



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

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फैक्स : ०२५०-२५२५१०६
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./अनुविप/०३५०/१४८७
दिनांक १५/०५/२०१४

VVCMC/TP/RDP/VP-0880/037/2014-15

15/04/2014
05

To,
Mr. Rakesh Wadhawan, Chairman of
M/s.Housing Development and Infrastructure Ltd.
Dheeraj Arma, 9th floor, Anant Kanekar Marg,
Station Road, Bandra (East),
MUMBAI - 400 051.

Sub: Revised Development Permission for proposed Residential / Residential

with Shopline Building In sector - II,sector III & sector VII on land bearing S. No. 37, H. No. 1 To 8; S. No. 38, H. No. 1, 2(pt), 2 (pt), 3; S. No. 39, H. No. 1, 2 (pt); S. No. 40; S. No. 41, H. No. 1 To 24; S. No. 42, H. No. 1 To 6; S. No. 43, H. No. 1A, 1B; S. No. 44; S. No. 45, H. No. 1 To 9; S. No. 46, H. No. 1 To 6; S. No. 51, H. No. 1, 2, 3(pt); S. No. 52, H. No. 1 To 9; S. No. 53, H. No. 1 To 5; S. No. 54, H. No. 1 To 6, 7 (pt), 8 To 12; S. No. 55, H. No. 1 To 20; S. No. 56, H. No. 1 To 9; S. No. 57, H. No. 1 To 23; S. No. 58, H. No. 1 To 16; S. No. 59, H. No. 1 To 22; S. No. 60, H. No. 1 To 13; S. No. 61, H. No. 1 To 28; S. No. 62, H. No. 1 To 20; S. No. 63, H. No. 1 To 34; S. No. 64, H. No. 1 To 20; S. No. 65, H. No. 1 To 32, 33/1, 33/2, 34 To 37; S. No. 66, H. No. 1 To 16; S. No. 67, H. No. 1 To 14; S. No. 98, H. No. 100; S. No. 99, H. No. 1 To 26; S. No. 100, H. No. 1 To 20; S. No. 101, H. No. 1 To 4; S. No. 102, H. No. 1 To 7; S. No. 103, H. No. 1 To 5; S. No. 104, H. No. 1 To 29; S. No. 105, H. No. 1 To 5; S. No. 106, H. No. 1 To 10; S. No. 107, H. No. 1 To 10; S. No. 108, H. No. 1 To 8; S. No. 109, H. No. 1 To 12; S. No. 110, H. No. 1 To 12; S. No. 111, H. No. 1 To 10; S. No. 112, H. No. 1 (pt), 1/2, 2, 3 (pt), 4, 5, 6 (pt), 6 A, 7; S. No. 113, H. No. 1 To 4; S. No. 114, H. No. 1 To 3; S. No. 115, H. No. 1,2, 3 (pt), 4,5,6,7 (pt), 8, 9 (pt); S. No. 116, H. No. 1 To 5, 6/2, 6/3, 6/1, 7; S. No. 117, H. No. 1 To 3; S. No. 118, H. No. 1 To 5; S. No. 119, H. No. 1 To 22; S. No. 120, H. No. 1 To 39; S. No. 121, H. No. 1 To 8; S. No. 124, H. No. 1 To 6; S. No. 145; S. No. 146, H. No. 1 To 11, 12A, 12B; S. No. 147, H. No. 1 To 3, 4A, 4B, 5 To 7, 8A, 8B; S. No. 368, H. No. A & B; S. No. 374, H. No. 1 To 9; S. No. 375, H. No. 1 To 5; S. No. 376; S. No. 384; S. No. 416, H. No. 2; S. No. 420, H. No. 1/1, 1/2, 2 To 8. At Village Bolinj, S. No. 31, H. No. 4, 5,6,15,21,23,25; S. No. 34, H. No. 14 To 25; S. No. 38, H. No. 1 To 11; S. No. 39, H. No. 1 To 13; S. No. 40, H. No. 1 To 7; S. No. 41, H. No. 1,2; S. No. 42, H. No. 1,2,3/1,3/2,4,5, 6/1,6/2,7, 8/1,8/2,9, 10/1,10/2, 11,12, 13/1,13/2, 14/1,14/2, 15/1,15/2, 16/1,16/2,17; S. No. 43, H. No. 1,2,3,4/1,4/2,5, 6,7/1,7/2,8 To 12, 13/1,13/2,14; S. No. 44, H. No. 1 To 5; S. No. 45, H. No. 1 To 4; S. No. 299, H. No. 6 To 8, 9P, 10 of Village: Chikhal Dongre S. No. 9 (175), H. No. 1,2,3/1,3/2,4; S. No. 14 (438), H. No. 31,1,32,4; S. No. 17 (490), H. No. 1; S. No. 18 (124), H. No. 1 To 9; S. No. 19 (125), H. No. 1 To 11; S. No. 22 (126), H. No. 1 To 3; S. No. 23 (127), H. No. 1 To 5; S. No. 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 22; 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, 4,5 A, 5 B, 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, C, 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),



