

VVCMC/TP/OC/VP-5132/210/2022-23

Dated 29/03/2023

- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information or 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.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) You shall maintain RG area as shown in drawing.
- 12) VVCMC has asked IIT-Bombay and NIBERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NIBERI for flood management of Vasai Virar Sub region affecting for your layout.
- 13) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
- 14) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCLT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 15) The applicant has to submit the application for property tax assessment with property tax department within the period of one month, failing to which this OCC order stand cancelled without giving opportunity to be heard.
- 16) Any breach of above condition will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.
One set of completion plan duly certified is returned herewith.



sd/-
Commissioner

Vasai Virar City Municipal Corporation

Certified that the above permission is
issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.



तहसिलदार तथा कार्यकारी जंदाधिकारी

(महसूल शाखा)

किल्लाबंदर रोड, मालोडे-वसई गाव, ता.वसई, जि.पालघर,
दुरध्वनी क्र. (०२५०) २३२२००७

पुस्तक	२३९	१०	६८
पिन	४०३४२४		

क्र.महसूल/क.१/टे.१/जमिनबाब.१/कावि — /एसआर ४३९/२०१७
प्रति,
तलाठी सजा - पेल्हार

दिनांक १०/१०/२०१७
३०/११/२०१७

विषय :- जमिनीचे रूपांतरण कर भरणा करणेबाबत.

गावाचे नाव	स.नं/हि.नं	क्षेत्र (हे.आर)	पोर्ट खराबा	एकुण क्षेत्र	पैकी परवानगी मागितलेले क्षेत्र
बिलालपाडा	४७/४/५	०.११.२३	०.००.३९	०.११.६०	०.११.६०
	४६/२/२	०.०३.६२	०.००.५०	०.०३.१२	०.०३.१२
	४६/२/११	०.२५.३०	०.०३.६०	०.२६.९०	०.२६.९०
	४६/२/४	०.१५.३३	०.०२.१५	०.१७.४८	०.१७.४८
	४६/२/१	०.१६.९०	०.०२.७०	०.२१.६०	०.२१.६०
			एकुण	०.६३.७०	०.६३.७०

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३

दिनांक ०५/०१/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/एनएपी/कावि-४३५/२०१७ दिनांक २१/०६/२०१७

श्री.चंद्रशेखर शांताराम धुरी व इतर रा. बिलालपाडा वसई ता.वसई जि.पालघर यांनी या कार्यालयात दिनांक ०३/०९/२०१७ रोजी अर्ज दाखल करून मौजे बिलालपाडा वसई ता.वसई येथील स.नं /हि.नं ४७/४/५, ४६/२/२, ४६/२/११, ४६/२/४, ४६/२/१ एकुण क्षेत्र ०.६३.७ हे आर या जमिनीबाबत महाराष्ट्र शासनाचे संदर्भिय क्रमांक १ मध्ये नमूद अध्यादेशानुसार रूपांतरण कर व बिनशेती आकारणी करून मिळवणेस विनंती केली आहे.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये नमूद केलेल्या तरतुदीनुसार महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ मध्ये आणखी सुधारणा केल्या असल्याने मा.जिल्हाधिकारी पालघर यांनी त्यांचेकडील पत्र क्र.महसूल/क.१/टे.१/एनएपी/कावि-४३५/२०१७ दिनांक २१/०६/२०१७नुसार दिलेल्या सुचनेनुसार रूपांतरण कर व बिनशेती आकारणी कर भरून घेणे आवश्यक आहे.

अध्यादेश क्रमांक २/२०१७ मध्ये नमूद केलेप्रमाणे सदरची जमिन महाराष्ट्र राज्य नगररचना अधिनियम १९६६ मधील तरतुदीनुसार अंतिम विकास योजना राजपत्र क्रमांक १९६६ मध्ये आणखी सुधारणा आराखडा / प्रादेशिक आराखडा) कोणत्या झोन मध्ये समाविष्ट आहे याची खात्री करून घ्यावी आणि रूपांतरण कर आकारणीची कार्यवाही करणे आवश्यक असल्याने उक्त जमिन कोणत्या झोनमध्ये समाविष्ट हात आहे याबाबत प्रकरणातील कामदपत्रे/वसई विहार शहर महानगरपालिकेकडील अभिप्राय तपासता सदर मा.जिल्हाधिकारी पालघर यांनी आदेश क्रमांक २१/०६/२०१७ मध्ये नमूद केलेनुसार महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४७अ मधील तरतुदीनुसार औद्योगिक प्रयोजनासाठी खाली नमूद केलेप्रमाणे रूपांतरित कर व बिनशेती आकारणीची रक्कम दिसून येत आहे.

