

# ANNEXURE - A

वसई-१			
पुस्तक	११११३	६०	१७००
१	२०२४		

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वा. बसई, वि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०१/१  
फॅक्स : ०२५०-२५२५२०६  
ई-मेल : vasalvirarcorporation@gmail.com

जा.क्र. : व.वि.रा.म./म.र./  
दिनांक :

०६/२/२०१४

WCMC/TP/CC/VP-0151/3104/2013-14

To,  
Mr. Vallabhji D. Dedhia,  
C/o. Powle & Hatode Associates  
18, Muni Suvrat Shopping Center,  
Near Jain Mandir & Railway Station,  
Achole, Nallasopara (E),  
Tal: Vasai,  
**DIST:THANE.**

Sub: Commencement Certificate for proposed Layout of Residential Building on land bearing S.No.29 B, H.No.1,2,3,5 to 21,43,56,57,58,64,73 to 77, Village-waly Taluka Vasai, Dist Thane.

- Ref :
1. N.A Order No. Rev.Desk.I.T.VII NAP.SR-621/02/02/1984.
  2. N.A Order No. Rev.Desk.I. NAP/VII/SR-590/05/06/1985.
  3. TLR M.R. No. 1312/07, dated-09/02/2007 for measurement.
  4. Your Licensed Surveyor's letter dated 24/01/2014.

Sir/ Madam,  
Development Permission is hereby granted for the proposed Residential Building on land bearing S.No.29 B, H.No.1,2,3,5 to 21,43,56,57,58,64,73 to 77, Village-waly Taluka Vasai, Dist Thane, in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Vallabhji D. Dedhia,

The conditions mentioned in the letter No.WCMC/TP/CC/VP-0151/3104/2013-14 dated 06/02/2014 are binding on you. The details of the layout is given below:

The details of the Buildings is given below:

Sr. No.	Predominant Building	No of Bldg	No. of Floors	No. of flats	Built Up Area (In sq. mt.)
1.	Residential	2	Stilt+1	8	415.35 sq.m

- 1) 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 24 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulation).



The amount of Rs.114000/- (Rupees One lack Fourteen thousand on) deposited with receipt No.170005 dated 30/01/2014 & Receipt No.170021 dated 04/02/2014 with Vasai-Virar City Municipal Corporation as interest free security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation.

*Handwritten signature*

दस्तावे-१			
पुस्तक	क्र.सं.	पृ.सं.	व.सं.
१	१११३३	६९	१७०
२०२४			

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
सा. बसार्ड, जि. ठाणे, पिन ४०१ १०५.



दूरधनी : ०२५०-२५२५१०१/०२/०१/०४/०६  
फॅक्स : ०२५०-२५२५१००  
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म./न.र./  
दिनांक :

VCMC/TP/CC/VP-0151/3104/2013-14

= 6 / 2 / 2014

& Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasal-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 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 Vasal-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasal-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D,C Regulations.
- 9) You shall responsible for disputes occur due to access & title.
- 10) 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 Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) 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.
- 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 subsoil investigation report for structural Rain water Harvesting purpose before Plinth Completion Certificate.





समाह-१			
पुस्तक	१११३३	६१	१००
		२०२४	

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
सा. बसार्ड, वि. झणे, विन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०१/१५५५  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasalvirarcorporation@jhu

ना.क्र. : व.वि.सा.म./न.र./  
दिनांक :

VCMC/TP/CC/ २-०१५१/ ३१०४/ २०१३-१४

०६/२/२०१४

- 16) You shall obtained approval of C.F.C. Building also handed over the D.P.Road area Vasai-Virar City Municipal Corporation before applying for Occupancy Certificate.
- 17) 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.
- 18) Water Storage tank's (cisterns) and septic tanks are required to be done Mosquit proof arrangement by licenses plumber.
- 19) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai virar city municipal Corporation.
- 20) You shall provide all the flush tanks in W.C/Toilets with dual valve system to regulate the flow of water.
- 21) 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.
- 22) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC Vasai-Virar City Municipal Corporation & shall plant the same as will be directed by DMC VCMC under intimation to this office
- 23) You shall demolish the existing structure.