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दिनांक : १५/०५/२०१४

VVCMC/TP/RDP/VP-0880/ 037/2014-15

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(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 (171), 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. 70 (470); S. No. 80, H. No. 1 (P); S. No. 81; S. No. 82 (198), H. No. 1; S. No. 83 (191), H. No. 1,2,3(pt), 4; S. No. 84 (189), H. No. 1 To 5; S. No. 85 (188), H. No. 1 To 3; S. No. 86 (187), H. No. 1 To 9; S. No. 87 (186), H. No. 1 To 3; S. No. 88 (185), 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, 3; S. No. 93 (177), H. No. 1 & 2; 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 To 3, 4 (pt); S. No. 100 (190), H. No. 1 To 3, 4 (pt), 5 To 7; S. No. 101 (199), H. No. 1, 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 (427), H. No. 1, 2, 3/1, 3/2, 4, 5/1, 5/2; S. No. 112 (212), H. No. 1 To 10; S. No. 113 (213); S. No. 146 (148), H. No. 1 To 16; S. No. 213 (194), H. No. 1 To 4, S. No. 234 (193), H. No. 1 To 3. Etc. of Village: Dongare, Taluka Vasai Dist Thane.



- Ref: 1) Commencement Certificate granted vide letter No.CIDCO/VVSR/CC/ BP-4486/W/ 4002 dated 28/05/2009.
- 2) Commencement Certificate granted vide letter No.CIDCO/VVSR/CC/ VP-0880/25dated 03/05/2012.
- 3) Revised Development permission granted vide letter No CIDCO/VVSR/RDP/BP-4486/W/ 801 dated 05/07/2010.
- 4) Revised Development permission granted vide letter No VVCMC/TP/RDP/VP-0880/69/2012-2013 dated 12/06/2012.
- 5) Revised Development permission granted vide letter No VVCMC/TP/RDP/VP-0880/0292/2013-2014 dated 18/11/2013.
- 6) Your Licensed Engineer's letter dated 09/04/2014.

Sir/Madam,

Revised Development Permission for proposed Residential/Residential with Shopline Buildings in sector II,III & VII 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 letter No No.VVCMC / TP / CC / VP-0880 / 2514 / 2011-12 dated 07/03/2012.. The detail of the Layout are given below:

