

वसई - ३
 ५६१०२१
 ५६१००

वसई क्र. - २
 २३२३२ ४३ ५६

वसई - ३ २०२४
 मस्ता क्र. ३११३
 ५२१०३

मुख्य कार्यालय, विहार
 विहार (एच.),
 सा. मसई, वि. ठाणे, दि. ५०१ १०५.



वसई - ३
 वसई क्र. २०२४/१
 ०५/१००

VCMC/TP/CC/VP-0280/2504-2011-12 07/03/2012

24 (128). H. No. 1 To 21: S. No. 25 (129). H. No. 1 To 31: S. No. 26 (130).
 H. No. 1 To 7: S. No. 27 (131). H. No. 1 To 21: S. No. 28 (132). H. No. 1 To
 1 To 27: S. No. 29 (133). H. No. 1 To 20: S. No. 30 (134). H. No. 1 To 17: S.
 No. 31 (135). H. No. 1, 2, 3A, 3B, 4, 5A, 5B, 6 To 10: S. No. 32 (136). H. No.
 1 To 13: S. No. 33 (138). H. No. 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 2,
 S. No. 34 (139). H. No. 1, 2, A, 2B, 2C, 3 To 8, 9A, 9B, 10 To 13, 14 (pt): S.
 No. 35 (140). H. No. 1: S. No. 36 (141). H. No. 1 To 7: S. No. 37 (142). H.
 No. 1 To 5: S. No. 38 (143). H. No. 1 (pt), 2 To 6: S. No. 39 (144). H. No. 1
 To 4, 5A, 5B, 6, 6 (pt), 7, 8: S. No. 40 (145). H. No. 1 To 19: S. No. 41
 (146). H. No. 1 To 10, 11 (pt), 12 To 14: S. No. 42 (147). H. No. 1 (pt): S.
 No. 43 (137). H. No. 1 To 7: S. No. 44 (149). H. No. 1: S. No. 45 (150). H.
 No. 1 To 7: S. No. 46 (491). H. No. 1: S. No. 47. H. No. 1 To 5: S. No. 48
 (152). H. No. 1, 2/1, 2/2, 2/3, 3 To 10, 11/1, 11/2: S. No. 49 (153). H. No.
 1: S. No. 50 (154). H. No. 1: S. No. 51 (155). H. No. 1 To 3: S. No. 52 (156).
 H. No. 1 (pt): S. No. 53 (157). H. No. 1 (pt): S. No. 54 (158). H. No. 1: S.
 No. 56 (159). H. No. 1 To 14, 14 (pt), 15 To 34: S. No. 57 (160). H. No. 1 To
 6: S. No. 58 (161). H. No. 1 To 6: S. No. 60 (162). H. No. 1 To 9: S. No. 61
 (163). H. No. 1 To 6: S. No. 62 (164). H. No. 1: S. No. 64 (165). H. No.
 1, 2, 3A, 3B, 3C, 3D, 4 To 8, 9/1, 9/2, 10: S. No. 65 (168). H. No. 1: S. No.
 66. H. No. 1 To 15, 16/1, 16/2, 16/3, 16/4, 16/5, 17 To 21,
 22/1, 22/2, 22/3, 22/4, 23, 24/1, 24/2: S. No. 68 (173). H. No. 1: S. No. 69
 (173). H. No. 1 To 6: S. No. 70 (174). H. No. 1 To 4, 5/1, 5/2, 5/3, 5/4, 6: S.
 No. 71 (173). H. No. 1 To 5: S. No. 72 (167). H. No. 1/1, 1/2, 1/3, 2,
 3/1/1, 3/1/2, 3/2, 4 To 6, 7/1, 7/2, 8 To 11: S. No. 73 (166). H. No. 1
 (pt), 2 To 6: S. No. 74 (451). H. No. 1 To 15: S. No. 75 (192). H. No. 1: S.
 No. 76 (450). H. No. 1 To 8, 9 (pt): S. No. 79 (470). S. No. 80. H. No. 1 (P):
 S. No. 81: S. No. 82 (199). H. No. 1: S. No. 83 (191). H. No. 1, 2, 3 (pt), 4: S.
 No. 84 (189). H. No. 1 To 6: S. No. 85 (188). H. No. 1 To 3: S. No. 86 (187).
 H. No. 1 To 9: S. No. 87 (185). H. No. 1 To 7: S. No. 88 (183). H. No. 1, 2A,
 2B, 2C: S. No. 89 (184). H. No. 1, 2: S. No. 90 (183). H. No. 1 To 6, 7/1,
 7/2, 7/3, 7/4, 7/5, 7/6, 7/8, 7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 7/15,
 7/16: S. No. 91 (176). H. No. 1/1, 1/2, 2: S. No. 93 (177). H. No. 1, 4: S.
 No. 94 (182). H. No. 1 To 23: S. No. 95 (181). H. No. 1 To 23: S. No. 96
 (178). H. No. 1 To 3, 3A, 4 To 6, 7A, 7B: S. No. 97 (179). H. No. 1 To 4: S.
 No. 98 (180). H. No. 1, 2: S. No. 99 (201). H. No. 1 (pt): S. No. 100
 (190). H. No. 1 To 3, 4 (pt), 5 To 7: S. No. 101 (199). H. No. 1 (pt): S.
 No. 102 (200). H. No. 1 (pt), 2 To 6: S. No. 103 (472). H. No. A & B: S. No.
 104 (202). H. No. 1 & 2: S. No. 105 (203). H. No. 1 To 3: S. No. 106 (204).
 H. No. 1, 107 (205). H. No. 1: S. No. 109 (206). H. No. 1 (pt): S. No. 110
 (207). H. No. 1 (pt), 2: S. No. 111 (477). H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,
 S. No. 112 (212). H. No. 1 To 10: S. No. 113 (208). H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,
 1 To 16: S. No. 213 (194). H. No. 1 To 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