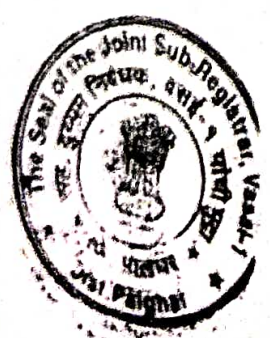
Yours faithully,



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

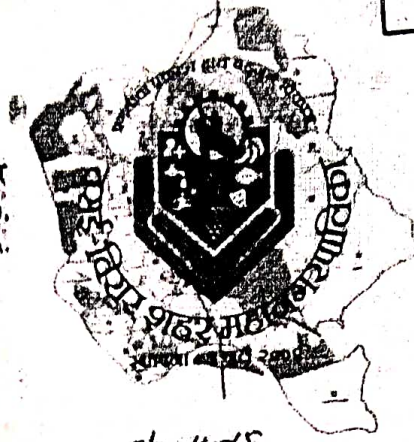
End.: a/a.  
c.c. to:

Powie & Hatode Associates  
18, Muni Suvrat Shopping Center,  
Near Jain Mandir & Railway Station,  
Achole, Nallasopara (E),  
Tal: Vasal,  
**DIST:THANE.**



त्रसई-१			
पुस्तक	१११३३	६३	१६००
१	२०२४		

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, वि. ठाणे, पिन ४०१ १०५.



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

भा.क्र. : व.वि.रा.म./न.र.सुवि./०५६/२०१४-१५  
दिनांक : २०/०४/२०१४

28/4/2014

VVCMC/TP/RDP/VP-0151/025/2014-15

To,  
Mr. Vallabhji D. Dedhiaa,  
C/o. Powle & Hatode Associates  
18, Muni Suvrat Shopping Center,  
Near Jain Mandir & Railway Station,  
Achole, Nallasopara (E),  
Tal: Vasai,

**DIST:THANE.**

Sub: Revised Development Permission for proposed Residential Building on land bearing S.No.29 B, H.No.73, 74 & 76 of Village- waiiv Taluka Vasai, Dist Thane.

Ref :  
1. Commencement Certificate granted vide letter no. VVCMC/TP/CC/VP-0151/3102/2013-14 dtd. 06/02/2014.  
2. Your Licensed Surveyor's letter dated 05/04/2014.

Sir/ Madam,  
Revised Development Permission is hereby granted for the proposed Residential with Shopline Building in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Vallabhji D. Dedhiaa,

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0151/3102/2013-14 dtd. 06/02/2014. The details of the layout is given below:-

1	Name of assess owner / P.A. Holder	Mr. Vallabhji D. Dedhiaa,
2	Location	Waiiv
3	Land use (Predominant)	Residential Building
4	Gross plot area (As per 7/12 Area)	26160.00 sq.m
5	Deduction	
	a) H.No.1,2,3,5 to 21,43 56, 57,58, 64,75,77	18272.00 sq.m
6	Balance plot area	7888.00 sq.m
7	Less: Encroachment Area	1417.63 sq.m
8	Area under 12 mt. D.P.road	6.60 sq.m
9	Net plot Area	6470.37 sq.m
10	RG @ 20% (Non-Deductable)	1292.75 sq.m
11	CFC 5%	323.19 sq.m
12	Buildable Plot Area	5494.20 sq.m
13	Permissible F.S.I	1.00
14	Permissible Built-Up-Area	5494.20 sq.m





99933	68	9600
१	२०२४	

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
हा. बसार्ड, वि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/१५५६  
फैक्स : ०२५०-२५२५१०६  
ई-मेल : vasaiVirarcorporation@v

आ.क्र. : व.वि.शा.म./न.र.शि/प्र/५०४  
दिनांक : २८/०८/२०१४

VVCMC/TP/RDP/VP-0151/026/2014-15

15 Proposed Built-Up-Area

The commencement certificate shall remain valid for a period of one year for particular building under reference from the date of its issue (As per Section 44 of MRTP Act, 1966 and Claus. 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.114000/- (Rupees One lack Fourteen thousand only) deposited vide receipt No.170005 dated 30/01/2014 & Receipt No.170021 dated -04/02/2014 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 Corporation in case of 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 Corporation.