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

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दिनांक : १५/४/२०१४

VVCMC/TP/RDP/VP-0880/037/2014-15

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15/04/2014

- 1) Name of assessee owner/ P.A. Holder : Mr. Rakesh Wadhawan, Chairman of M/s.Housing Development and Infrastructure Ltd.
- 2) Location : Dongre, Chikhal Dongre & Bolinj.
- 3) Land use (predominant) : Resi. / Resi. with Shopline.
- 4) Gross Plot Area : 2072949.07 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	103700.86	1321522.56	647725.65
2.	Existing Road Area	-	1048.38	713.75
3.	CRZ Area (Non-Deductible)	8983.69	332492.97	2955.4
4.	Balance Plot Area	103700.86	1320474.18	647011.90
5.	Less: a) D.P.Roads	----	219010.59	166347.03
	b) Nalla & Water Body	8484.93	64470.09	10495.14
	c) Hospital	17584.37	----	----
	d) HS Reservation	---	64135.73	8255
	e) PS Reservation	---	32251.21	2081.11
	f) CC Reservation	---	11278	---
	g) ES/S Reservation	---	27890	---
	h) PG Reservation	---	105625.5	---
	i) G Reservation	---	51719.22	---
	j) M Reservation	---	11732.48	957.95
	k) M/SC Reservation	---	4854	---
	l) SC Reservation	---	---	10363
	m) PL Reservation	---	---	4836
	n) HC Reservation	---	3529	---
	o) BT Reservation	---	19757	---
	p) F.B Reservation	---	3973	---
	q) Police Dept.	---	6720.97	---
	Total D.P Reservations	26069.3	626946.79	203335.23
6.	Net Plot Area	77631.56	693527.39	443676.67
	Less: a) R.G. @ 15%	11644.73	104029.11	66551.50
	b) CFC @ 5%	3881.58	34676.37	22183.83
7.	Buildable Plot Area(6 x 0.85)	65986.83	589498.28	377125.17
8.	Permissible FSI	0.30	0.30	1.00
9.	Permissible BUA	19796.05	176849.48	377125.17
10.	Add: Land Pooling FSI (9.5%(7X9.5%))	---	---	35826.89
11.	Additional BUA for DP Road Area (75%) till conveyance to be done to VVCMC- 5a X 0.75		219010.59 x 0.30x 0.75=49277.38	166347.03x1.0x0.75= 124760.27
12.	Total Permissible BUA		763839.20	
13.	Proposed BUA		747333.79	



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फॅक्स : ०२५०-२५२५१०७
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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).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential / Residential with Shopline Buildings on above subjected land, Tal. Vasai, Dist Thane, as per the following details:-

SECTOR -II (Now Amended)

Sr. No.	Predominant Use	Bldg .No.	Wing	Type	No. of Floor	No. of Flats	No. of Shops	Total B.U.A. (in Sq.m.)
1.	Residential with Shopline	1	A,B,C	3A,3B, 3A	St/Gr.+ 12	140	18	5175.88
2.	Residential	2	A,B,C, D,E	1C,1D, 1E,4,1F	St+12	330	-----	13551.42
3.	Residential with Shopline	3	A,B,C, D,E, F,G	2A,2A, 2A,4A, 1H,1A, 4E	St/Gr.+ 12	376	53	17461.19
4.	Residential with Shopline	4	A,B,C, D,E, F,G,H, I,J,K, L	2B,4F, 4F,4F,1 B,2C,2 C,1B,4 F,4F,4F, 1K	St/Gr.+ 12	636	102	28958.86
5.	Residential	5	A,B,C	5,5A,3 C	St+12	212	-----	9066.48
6.	Residential with Shopline	6	A,B,C, D,E, F,G,H, I,J,K, L	2D,4J,4 J,4G,1L, 2C,2F, 1M,4G, 4G,4G, 2D	St/Gr.+ 12	612	102	28343.60
7.	Residential	7	A,B,C	1G,5B, 3D	St+12	200	-----	8228.44
8.	Residential with Shopline	8 to 15	-----	-----	St/Gr.+ 15	2594	175	112011.11
9.	Residential with Shopline	16	A,B,C, D,E, F	16A,16 B,16C, 16D,16 E,16F	St/Gr.+ 12	454	40	19927.87
10.	Residential	17	A,B,C, D,E, F	17A,17 B,17C, 17C,17 D,17D	St+13pt	455	-----	18770.60
11.	Residential with Shopline	18	A & B	-----	St/Gr.+ 7pt	79	34	4088.83



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दिनांक : १५/५/२०१४

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SECTOR -III (Now Amended)