वसई प्र. २३३२ ४४ ५६
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दस्ता क्र. ४८०४/२०१५
३६/६०

दस्ता क्र. ५०६१२०२३
५६१०

वसई
दस्ता क्र. ३७२६
५३.१०३

मुख्य कार्यालय, विहार
विहार (पूर्व),
भा. प्रमर्ग, जि. ठाणे, वि. ४०१ १०५.



आ.क्र. : २.वि.ता.२.
दिनांक

VVCMC/TP/CC/VP-0880/256/2011-12

- Ref: 1) Commencement Certificate granted vide letter 4486/W/ 4002 dated 28/05/2009.
- 2) Revised Development permission granted CIDCO/VSR/MLP/01-4486/W/ 801 dated 05/07/2010.
- 3) Revised Development permission granted vide letter VVCMC/TP/RDP/VP-0880/256/2011-12 dated 29/02/2012.
- 4) Your Licensed Engineer's letter dated 27/12/2011.

Sir/Madam,

Commencement certificate for proposed layout of Residential / Residential with Shop Buildings is hereby granted under Sec.45 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Rakesh Wadhawan, Chairman of M/s. Housing Development and Infrastructure Ltd..

This drawing shall be read with the conditions mentioned in the layout plan No.CIDCO/VSR/CC/BP-4486/W/4001, dated 28/05/2009. The detail of the layout is given below:

- Name of assessee owner/ P.A. Holder
Mr. Rakesh Wadhawan, Chairman of M/s. Housing Development and Infrastructure Ltd.
- Location
Dongre, Chikhaldongre & Bolim.
- Land use (predominant)
Resi. / Resi. with Shopline.
- Gross Plot Area
2104449.07 sq.m.

Sr. No.	DESCRIPTION	G-ZONE AREA (IN SQ.M.)	L.D.Z. AREA (IN SQ.M.)	R-ZONE AREA (IN SQ.M.)
1.	Gross Plot Area	2104449.07	2104449.07	2104449.07
2.	Existing Road Area	103700.86	1369030.41	631717.80
3.	CRZ Area (Non Deductible)	0983.69	1048.30	713.25
4.	Balance Plot Area	103700.86	332492.97	2955.40
5.	Less: a) D.P.Roads	103700.86	1367982.03	631004.05
	b) Nalla & Water Body	6184.93	121246.03	13717.00
	c) Hospital	17584.93	17584.93	17584.93
	d) HS Reservation	17584.93	17584.93	17584.93
	e) PS Reservation	17584.93	17584.93	17584.93
	f) CC Reservation	17584.93	17584.93	17584.93
	g) ES/S Reservation	17584.93	17584.93	17584.93
	h) PG Reservation	17584.93	17584.93	17584.93



वर्ष - ३
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वसई क्र. - २
 १०२३७ ४५ ५९
 २०२४

मुख्य कार्यालय, विहार
 विहार (एसी),
 का. बसार्ड, वि. ठाणे, वि. ४०१ २०५.



वसई - ३
 दस्ता क्र. ५३१/२०२१
 ५४१६३
 रजि. क्र. : ५१५५१५५५
 ई-मेल : vassai@mahcorpnation@yahoo.com

वसई - २
 दस्ता क्र. ५३१/२०२१
 ४०१६६

WCMC/TP/CC/VP-0880/2504/2011-12

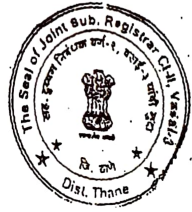
07/03/2012

l) G Reservation	---	---	---
j) M Reservation	---	39210.22	12509.00
k) M/SC Reservation	---	7685.25	5005.10
l) SC Reservation	---	4854.00	---
m) PL Reservation	---	10363.00	---
n) HC Reservation	---	---	4836.00
o) BT Reservation	---	---	3529.00
p) F.B Reservation	---	19757.00	---
q) Police Dept.	---	3973.00	---
g) Police Dept.	---	6720.97	---
Total D.P Reservations	26069.30	572585.19	219802.53
6. Net Plot Area	77631.56	795396.84	411201.52
Less: a) R.G. @ 15%	11644.73	119309.53	61680.23
b) CFC @ 5%	3881.58	39769.84	20560.08
7. Buildable Plot Area (6 x 0.85)	65986.83	676087.31	349521.29
8. Permissible FSI	0.30	0.30	1.00
9. Permissible BUA	19796.05	202826.19	349521.29
10. Add: Land Pooling FSI (9.5% (8X9.5%))	---	---	33204.52
11. Additional BUA after handing over of D.P. Reservations (a+b+c+g+h+i+o+p+q)	7020.79	133057.18	194590.28
12. Total Permissible BUA	---	---	913199.47
13. Proposed BUA	---	---	596773.91