Please find enclosed herewith the approved Revised Development Permission for proposed Residential Building on land bearing S.No.29-B, H.No.73, 74 & 76 of Villalwaly, as per the following details:-

The details of the Buildings is given below:

Sr. No.	Predominant Building	No of Bldg	No. of Floors	No. of flats	Built Up Area ( in sq. mt.)
1.	Residential	1	Stilt+7	42	1455.40 sq.m
2.	Residential	2	Stilt+1	8	415.35 sq.m

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter VVCMC/TP/CC/VP-0151/3102/2013-14 dtd. 06/02/2014. Stands applicable to approval of amended plans along with the following conditions:

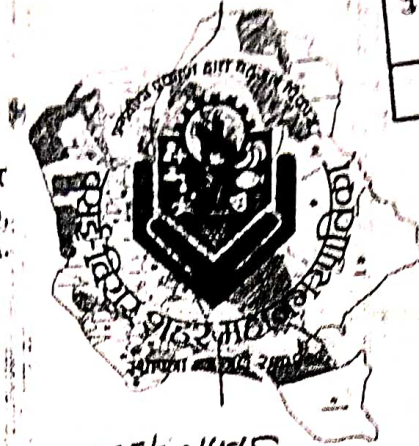
- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition shall be lawful to the planning authority to direct the removal or alteration of structures erected or use contrary to the provisions of this grant within a 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-degradable & bio-degradable waste respectively.



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



पुस्तक	१११३२	६५	१६०
?	२०२४		

दृश्यनी : ०२५०-२५२५०१/०२/०३/०४/०५/०६  
फैक्स : ०२५०-२५२५०१९  
ई.मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.प.न.र./०३/०४/२०२४  
दिनांक : २०/०४/२०२४

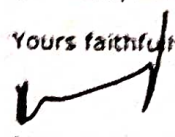
VVCMC/TP/RDP/VP-0151/ 025/2014-15

28/04/2014

- 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 construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) 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.
- 13) You shall demolish existing structure before applying for Plinth Completion Certificate.

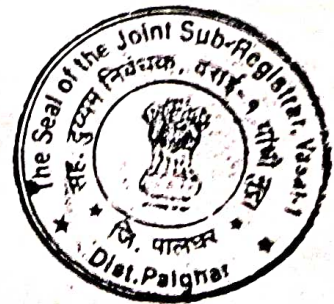


Yours faithfully,

  
Dy. Director of Town Planning  
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation,  
Ward office .....D..... 03
2. M/s.Powle & Hatode Associates  
18, Muni Suvrat Shopping Center,  
Near Jain Mandir & Railway Station,  
Achole, Nallasopara (E),  
Tal: Vasai,  
**DIST:THANE.**





वसई-१			
पुस्तक	क्र. नं.	पृ. नं.	दि. नं.
	१११३३	६६	१६०
	२०२४		

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वा. चमर्ग, वि. वातपा - ४०१ १०५.



दफ्तरी : ०१५० - १५१५०१ / ०१/०१/२०१९  
फोन : ०१५० - १५१५००  
ई-मेल : vasaircorporation@yahoo.com

जायक क्र. : व.वि.श.प.  
दिनांक :

WCMC/TP/RDP/VP-0151/260/2018/19

07/03/2019

To  
✓ Mr. Vallabhji D. Dedhia.  
2<sup>nd</sup> floor, Bldg. no.2,  
Ambawadi Bunglow Scheme,  
Waliy, Tal-Vasal,  
Dist - Palghar.

Sub: Revised Development Permission for proposed Residential Buildings & Bungalows on land bearing S.No: 29B, H.No.3, 5, 73, 74 & 76 of Village: Waliy, Taluka Vasal, Dist Palghar.

- Ref: -
1. Commencement Certificate No. WCMC/ TP/ CC/ VP-0151/3102/2013-14 dated 06/02/2014.
  2. Revised Development Permission WCMC/ TP/ RDP/ VP-0151/025/2014-15 dated 28/04/2014.
  3. Your Licensed Engineer letter dated 05/03/2019.

