

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०९

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/ 102/2021-22

Date: 30/04/2021

To,

1. M/s. Conceptual Advisory Services LLP, (P.A.Holder)  
3, Narayan Building, 23,  
L.N.Road Dadar (East),  
**Mumbai - 400 014.**

2. M/s Sanat Mehta & Associates,  
103, Rameshwar Tower 'A',  
Shimpoli Road, Borivali (W)  
**Mumbai-400 092.**

Sub: **Revised Development Permission for the proposed development under PMAY Scheme on land bearing S.No.3,4, S.No.5, H.No.1,2,3/1,3/2, 3/3, 3/4,3/5, 3/6, 3/7, S.No.6, H.No.1,2, S.No.7, H.No.1,2,3,4, S.No.8, H.No.1, 2,3, S.No.9, H.No.1,2, 3, S.No.11, H.No.1, 2, 3, 4, 5, 6, 7, S.No.13, H.No.1, 2, 3, 4, 5, 6, S.No.14, H.No.1,2,3,4,5,6, S.No.15, H.No.1,2,3, 4, 5, S.No.16, H.No.1,2,3,4,5,6,7 S.No.17, H.No.1,2,3,4,5, 6, 7, 8, 9, 10, S.No.18, H.No.1, 2,3,4,5, S.No.19, H.No.1,2,3,4,5,6,7,8,9, S.No.20, H.No.1,2,3,4, S.No.21, H.No.1,2,3, S.No.22, H.No.1,2,3, 4, S.No.23, H.No.1,2, 3, S.No.24, H.No.1, 2, 3, 4, 5, S.No.25, H.No.1, 2, 3, S.No.26, H.No.1,2,3,4,5, S.No.27, H.No.1, 2,3,4,5, S.No.28, H.No.1,3,4,5, S.No.29, H.No.2,3,4,5,6, S.No.30, H.No.1,2,3,4,5, S.No.31, H.No.1,2,3, S.No.32, H.No.1,2,3,4, 5,6,7, S.No.33, H.No.1,2,3,4, S.No.34, H.No.1,2,3,4,5,6, S.No.35, H.No. 1,2,3,4,5,6, S.No. 36, H.No.1,2,3,S.No.37, H.No.1,2, S.No.38, H.No. 1,2,3,4,5,6,7,8, S.No.39,H.No.1,2, S.No.40, S.No.41, H.No.1,2,3,4,S.No.42, S.No.44, S.No. 45,H.No.1,2,3,4,5,6,7,S.No.46,H.No.1,2,3,4,5,6,7,8,S.No.47,H.No.1,2,4,5,6,S.No.48,H.No.1,2,3, S.No.49,H.No.1,2,3, S.No.50, H.No.1,2,3,4,5, 6, 7, 8, S.No.51, H.No.1,2,3,4,5,6,S.No.52, H.No.1,2,3,4, S.No.53, H.No. 1,2, 3,4,5,6,7,8,9, S.No.54, H.No.1,2, S.No.55, S.No.56, H.No.1,2,3,4,5, S.No.57, H.No. 1,2,3,4, 5,6,7, S.No.58, H.No.1,2,3,4,5,6, S.No.59, H.No.1, 2, S.No.60, S.No. 61, H.No.1, 2/Pt.,2/Pt.,3,4, S.No.62, H.No.1/Pt., 1/Pt., 2, 3, S.No.63, H.No.1,2,3,4,5,6,7,8, S.No.64, S.No.65, H.No.1,2, S.No.66, H.No.1,2, S.No.67, H.No.1,2,3,4,5,6,7, S.No.68, H.No.1,2, S.No.69, H.No. 1,2,3,4,5,6, S.No.70, H.No.3,4, S.No.71, S.No.72, H.No.1,2,3,4, S.No.73, H.No.1&2,S.No.74, S.No.75, H.No.1,2,S.No.76,H.No.1,2,S.No.77, S.No. 78/Pt.,S.No.79,H.No.1,2/Pt.,3,4/Pt.,5,S.No.80,S.No.81,H.No.1/1A,1/1B, 2,S.No.82,H.No.1,2,S.No.84,S.No.85,S.No.86,H.No.1,2,S.No.87,H.No.1,2,3,4, 5A,5B,6,7,8,9,10,S.No.88,S.No.89,S.No.91, H.No.1,2, S.No.92, H.No. 1,2,3,4,5,6, S.No.93, H.No. 1,2,3, S.No.95, H.No.1,2,3,4,5, S.No.96, H.No. 1,2,3, S.No.97, H.No. 1,2,3,4, S.No.98, H.No.1,2,3, S.No.99,H.No. 1,2,3, S.No. 100,H.No.1,S.No.103,S.No.104, S.No. 105, H.No. 1,2,4, 5B, S.No.181, H.No.7/1Pt.,S.No.185,H.No.4/Pt.,5,6,7,8/Pt.,9/1,S.No.189,H.No.2/1,3/1, S.No.191,H.No.1,2,5A/Pt.,5B,6,7,8,9,10,11,12, of Vill: Rajawali, Taluka: Vasai, District: Palghar.**