उक्त अध्यादेशात नमूद केलेनुसार महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४७अ मधील तरतुदीनुसार औद्योगिक प्रयोजनासाठी खाली नमूद केलेप्रमाणे रूपांतरित कर व बिनशेती आकारणीची रक्कम



रक्कम रूपये	अकृषिक आकारणी		रुपांतरण कर	दिनांक
	चलन क्रमांक	दिनांक		
	MH007656429	३०/११/२०१७	८३६०/-	MH007656564
१	२०१४			

अर्जदार यांचेकडून मौजे बिलालपाडा ता.वसई येथील स.नों/दि.नं. या जमिनीसाठी अकृषिक क्षेत्र ०.८३.७ हे आर ता.वसई जि.पालघर या जमिनीसाठी अकृषिक आकारणी व रुपांतरित कर वसूल केला असल्याने गाव अभिलेख व इतर कागदपत्रे तपासून, खालील अटीना अधीन राहून महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये नमूद केलेल्या तरतुदीनुसार अधिकार अभिलेखात आवश्यक ती नोंद घेणेबाबत कार्यवाही करावी.

अटी :-

- सदर जमिनीस कांदळवन/सिआरझोड/वेटलॅंड/अदिबारी कायद्याच्या तरतुदी लागू होत असल्यास, तसेच जमिनीबाबत भविष्यात अशिलेखात कोणतीही अनियमितता अथवा न्यायालयीन बाबी उद्भवल्यास याबाबत या कार्यालयाकडून नव्याने कोणतेही आदेश निर्गमित न होता सदरचे पत्र हे आपोआपच रह समजणेत येईल.
- सदर जमिनीबाबत नजराणा किंवा अधिमूल्य आणि इतर शासकिय देणी शासनास अदा करावयाचे निष्पन्न झाल्यास सदरची देणी शासनजमा करणे जमिनमालक यांचेच बंधनकारक राहिल.
- जागेवर परवानगीपूर्वीच अनधिकृत बिनशेती चापर सुरु केले असल्याचे निदर्शनास आल्यास, म.ज.म.अ.१९६६ चे कलम ४५ प्रमाणे कारवाई करणेत येईल.
- उक्त जमिनीच्या जागेवरील बांधकाम प्रयोजनात बदल होत असल्यास अशा बदल होणा-या चापराच्या प्रयोजनार्थ अधिनियमात नमूद केलेप्रमाणे येणारी अकृषिक आकारणी रक्कम अदा करणे बंधनकारक राहिल.
- शासनाकडून अथवा वारिष्ठ कार्यालयाकडून वेळोवेळी प्राप्त होणा-या मार्गदर्शक सुचना, आदेश, बदल व त्यानुसारची कार्यवाही बंधनकारक राहिल.
- स्थानिक प्राधिकरणाकडून बांधकाम नकाशा मंजूर करून घेणेअगोदर जमिनमालक/विकासक यांनी जमिनीची शासकीय फी भरून मोजणी विभागाकडून मोजणी करून घेणे आवश्यक आहे.
- सदरचे पत्र हे केवळ संदर्भिय क्रमांक १ अध्यादेशानुसार रुपांतरण कर व बिनशेती आकारणी करून निर्गमित करणेत येत असून सदर पत्रास बिनशेती आदेश संबोधण्यात येऊ नये.
- सदरचे पत्र हे केवळ संदर्भिय क्रमांक १ अध्यादेशानुसार रुपांतरण कर व बिनशेती आकारणी करून निर्गमित करणेत येत असून सदर पत्रास बिनशेती आदेश संबोधण्यात येऊ नये.

