

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



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VVCMC/TP/RDP/VP-5452 111/2015

To,
Mr. Ankush Pralhad Kothare Partner
Ameya Squares
Ameya Squares Office No. 10
Saraswati Township
Kadal Heritage City, Bhamburda Naka,
Vasai (W), Tal. Vasai
DIST: PALGHAR.

Revised Development Permission for proposed Residential Building on land bearing S. No. 7S, H.No.3 of Village: Chulne, Taluka Vasai, Dist Palghar.

1. Commencement Certificate vide letter no. VVCMC/TP/CC/VP-5452 111/2015 dtd. 19/03/2015.
2. Your Registered Engineer's letter dated. 12/10/2018 & 21/05/2019

WH

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 dtd. 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 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed as Planning Authority of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patlipada, Mumbhade, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Dohi, Khard, Arundhati, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb. notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages Vasai Virar is functioning as per MPTP Act 1966. The details of permission are as under



The drawing shall be read with the layout plan approved along with the conditions mentioned in the letter No. VVCMC/TP/CC/VP-5452 111/2015 dtd. 19/03/2015. The details of the layout is given below.

- 1 Name of Assessee owner / P.A. Holder Mr. Ankush Pralhad Kothare Partner Ameya Squares
- 2 Location Chulne



3	22352	Y3	EE
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4	Area of Plot (As Per 7/12)	1171.00
5	Area under Encroachment	48.00
6	Area under Hospital Reservation	158.00
7	Balance Plot Area	963.32
8	Buildable Plot Area	963.32
9	Permissible FSI	2.25
10	Permissible Built Up area	2167.47
11	Max. Permissible BUA by loading DR TDR (963.32 - 963.32 X 1.40)	2311.97
12	Add. TDR from DRC no. 86	88.40
13	Total Permissible BUA	2400.37
14	Proposed Built-Up-Area	1046.84

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 48 of MP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001)

The amount of Rs 34900/- (Rupees Thirty Four Thousand Nine Hundred only) vide Receipt No. 311814 dated. 11/03/2015, 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 law, Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for proposed Residential Building on land bearing S. No. 78, H.No.3 of Village, Chane...

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 bldg	1	Stilt/Gr. +4	24	1046.84 sq. mt.

The revised plan duly approved herewith supersedes all the earlier approved plans/conditions of Commencement Certificate granted vide VVCMC office letter VVCMC/TP/CC/VP-5452/4183/2014-15 dtd. 19/03/2015. 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 from section 48 of MP Act, distinctively for each building.

2. The Occupancy Certificate for the buildings will be issued only after provision of water is made available to each occupant.

3. Notwithstanding anything contained in the commencement certificate conditions, the planning authority shall be entitled to the planning authority to direct the removal or alteration of a



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वसई - ३
पुस्तक
१७३ ३ १५
१७/३/१५

ई-मेल : vasair@vasair.org
नायक क. व. वि. श. म.
दिनांक

VVCMC/TP/RDP/VP-5452/111/2019-20

- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be followed in your proposal from time to time as instructed by this office as per Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching for grant of Occupancy Certificate.
- 22) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive management plan by reviewing current development plan and past studies. Applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of these Sub region affecting for your layout.
- 23) You shall provide temporary toilet Blocks at site for labours/ workers for ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.

Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation



(Issued as per approved by the Commissioner)

- c.c. to:
1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office H
 2. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist: Palghar.