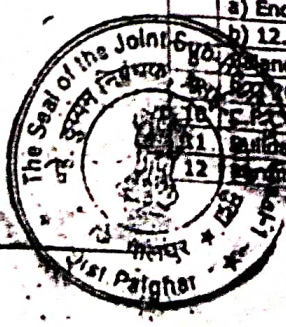
*मिटर*

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-89/09/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-1214/975/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 appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patlipada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardi, Khochhwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpali & Kalamb, notification no. TPS-1214/UOR-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 WCMC 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. WCMC/ TP/ CC/ VP-0151/3102/2013-14 dated 06/02/2014. The details of the layout is given below :-



1	Name of Assessee owner / P.A. Holder	Mr. Vallabhji D. Dedhia.
2	Location	Waliy
3	Land use (Predominant)	Residential Buildings & Bungalows
4	Gross plot area (As per 7/12)	26160.00 sq.m
5	Less:H.No.1, 2, 4, 6 to 21, 43, 56, 57, 58, 64, 75 & 77	12325.00 sq.m
6	Balance Plot Area	13835.00 sq.m
7	Less	
	a) Encroachment Area	1417.63 sq.m
	b) 12.00 Mt. wide D.P. Road	6.60 sq.m
	Balance Plot Area	12410.77 sq.m
	70 %	2482.15 sq.m
	35 %	620.54 sq.m
11	Balance Plot Area	10549.15 sq.m
12	Permissible FSI	1.00





पुस्तक-१			
पुस्तक	१११२३	६६०	१६००
१	२०२४		

WCMC/TP/RDP/VP-0151/250/2018-19

07/03/2019

13	Permissible Built-Up-Area	10549.15 sq.m
14	Add: Inclusive Housing (20%)	2109.83 sq.m
15	Now Permissible Built-Up-Area	12658.98 sq.m
16	Proposed Built-Up-Area	10774.78 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.3,68,500/- (Rupees Three Lac Sixty Eight Thousand Five Hundred only) deposited vide Receipt No.170005 dated.30/01/2014, Receipt No.170021 dated.04/02/2014, Receipt No.713276 dated.04/02/2019, Receipt No.744832 dated.05/03/2019 with Vasal 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 Revised Development Permission for proposed Residential Buildings & Bungalows on land bearing S.No: 29B, H.No.3, 5, 73, 74 & 76 of Village: Waliv, Taluka Vasal, Dist Palghar, as per the following details:-

Sr. No	Predominant Building	No of Bldg.	No of Wings	No Floors	No. of Shops	No. of Flats	Built Up Area (In sq. mt.)	Remark
1.	Residential Building	1	---	Stilt + 7	NII	42	1460.54	OC Granted
2.	Residential Building	2	A & B	Stilt+12(pt)	NII	79	2830.98	Now Amended
			C	Stilt+12(pt)	NII	63	2403.33	Now Amended
			D & E	Stilt+12(pt)	NII	83	3598.40	Now Amended
	Bungalow-B1	--	--	--	--	--	310.41	No Change
	Bungalow-B2 & B3	--	--	--	--	--	171.12	No Change
<b>Total</b>						<b>267</b>	<b>10774.78</b>	

The revised development permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate No. WCMC/ TP/ CC/ VP/ 0151/3102/2013-14 dated 06/02/2014, 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 planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this Regulation at any specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for the purpose of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.





प्लान - ?		
प्लान नं.	१११३३	ए. १६०
?	२०२४	

07/03/2019

VVCMC/TP/RDP/VP-0151/250/2018-19

- 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 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 Swacch 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 asked IIT-Bombay and NEERI 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 NEERI for flood management of Vasai Virar Sub region affecting for your layout.
  - 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.