- Ref:
- 1) Govt. of India Notification dt. 09/12/2015.
  - 2) Govt. of Maharashtra Notification dt. 11/01/2018.
  - 3) Govt. of Maharashtra order dt. 26/02/2018 u/s 154 of MRTP Act, 1966.
  - 4) Minutes dt. 12/12/2018 of 40<sup>th</sup> meeting of Central Sanctioning & Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban).
  - 5) TILR M.R. No. 7539/2018 dt. 07/09/2018.
  - 6) Environment Clearance no. SEAC-2016/CR.176/TC-1 dt.03/12/2016.
  - 7) NOC from MCZMA No. CRZ-2015/CR-60 /TC-4 dt.13/01/2016.
  - 8) Clarification regarding the applicability of the Wetland Rules, 2017 vide order no. SEIAA-2018/CR-102/Est dt. 12/09/2018.
  - 9) N.A.Order No. REV/K-1/T-1/Land/KV/SR-120/2019 Dt. 16/02/2019 & others



VVCMC/TP/RDP/VP-PMAY-1/102/2021-22

Date: 30/04/2021

- 10) Class-I certificate No. Rev/K-1/T-1/Class-1/SR-1/2015 Dt.02-02-2015 & others, N.A. Conversion Tax Receipt No. MH008552753 dt. 22/11/2018 & others.
- 11) Commencement Certificate No. VVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt. 25/10/2019.
- 12) Your Licensed Engineer letter dated. 27/04/2021.

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. 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 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, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & 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 VVCMC is functioning as per MRTTP Act 1966.

Revised Development Permission is hereby granted for the proposed development under PMAY Scheme under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to M/s. Conceptual Advisory Services LLP, (P.A.Holder).

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-PMAY-1/246/2019-20 dt. 25/10/2019. The details of the layout is given below :-

1	Name of assessee owner/ P.A.Holder	M/s. Conceptual Advisory Services LLP, (P.A.Holder)
2	Location	Vill: Rajawali
3	Land Use (Predominant)	Residential with shopline
4	GROSS PLOT AREA	14,67,400.00
5	Less D.P. Reservations	
A.		
1	HS-High School	37,520.84
2	CL-College	19,104.95
3	PG-Play Ground	53,896.50
4	PS-Primary School	30,997.77
5	G-Garden	36,963.96
6	BT&BD-Bus Terminus & Depot	13,880.28
7	ADM Offices	18,899.34
8	HC-Health Centre	3,079.28
9	M-Market	3,236.58
10	TE-Telephone Exchange	4,235.33
11	H-Hospital	17,614.28
12	CC-Community Centre	10,243.69
13	M&SC-Market & Shopping Centre	6,948.81
14	D.TH-Drama Theatre	1,315.04
	SUB TOTAL---- A	2,57,936.65





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. : व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/ 102/2021-22