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, 1961 and Clause 2.42 & 2.6.9 of Sanctioned O.C. Regulations-2001).



Please find enclosed herewith the Commencement certificate for the proposed Residential / Residential with Shopline Buildings on above subjected land, Tal. Vassal, Dist. Thane, as per the following details:-



वसई-२
 दस्तावेज क्र. - ४८८०४/२०१५
 २६/१६०

वसई - ३
 दस्तावेज क्र. - ५००६/२०२१
 ६९/१६०

वसई क्र. - २
 २३२३२ ४६ ५८
 २०२४



दस्तावेज क्र. - ५००६/२०२१
 ६९/१६०
 वा.क्र. : ५००६/२०२१
 ई-मेल : vasair@corporation@palghar.com

वा.क्र. : ५००६/२०२१
 दिनांक :

VVCMC/PI/CC/NP-0880/2904/2011-12

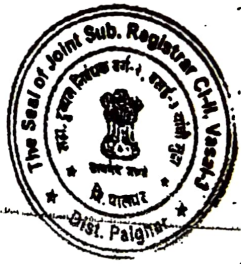
07/03/2012

SECTOR - VII (Newly Proposed)

Sr. No.	Predominant Use	Bldg.No./ Sector No.	No. of Floors	No. of Flats	No. of Shops	Total B.U.A. (In Sq.m.)
1.	Residential with Shopline	1 (Sec-VII)	5/pt. + 15	468	57	23140.40
2.	Residential with Shopline	2 (Sec-VII)	5/pt. + 15	468	62	22944.20
3.	Residential with Shopline	3 (Sec-VII)	5/pt. + 15	468	57	22834.81
4.	Residential	22 (Sec-VII)	5/pt. + 15	176	-	8070.47
5.	Residential with Shopline	23 (Sec-VII)	5/pt. + 15	524	56	25115.17

The conditions of Commencement Certificate issued vide letter No. CIDCO/VVSR/CC/BP-4486/W/4001, dated 28/05/2009 stands applicable to this approval of amended plans along with the following conditions :

- 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 amount of Rs. 1,50,69,930.00/- (One crore Fifty lac sixty Nine thousand Nine hundred thirty only) deposited vide Challan No. 27273, 27269, 27267 dated. 05/07/2010, Challan No. 21694, 21608, 21692, 21696, 21700, 21704, 21708, 21712, 21716 Dated 28/05/2009 & Receipt No.167912, dated. 04/02/2012, Receipt No.211464, dated. 29/02/2012 Receipt No. 211628, 211629, 211630, 211631, 211632 dated 07/03/2012 with VVCMC 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 of the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.



वसई - ३
 वसई क्र. ५०६/२०२१
 २११०

वसई क्र. - २
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 २०२४

वसई - ३
 वसई क्र. ५१४/२०११
 ५६१४२

मुख्य कार्यालय, विहार
 विहार (ए.सी.),
 मा. वसई, जि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२२-२५२५५०५/०३/०१/०१/०००६
 फॅक्स : ०२२-२५२५५१५
 ई-मेल : vasainitccorporation@yahoo.com

ना.क्र. : प.वि.सा.प. वसई - २
 दिनांक : ०७/०३/२०१२
 २६ ६०

VVCMC/TP/CC/NP-0880/2504/2011-12

07/03/2012

- 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 VVCMC. 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 unauthorised covering of marginalised open spaces before applying for occupancy certificate of next building as per the format finalised by VVCMC.
- 7) You shall develop the road to the satisfaction of VVCMC applying before PCC. 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 PCC.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall responsible for disputes occur due to access & title.
 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.
- 10) You shall not consume more than base FSI as per provision of sanctioned DP & DCR before executing agreement with NMRCA.
- 11) You shall submit revised engineering report within 45 days from the date of issuing this letter.

Yours faithfully,

Deputy Director Town Planning
 Vasai Virar City Municipal Corporation



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

1. M/s Ajay Wade & Associates,
 A/6, Sai Tower, 1st Floor
 Ambedkar Road, Vasai (W)
 Tal. Vasai, DIST : THANE
2. Asst. Commissioner,UCD
 Vasai Virar City Municipal Corporation.
3. The Collector,
 The Office of the Collector, Thane.
4. The Tahsildar
 Office of the Tahsildar, Vasai.

