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Joint Development Corporation
M/s. Palghar Land Development Corporation
Improvement of India Ltd.
9th Floor, Dhiraj Arms, Anant Kanekar Marg,
Bandra (E),
MUMBAI - 400 051.



11/15/11
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VVCMC/TP/RDP/NP-0805/0180/2012-13

To,
Shri Rakeshkumar K. Wadhawan
M/s. Palghar Land Development Corporation
through Proprietor of Housing Development &
Improvement of India Ltd.
9th Floor, Dhiraj Arms, Anant Kanekar Marg,
Bandra (E),
MUMBAI - 400 051.

06/02/2013

Sub: Revised Development Permission for the proposed Residential / Residential with Shopline Buildings Type Bldg. No. 1 (Wing A,B,C,D & E), Bldg. No. 2 1/1/2 & 1A/1A(467), H. No. 1/1/2 of Village Dongre, Tal. & Taluka Dist. Thane.

- Ref:
- 1) N.A. Orders from Collector vide N.A. Order No. REV/D-1/T-9/HAP/SP-130/2007 dated 25/01/2008.
 - 2) TILR M.R. No. 2539/09 dated 27/02/2009 for measurement.
 - 3) Assurance letter from Virar Municipal Council vide letter dated 01/01/2008 for portable water supply.
 - 4) NOC from Virar Municipal Council vide letter dated 31/12/2007 for construction.
 - 5) Commencement Certificate No.CIDCO/VVSR/CC/BP-4500/W/5037 dated 06/10/2009.
 - 6) Revised Development Permission Letter No. VVCMC/TP/RDP/NP-0805/116/2011-12 dated 21/10/2011.
 - 7) Your Architect's letter dated 05/12/2012.



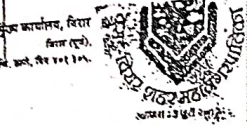
Sir / Madam,
Revised Development Permission is hereby granted for the proposed Residential / Residential with Shopline Buildings under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Meh. XXVII of 1966) to Shri Rakeshkumar K. Wadhawan, M/s. Palghar Land Development Corporation through Proprietor of Housing Development & Improvement of India Ltd..

The drawing shall be read with the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-4500/W/5036 dated 05/10/2009. The detail of the building are given below:

1. Name of assessee Owner / P. A. Holder : Shri Rakeshkumar K. Wadhawan
M/s. Palghar Land Development Corporation through Proprietor of Housing Development & Improvement of India Ltd.
2. Location : S. No. 1A/1A(467), H. No. 1/1/2 & 1A/1A(467),
H. No. 1/1/2 of Village : Dongre,
Resi/Resi with shopline.
3. Land Use (Predominant) : (R ZONE) (G ZONE) TOTAL
4. Gross plot area : 20223.30 13476.70 33700.00 sq.m.
5. D. P. Road Area : 9144.14 6502.60 15746.74 sq.m.
6. 20 Mt. & 30 Mt. Proposed Road Area
7. 40 mt. D.P. Road Area : 1658.16 2952.91 4611.07 sq.m.
8. Channel Area : 7485.98 3649.69 11135.67 sq.m.
9. D. P. Reservation Area (EP-2) : 1584.34 2902.24 4486.59 sq.m.
10. Balance Area of Plot : 1839.33 1123.60 2962.93 sq.m.
11. Deduction for 15% R.G. : 7655.49 2848.26 10503.75 sq.m.
1148.32 427.24 1575.56 sq.m.