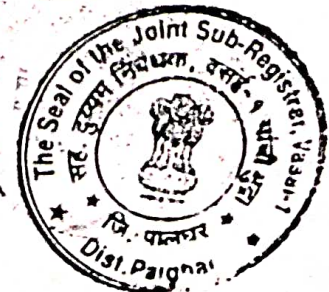
Yours faithfully,

(Issued as per approved by the Commissioner)

  
Dy. Director of Town Planning (U/C)  
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office ..... ६ .....
2. M/s. Powle & Hatode Associates.  
18, Munisuvrat, Achole,  
Near Jain Mandir, Nallasopara (E).  
Tal:Vasai, Dist:Palghar





समूह-१			
मुस्तक	१११३३	६०	१००
१	२०२४		

मुख्य-कार्यालय, विरार  
विरार (पूर्व),  
म. न.स. वि. संसदा ४०१ ३०५



फ़ोन नं. : २५५ १५५५१ / २५५१५५१ / २५५१५५१  
फ़ैक्स : २५५ २५५५५  
ई-मेल : vasalvirarcorporation@yahoo.co.in

जन्म नं. : न.वि.११ म  
दिनांक :

28/02/2020

WVCMC/TP/RDP/VP-0151/315/2019-20

✓  
Mr. Vallabhji D. Dedhia  
2<sup>nd</sup> Floor, Bldg No.2,  
Amba wadi, Bungalow Scheme,  
Waliw, Tal: Vasal,  
**DIST. PALGHAR**

**Sub: Revised Development Permission for proposed Residential Building on land bearing S.No. 29B, H.No.3, 5, 73, 74 & 76 of Village: Waliw, Tal: Vasal D. Palghar.**

- Ref: -
1. Commencement Certificate No. WVCMC/TP/CC/VP-0151/3102/2013-14 dt. 06/02/2014.
  2. Revised Development permission No. WVCMC/TP/RDP/VP-0151/025/2014-15 dt. 28/04/2014.
  3. Revised Development permission No. WVCMC/TP/RDP/VP-0151/250/2018-19 dt. 07/03/2019.
  4. Your Licensed Engineer letter dated 23/12/2019 & dt.30/01/2020.

Sir/ Madam,  
The Development Plan of Vasal Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2005. 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. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasal-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasal Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Temb, Kolhapur, Chandrapada, Tokri, Khalpada, Vasal, Rangao, Doliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Malipada, Setpala & Kalamb, notification no. TPS-1214/UDR-54/CR-17/15/UD-12 dtd. 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WVCMC 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 No. WVCMC/TP/CC/VP-0151/3102/2013-14 dt. 06/02/2014. The details of the layout is given below :-

1	Name of assess owner/P.A. Holder	Mr. Vallabhji D. Dedhia
2	Location	Waliw
3	Land use (predominant)	Residential building
4	Gross plot area (As per 7/12)	26160.00 sq.mt
5	Deduction for: H.No.1, 2, 4, 6 to 21, 43, 56, 57, 58, 64, 75, 77	12325.00 sq.mt
	Gross plot area	13835.00 sq.mt
	Area under 12m D.P. Road	6.60 sq.mt
	Area under Land not in possession	1417.83 sq.mt
	Net plot area	12410.77 sq.mt
	20%	2482.15 sq.mt





पुस्तक - १		
पुस्तक	१११३३	७०११००
१	२०२४	

VCMC/TP/RDP/VP-0151/315/2019-20

28/02/2020

11	CFC @ 5%	620.54 sq.mt
12	Bulldable plot area	10549.15 sq.mt
13	Permissible FSI	1.00
14	Permissible BUA	10549.15 sq.mt
15	Add: TDR from DRC No.104	1269.71 sq.mt
16	Add: Inclusive Housing (20%) (MHADA)	2109.83 sq.mt
17	Permissible BUA	13928.69 sq.mt
18	Total proposed BUA	13928.11 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.114000/- (Rupees One lakhs Fourteen Thousand only) deposited vide Receipt No. 170005 dated. 30/01/2014 & Receipt No 170021 dated. 04/02/2014, Rs. 210000/- (Rupees Two lakhs Ten Thousand only) deposited vide Receipt No. 713276 dated. 04/02/2019, Rs.44500/- (Rupees Forty Four Thousand Five Hundred only) deposited vide Receipt No. 744832 dated. 05/03/2019 & Rs.68000/- (Rupees Sixty Eight Thousand only) deposited vide Receipt No. 842576 dated. 30/01/2020 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 Revised Development Permission for the proposed Residential Building on land bearing S.No. 29B, H.No.3, 5, 73, 74 & 76 of Village: Wavli as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	Wing No.	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)	Remarks
1	Residential bldg	1		Stilt+7	42	Nil	1460.54 sq.mt	OC granted
2	Residential bldg	2	A & B	Stilt+14	110	Nil	3971.62 sq.mt	Now Amended
	Residential bldg	2	C	Stilt+14	82	Nil	3210.66 sq.mt	Now Amended
	Residential	2	D & E	Stilt+14	110	Nil	4803.76 sq.mt	Now Amended
	Bungalow-B1	--	--	--	--	--	310.41 sq.mt	No Change
	Bungalow B2 & B3	--	--	--	--	--	171.12 sq.mt	No Change
							13928.11 sq.mt	