मंजूर टिप्पणीनुसार



प्रत:- श्री.चंद्रशेखर शंकरराव धुरी ब इतर रा.बिलालपाडा वसई तहसिलदार वसई जि.पालघर यांना माहितीसाठी



NO - 201

2nd Floor

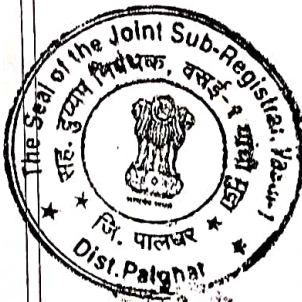
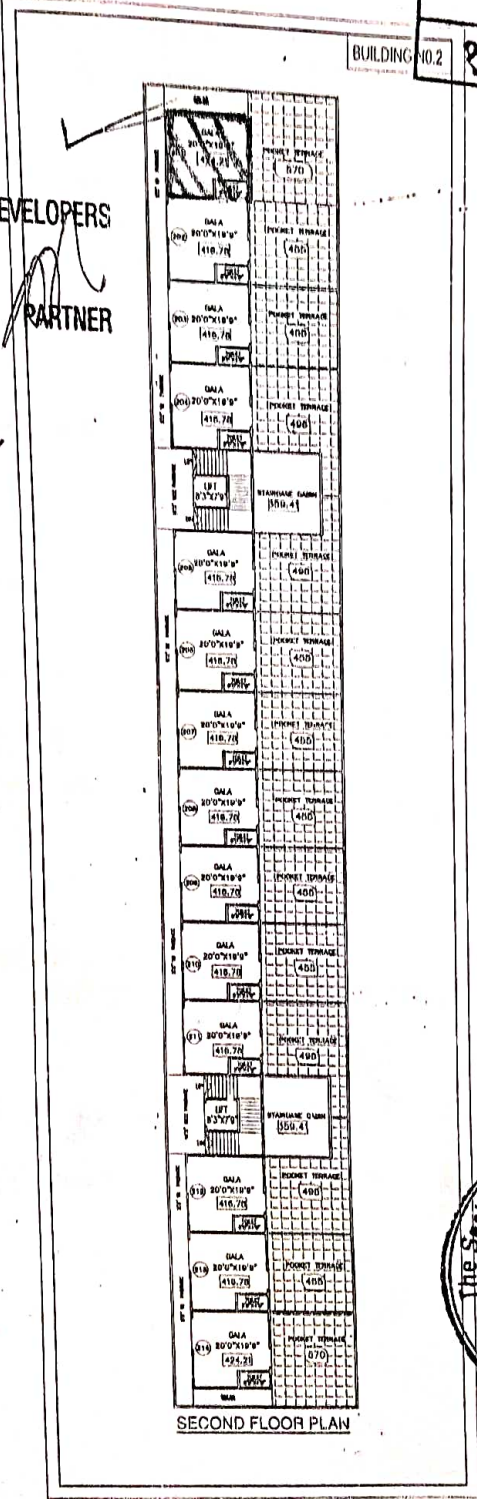
SHREE NARAYAN INDUSTRIAL DEVELOPERS

[Signature]
PARTNER

and Primary Credit

श्री. राजेश

वसई-१			
पुस्तक	पृष्ठ नं.	दिनांक	सं.
	८८८८८८८८	४२	९८
BUILDING NO.2	१	२०२४	



वसई-१		
पुस्तक	पृष्ठ क्र.	
१	२०२४	३० ६५

PLOT NO.-0 VP NO.

BLDG. NO.-2 SHEET NO. 3/5

The amended plan duly approved herewith Superceded all the earlier approved plans.

Approved as amended in Subject to the conditions mentioned in this Office Letter No. VVCMCIAMEND/EP. VV. 5122/20.1.2020-21 DATED 25/11/2020

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THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DEPUTIES IN ANY COURT ON LAW

COMMISSIONER
BALALPADA CITY MUNICIPAL CORPORATION
Vr. (East), Ptn. No. 491 305, Dist. Palghar

Certified that the above permission is issued by Commissioner VVCMC, Vr.

Deputy Director,
VVCMC, Vr.



LIGHT & VENTILATION STATEMENT, FARMING AREA STATEMENT, STATEMENT, BUILT UP AREA & CONSTRUCTION AREA STATEMENT.

DESCRIPTION OF PROPOSAL AND PROPERTY
INDUSTRIAL BLDG ON LAND BEAR NO. 1015 S.NO-40 H.NO-2/1,2/2 S.NO-47 H.NO-4/5) NEW S.NO. 46E, H.NO 1&2 AT VILAGE-BILALPADA DIST-PALGHAR

OWNER
NDRASHIKHAR S. DHUR
DHUR DHUR

GENERAL CONTRACTOR
(Signature)

JOB NO. DRG NO. SCALE AS SHOWN DRAWN BY CHECKED BY

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER / ARCHITECT OR ARCHITECT

(M) NAY WARE & ASSOCIATES
Architects & Surveyors.

A/6th FLOOR, 3rd POWER ANARAO ROAD, VASAI (West), PHONE NO-0250-275504