दस्तावेज क्र. 1304/2013



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 दिनांक: 06/02/2013

Sl. No.	Description	Area (sq.m.)	Area (sq.m.)	Area (sq.m.)
12.	5% R.G. Non deductible	382.77	142.41	382.77 sq.m.
13.	5% C.F.C. Not Deductible	382.77	2421.02	525.18 sq.m.
14.	Net Area	6507.17		8928.19 sq.m.
15.	FSI Permissible	1.00	0.30	
16.	Net Permissible Area	6507.17	726.31	7233.46 sq.m.
17.	Add 4.5% Land Poling	292.92		292.82 sq.m.
18.	Add 40 mt D.P. Road Area	7485.98		7485.98 sq.m.
19.	Add 75 % 20 mt prop Road Area	1243.62	726.31	1243.62 sq.m.
20.	Permissible Built Up Area	15529.53		16255.90 sq.m.
21.	Total Proposed Built Up Area:	13907.28		13907.28 sq.m.

This 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, 1956 and Clause 2.42 & 2.6.9 of Sanctioned D. C. Regulations-2001).

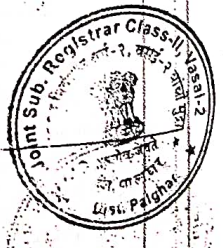
The amount of Rs. 2,79,450 (Two Lac Seventy Nine Thousand Four Hundred Only) deposited vide Chalan No. 22929 dated 08/08/2009 with CIDCO and Receipt No. 151207 dated 20/10/2011 & Receipt No. 44620 dated 04/02/2013 with VVMC as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulations & 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 / Residential with Shopline Buildings on land bearing S. No. 1A/(467), H. No. 1/1/2 & 1A/(467), H. No. 1/1/2 of Village Dongre, Tal.: Vasal, Dist.: Thane, as per the following details:

Sl. No.	Predominant Use	Bldg. No.	No. of Floors	BUA per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (In sq.m.)
1.	Residential with Shopping	1 (Wing A,B,C,D&E)	S/G+7	6430.00	01	154	21	6430.00
2.	Residential	2 (Wing A,B,C,D&E)	S/G+7	5789.21	01	150	Nil	5789.21
Total					02	304	21	12219.21

The Revised Development Permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificates granted vide this office letter No. CIDCO/VAS/CC/B-4500/W/5037 dated 06/10/2009. Stands applicable to this approval of amended plans along with the following conditions:

- This amended 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.
- The Occupancy certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- Notwithstanding anything contained in the commencement certificate condition it shall be lawful for the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.



पत्र क्र. २
 दिनांक १३/०२/२०२०
 ०५/१८०

पत्र क्र. १३०२०/२०२०
 ३६/६६

मुख्य कार्यालय, विस्तार
 विभाग (ए००६),
 शा. मजगा, वि. ठाणे, पिन ४०१ ३०५.



दूरभाषी : ०२२-२६१०२०२०/२६१०२०२०
 फोन : २६१०२०२०
 ई-मेल : vasai@vasaivirar.municipalcorp.com

म.सं. : ६५.११२२/मु.सं.१०५००/२०१७-१९
 दिनांक : ०६/०२/२०२३

WCMC/TP/RDP/VP-0805/0179/2022-23

- 06/02/2013
- 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 of non-bio degradable & bio-degradable waste respectively.
 - 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructures facilities during reasonable hours of the day and with prior notice.
 - 6) You shall submit detailed proposal in construction 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 shall develop the site as per Engineering Report before applying for Occupancy Certificate.
 - 9) You shall obtain NDC from chief Fire Officer, before applying for the Plinth Completion Certificate of the same building.
 - 10) You shall developed the road before O.C. of next building.
 - 11) You are responsible for the disputes that may arise due to title / access matter. WCMC is not responsible for any such disputes.

CERTIFIED TRUE COPY

Shah Batani
 SHAH BATANI CONSULTANTS
 101, LUCKY PALACE,
 STATION ROAD,
 KOLHAPUR (MH) - 421302
 020972000000
 1) Mr. Shah Batani, C.U.C.
 Vasai-Virar City Municipal Corporation,
 2) Mr. Shah Batani Consultants, Architects,
 101, Lucky Palace, Station Road,
 Vasai (W), Taluka : Vasai, Dist: Thane.



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