Sr. No.	Predominant Use	Bldg .No.	Wing	Type	No. of Floor	No. of Flats	No. of Shops	Total B.U.A. (in Sq.m.)
1.	Residential with Shopline	1	A,B,C, D,E, F,G,H I,J,K L	1L,4G, 5C,2D, 7B,3G, 7A,2,4 B,4B,4 B,4H	St/Gr. +12	648	69	28680.14
2.	Residential with Shopline	2	A,B,C, D,E, F,G,H I,J,K L	4I,4B,4 B,4B,2, 7A,3G, 7C,2G, 5D,4C, 1I	St/Gr. +12	648	30	28040.64
3.	Residential with Shopline	3 & 4	A to O	11A to 11O	St/Gr. +15	1241	54	50533.58
4.	Residential with Shopline	7	A,B,C, D,E, F,G	8,2E,5 C,3F,5 G,8D,8 A	St/Gr. +12	544	30	24519.71
5.	Residential with Shopline	8	A,B,D	8B,8C, 5I	St/Gr. +12	272	12	12206.50
6.	Residential with Shopline	9	A,B,C, D,E, F,G,H I	2D,2D, 1N,5J,4 D,3,5C, 5F,3	St/Gr. +12	554	54	24756.44

SECTOR -VII (Now Amended)

Sr. No.	Predominant Use	Bldg. No	Wing	Type	No. of Floor	No. of Flats	No. of Shops	Total B.U.A. (in Sq.m.)
1.	Residential with Shopline	1	A,B,C	PA,QA, RA	St/Pt.+15	468	57	22006.06
2.	Residential with Shopline	2	A,B,C	P1A,Q1A, R1A, R2	St/Pt.+15 GRD	468	62	21809.86
3.	Residential with Shopline	3	A,B,C	P1A,Q1B, R1B	St/Pt.+15	468	57	21700.47
4.	Residential with Shopline	4	A,B,C	P, Q, R, R2	St/Pt.+15 GRD	468	62	22811.21
5.	Residential with Shopline	5	A,B,C	P1, Q2, R3	St/Pt.+15	468	57	21602.90
6.	Residential with Shopline	6	A,B,C	P1, Q2, R3, R2	St/Pt.+15 St/Pt.+15 St/Pt.+15 GRD	468	62	21712.29
7.	Residential with Shopline	7	A,B,C	P1, Q2, R3	St/Pt.+15	468	57	21602.9
8.	Residential with Shopline	8	A,B,C	P1, Q2, R3, R2	St/Pt.+15 GRD	468	62	21712.29



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Sr. No.	Predominant Use	Bld g. No	Wing	Type	No. of Floor	No. of Flats	No. of Shops	Total B.U.A. (in Sq.m.)
9.	Residential with Shopline Residential	19	A,B C	PA, PA R2A	St/Pt.+15 GRD	202	32	8920.51
10.	Residential with Shopline	20	A,B,C	P2, Q3, R4	St/Pt.+15	468	46	21553.98
11.	Residential	21	A,B,C	P4, Q4, R5	St/Pt.+15	468	0	20649.14
12.	Residential	22	A	Q6	St/Pt.+15	176	0	8328.11
13.	Residential with Shopline	23	A,B,C ,D,E, F	P2, Q3, P6, Q8, Q9, Q7	St/Pt.+15	803	85	35392.44
14.	Residential with Shopline	24	A	---	St/Pt.+15	73	8	2930.86

The amount of Rs. 33,99,830.00/- (Thirty three lac ninety nine thousand eight hundred thirty only) deposited vide Receipts No. 228084, 228085, 228086, 228087, 228088, 228089, 228090 dated. 11/06/2012, & Rs. 3,70,800/- (Three lakh seventy thousand Eight Hundred) deposited vide Receipt No. 187250 dated 23/04/2014 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.

The revised development permission duly approved herewith supersedes all the earlier approved plans. 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) 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 MRTP 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) 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 there of for non-bio degradable & bio-degradable waste respectively.



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



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

जा.क्र. : व.वि.श.म./न.र./कृषिप/०३७/२०१४-११
दिनांक : १५/०४/२०१४

VVCMC/TP/RDP/VP-0880/037/2014-15

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15/04/2014

- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) 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.
- 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 are responsible for the disputes that may arise due to title/ access matter. VVCMC is not responsible for any such disputes.
- 10) You shall not consume more than base FSI as per provision of sanctioned DP & DCR before executing agreement with MMRDA.



Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

- 1) Asst. Commissioner, UCD
Vasai Virar City Municipal Corporation.
- 2) M/S Ajay Wade & Associates,
A/6, Sai-Tower, 1st floor,
Ambadi Road, Vasai (W)
Taluka - Vasai, Dist-Thane.