Date: 30/04/2021

B.		
1	40 M. DP ROAD	26,483.66
2	30 M. DP ROAD	33,937.72
3	20 M. DP ROAD	1,21,278.82
4	Dumping Ground	1,250.95
5	CHANNEL	33,146.70
	SUB TOTAL-----B	2,16,097.85
C.1	DFCC AREA	20226.04
2	MAHSR	12822.90
	SUB TOTAL-----C	33048.94
6	Less D.P. Reservations TOTAL (A + B+C )	5,07,083.44
7	NET PLOT AREA (1-2)	9,60,316.56
8	R. G.	1,92,063.31
9	C. F. C	48,015.83
10	BUILDABLE PLOT AREA	8,16,269.08
11	PERMISSIBLE F.S.I	2.50
12	PERMISSIBLE B.U.A (BASIC)	20,40,672.69
13	PERMISSIBLE B.U.A (LAND POOLING)	77,545.56
14	TOTAL PERMISSIBLE B.U.A	21,18,218.25
15	TOTAL PROPOSED B.U.A	2,09,650.37

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.64,98,100/= (Rupees Sixty Four Lakhs Ninety Eight Thousand One Hundred only) deposited vide Receipt No. 835823 dt. 25/10/2019 & Receipt No. 683 dt. 27/04/2021 with VVCMC 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 development under PMAY Scheme on Village: Rajawali, Taluka:Vasai, District: Palghar as per the following details:-



	Predominant Building	Sector No.	Bldg No.	No. of Floors	No. of Flats	No. of Shops	Built up Area (in Sq. Mt.)	Status	
1.	Residential with shopline	IVA	8	Stilt+ Gr. + 23	632	18	18,006.50	Now Amendment	
2.	Residential		9	Stilt + 23	812	Nil	22,602.65		
3.	Residential		10	Stilt + 23	632	Nil	17,599.25		
4.	Residential with shopline		14	Stilt+ Gr. + 23	632	25	18,143.25		
5.	Residential with shopline		15	Stilt+ Gr. + 23	812	14	22,884.68		
6.	Residential with shopline		16	Stilt+ Gr. + 23	632	7	17,741.39		
			<b>Sub Total (A)</b>			<b>4152</b>	<b>64</b>		<b>1,16,977.72</b>
7.	Residential with shopline	IVB	17	Stilt+ Gr. + 23	927	9	26,050.40		
8.	Residential with shopline		18	Stilt+ Gr. + 23	632	25	18,153.15		
9.	Residential with shopline		19	Stilt+ Gr. + 23	812	14	22,884.68		

VVCMC/TP/RDP/VP-PMAY-1/ 102/2021-22

Date: 30/04/2021

10.	Residential with shopline	20	Stilt+ Gr. + 23	900	17	25,584.42	
<b>Sub Total (B)</b>				<b>3271</b>	<b>65</b>	<b>92,672.65</b>	
<b>Total (A+B)</b>				<b>7423</b>	<b>129</b>	<b>2,09,650.37</b>	

The revised plan duly approved here with supersedes all the earlier approved plans of the conditions of Commencement Certificate granted vide this office letter No. VVCMC/TP/CC/VP-PMAY-1/246/2019-20 dt. 25/10/2019 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 MRTPA 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 grant within the specific time.
  - 4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
  - 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 shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
  - 7) 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.
- 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.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
  - 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
  - 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
  - 12) 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.





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



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

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/102/2021-22

Date: 30/04/2021

- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) 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.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) 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.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) 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.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 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 and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 23) 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, NOC from Eco Sensitive Zone, TWLS, 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.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS 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 notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.



VVCMC/TP/RDP/VP-PMAY-1/ 102/2021-22

Date: 30/04/2021

- 25) 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
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) 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.
- 28) 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.
- 29) 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
- 30) 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.
- 31) 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.
- 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 33) 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.
- 34) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 35) Revised Environment clearance with change in name of present project proponent to be submitted within 3 months.



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. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-PMAY-1/102/2021-22

Date: 30/04/2021

- 36) Revised Consent to Establish to be submitted prior to commencement of additional work.
- 37) Revised Wetland letter in the name of present project proponent shall be obtained within 3 months.
- 38) All additional clearances if any in the name of present project proponent shall be submitted within 3 months.



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

1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office .....

*hat*  
Commissioner  
Vasai Virar City Municipal Corporation  
Certified that the above permission is  
issued by Commissioner VVCMC, Virar.  
*[Signature]*  
Deputy Director,  
VVCMC, Virar.