

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



दफ्तरी : १०००  
फोन : १०००  
ई.मेल : १०००

नामक क्र.	२१३-३
पुस्तक क्र.	१०००
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Dt. 01/01/2021

VVCMC/TP/OC/VP-5452/13/2020-21

To,  
Mr. Ankush P. Kotmire Partner of  
M/s. Ameya Squares,  
Ameya Squares, office No.17,  
Galaxy Agarwal Township,  
Kaul Heritage City, Bhabola Naka,  
Vasai (W), Tal-Vasai,  
**Dist-Palghar.**

**Sub: Grant of Occupancy Certificate for Residential Building (Gr+Stilt+4) as per As Built plans on land bearing S.No.78, H.No.3 of Village- Chulne, Taluka- Vasai, Dist -Palghar.**

**Ref:**

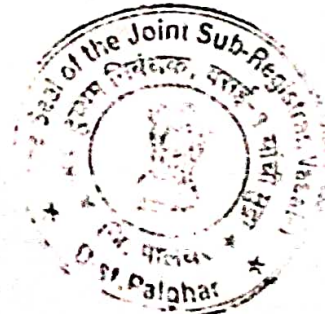
- 1) Commencement Certificate No. VVCMC/TP/CC/VP-5452/4183/2014-15 Dated 19/03/2015.
- 2) Revised Commencement Certificate No. VVCMC/TP/RDP/VP-5452/111/2019-20 Dated 23/09/2019.
- 3) Development Completion Certificate dt 04/12/2020 from the Licensed Surveyor.
- 4) Structural stability certificate from Structural Engineer vide letter dated 04/12/2020.
- 5) Plumbing certificate dated 04/12/2020.
- 6) Receipt No.661 Dtd. 20/03/2015 & No.7091 Dtd.22/12/2020 from Vasai Virar City Municipal Corporation for potable water supply.
- 7) Report from Composting Consultant Dtd. 07/12/2020.
- 8) NOC from Lift Inspector dtd.31/05/2019.
- 9) Letter From Rain Water Harvesting Consultant Dt. 08/05/2019.
- 10) NOC from Tree Plantation Department of VVCMC Dtd.30/12/2020
- 11) Your Registered Engineer's letter dated 08/12/2020.



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building (Gr+Stilt+4) as per As Built plans on land bearing S.No.78, H.No.3 of Village- Chulne, Taluka- Vasai, Dist -Palghar along with as built drawings.

Contd.....2.....



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VVCMC/TP/OC/NP-5452/13/2020-21

Dt. 01/01/2021

: 2 :

You are required to submit revised DILR 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.



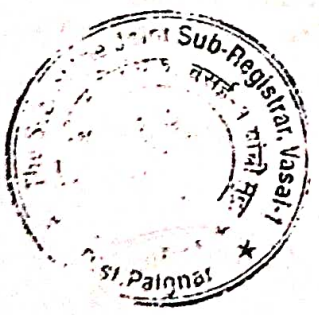
*AdV*  
Commissioner,  
Vasai Virar City Municipal Corporation

Encl.: a.a.  
c.c. to:

1. Asst. Commissioner,  
Vasai-Virar city Municipal Corporation.  
Ward office .....
2. M/s. En-Con Project & Architectural Consultants  
G-7/8, Wing -D, Sethi Palace  
Ambadi Road, Vasai (W), Tal.Vasai  
DIST: Palghar.

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

*[Signature]*  
Deputy Director,  
VVCMC, Virar.



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



दुखनी : २०२०  
फॅक्स : २०२०  
ई-मेल : २०२०

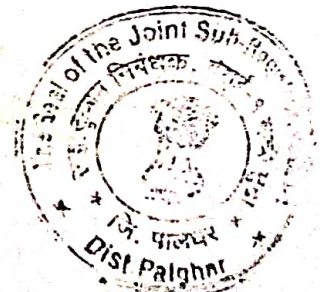
दिनांक	२२/३/२०२१
पुस्तक	२२३-३/१६
१	२०२१

VVCMC/TP/OC/VP-5452/13/2020-21

### OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential Building(Gr+Stilt+4) as per As Built plans with Built up area 1046.84 sq.m on land bearing S.No.73, H.No.3 of Village- Chulne, Taluka- Vasai, Dist -Palghar, completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) and has been inspected on Dt.15/12/2020 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in Commencement Certificate No.VVCMC/TP/CC/VP-5452/4183/2014-15 Dated 19/03/2015, Revised Commencement Certificate No. VVCMC/TP/RDP/VP-5452/ 111/2019-20 Dated 23/09/2019 issued by the VVCMC 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 the 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 only in respect of 24 Flats constructed in Residential Building(Gr+Stilt+4).



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VVCMC/TP/OC/VP-5452/13/2020-21

DL 01/01/2021

- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on 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 / Shops/ Gallas.
- 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 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 if applicable.
- 12) 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.
- 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.

One set of completion plan duly certified is returned herewith.

set  
Commissioner  
Vasai Virar City Municipal Corporation

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

Deputy Director,  
VVCMC, Virar.