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VCMC office letter No. VCMC/TP/CC/VP-0151/3102/2013-14 dtd. 06/02/2014. Stands applicable to this approval of amended plans along with the following conditions:

- 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.





पत्रांक - १		
पत्रांक	१११३३	७३ १६०
१	२०२४	

वृत्त कार्यालय, विास  
 व.स. वि. कार्यालय - २०१ १०५



दुसरी : ०२५ - २५५०० / २५५०००  
 तिसरी : ०२५ - २५५००  
 ई-मेल : vasalvirarcorporation@gmail.com

संचालक : व.वि.न.प.  
 दिनांक :

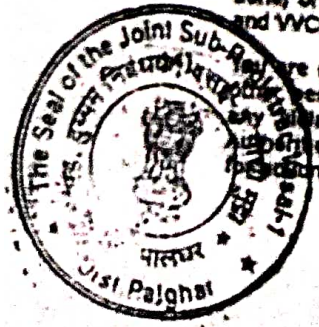
WCMC/TP/RDP/VP-0151/216/2019-20

28/12/20

- 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 conditions shall be lawful to the planning authority to direct the removal or alteration of structures erected or use contrary to the provisions of this grant within the stipulated time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection and maintenance of infrastructure facilities during reasonable hours of the day and give prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treatment 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 format finalized by Municipal Corporation.
- 7) You are responsible for the disputes that may arise due to Title/ Access matters. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 9) You shall submit Revised 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 Vasal Virar City Municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m 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 government tree act also. You shall submit revised tree NOC prior to applying for Plinth Completion Certificate.
- 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, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands etc. as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements 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.

*mtt*

*mtt*



You are responsible for complying with all conditions of N.A. order/sale permission/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 action by Concerned Authority as per their statutory provisions. Vasal Virar City



वसई-१			
पुस्तक	१११३३	७३	१७०
१	२०२४		

28/02/2020

VVCMC/TP/RDP/VP-0151/315/2019-20

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.

- 15) As per notification no: TPB-4312/CR-45/2012/(1)/UD-11 dtd. 8<sup>th</sup> 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 .....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.
- 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 Swacch 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 asked IIT-Bombay, and NEERI 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 NEERI for flood management of Vasai-Virar Sub region affecting for your layout.
- 23) You will be liable to pay any charges/areas with applicable cess for your proposal as and directed by VVCMC/any other competent authority.





पत्रसं- ९			
ब्लॉक	९९९३३	६७	९६००
९	२०२४/०८		

मुख्य कार्यालय, विरार  
 विरार (पूर्व),  
 वा. बसार्ड, वि. वासवा - ४०१ ३०५.



दुरध्वनी : ०२२ - २५५१०१ / ०२/०१/०१/०१/०१  
 फॅक्स : ०२२ - २५५१०५  
 ई-मेल : vasavirarcorporation@yahoo.com

प्राबल नं. : व.वि.वा.म.  
 दिनांक :

WCMC/TP/RDP/VP-0151/815/2019-20

28/02/20

24) You shall provide temporary toilet Blocks at site for labours/ Workers for the construction activity. The temporary constructed toilets blocks shall be demer before final Occupancy Certificate.

Yours faithfully

(Issued as per approved by the Commissioner)

*[Signature]*  
 Dy. Director of Town Planning  
 Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
 Vasai-Virar city Municipal Corporation.  
 Ward office .....G.....
2. Sanat Mehta & Asso.,  
 103, Rameshwar Tower 'A'  
 Shimpoli road,, Borivall (W),  
 MUMBAI-400092.

