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| खसई - ५ |
| खसई क्र. २५८५/२०११ |
| १८ / ३२ |

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| खसई - ४ |
| खसई क्र. २५८५/२०११ |
| ३५ / ६९ |

मुख्य कार्यालय, विरार
विरार (पूर्व),
क. बसई, वि. टाणे, पिन ४०१ ३५५.



दूरधनी : ०२५०-२५२५१०/०२/०३/०५/०५०१
फॅक्स : ०२५०-२५२५१०६
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.प./न.र./
दिनांक :

VVCMC/TP/CC/VP-0936/1905/2013 - 11

28 / 11 / 2013

To,
Shri. Pandharinath A. Mhatre & 1 other,
Through P.A. Holder Anil B. Patil
D1, D2, Askansha Commercial Complex,
Achole Rd., Nallasopara (E),
Tal: Vasai,
DIST: THANE

Sub: Commencement Certificate for the proposed layout of Residential/Residential with shopline Buildings on land bearing S.No.349(New), H.No.1, of Village Juchandra, Taluka Vasai, Dist. Thane.

Ref: -

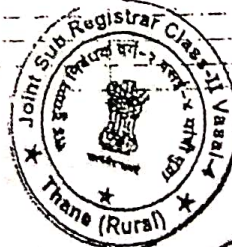
1. NA order No.REV/DESK-1/T-9/NAP/JUCHANDRA-VASAI/SR-20/2012 dtd. 22/03/2013 from the collector of Thane.
2. TILR M.R. No. 489/96 dated 20/01/2012 for measurement.
3. Your Registered Engineer's letter dated 27/05/2013.

Sir / Madam,

Development Permission is hereby granted for the proposed layout of Residential/Residential with Shopline Buildings in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Pandharinath A. Mhatre & 1 other through P.A. Holder, Anil B. Patil.

The conditions mentioned in the letter No.VVCMC/TP/CC/VP-0936/..... dated ___/10/2013 are binding on you. The details of the layout is given below:

| | | |
|----|---------------------------------------|---|
| 1 | Name of assess owner / P.A. Holder | Shri. Pandharinath A. Mhatre & 1 other through P.A. Holder Anil B. Patil. |
| 2 | Location | Juchandra |
| 3 | Land use (Predominant) | Resl/Resl with shopline bldg. |
| 4 | Gross plot area (As per 7/12 extract) | 5510.00 sq.m |
| 5 | 30mt wide D.P. Road | 129.26 sq.m |
| 6 | Balance Plot area | 5380.74 sq.m |
| 7 | 15% RG | 807.11 sq.m |
| 8 | 5% CFC | 269.03 sq.m |
| 9 | Buildable plot area | 4573.62 sq.m |
| 10 | Permissible FSI | 1.00 |



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 प्रस्ता क्र. २४६८ / २०१५
 ३६ / ६९

यसई - ५
 प्रस्ता क्र. २५६९ / २०१५
 ७७ / ३३

मुख्य कार्यालय, विहार
 विहार (पूर्व),
 मा. वसई, वि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५१०९
 ई-मेल : vasaiVirarcorporation@yahoo.com

भा.क्र. : व.वि.स.म./न.र./
 दिनांक :

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|--------------------------------|--------------|
| VVCMC/TP/CC/VP-0936/1765/13-17 | |
| 11 Permissible BUA | 24/10/2013 |
| 12 Proposed BUA | 4573.62 sq.m |
| 13 No of bldg. | 4516.65 sq.m |
| | 2 Nos. |

The details of the Buildings is given below:

| Sr. No. | Predominant Building | Building No./Wings | No. of Floors | No. of Flats | No. of Shops | Built up area (In Sq.mt) |
|---------|--------------------------|------------------------|---------------|--------------|--------------|--------------------------|
| 1 | Resi with shopline bldg. | Bldg .No.1/ Wing A & B | Still/Gr. + 7 | 83 | 17 | 3687.71 sq.m |
| 2 | Resi Bldg. | Bldg.No.2 | Gr.+5 pt | 23 | -- | 828.94 sq.m |
| | | | Total | 106 | 17 | 4516.65 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 48 of MR & TP Act, 1966 and Clause.2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The additional amount of Rs. 1,42,700/- (Rupees One lac Forty Two Thousand Seven Hundred only) deposited vide receipt No. 153928 dated 24/10/2013 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 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 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 Vasai-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 regulations finalized by Vasai-Virar City Municipal Corporation.



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| वसई - ५ |
| वस्त क्र. २५००/२०२१ |
| १६ - १ - ३२ |

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| वसई - ४ |
| वस्त क्र. २४००/२०२१ |
| ३० - १ - ३१ |

मुख्य कार्यालय, विरार
विरार (पूर्व),
ठा. धसई, जि. ठाणे, पिन ४०१ ३०५.



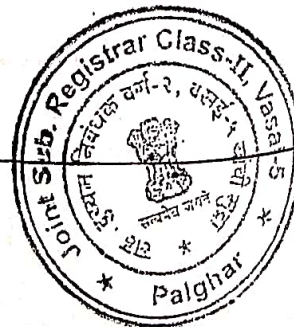
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ई-मेल : vasaiVirarCorporation@yahoo.com

जा.क्र. : व.वि.रा.म./न.र./
दिनांक :

VVCMC/TP/CC/NP-0936/1945 / 2013 14

२५/११/२०१३

- 7) You shall develop the road to the satisfaction of Vasai-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 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.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) 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.
- 12) You shall construct the compound wall before Plinth Completion Certificate.
- 13) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth Completion Certificate
- 14) 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.
- 15) You shall submit registered power of attorney before applying for Plinth Completion certificate.
- 16) Water Storage tank's (cisterns) and septic tanks are required to be done Mosquito proof arrangement by licenses plumber.
- 17) 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.
- 18) You shall provide all the flush tanks in W.C/Toilets with float valve system to regulate the flow of water.



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321 89

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दस्ता क्र. 2450/2022
92 132

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



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ई-मेल : vasaivirarcorporation@yahoo.com

भा.क्र. : व.वि.रा.प./न.र./
दिनांक :

WCMC/TP/CC/NP-0936/1245 / 2013-14

24/12/2013

19) 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.

Yours faithfully,



Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

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

1. The Collector,
Office of the Collector, Thane.
2. The Tahasildar
Office of the Tahasildar, Vasal
3. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office
4. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasal (W)
Taluka Vasal, Dist:-Thane.

