

वसई-४

दस्ता क्र 20304 / 2024

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मुख्य कार्यालय, विरार
विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०९.



दुरध्वनी : ०२५० - २५२५२०१ / २५२५२०२

फॅक्स : ०२५० - २५२५२०९

ई-मेल : vasavirarcorporation@vasai.gov.in

जाचक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/89/2023-24 / 2023-24 / 2023

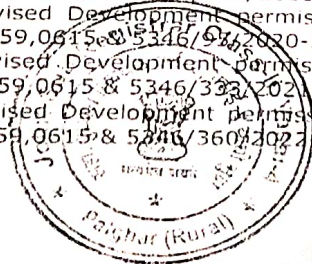
To,

1. Mr.Manohar B.Kini (Co-Owner & P.A.holder)
Mr.Manadeep D.Kini(Co-Owner & P.A.holder)
Mr.Anil Gupta Partner of M/s. S.N.Developers
& M/s.Samarpan Developers,M/s Sai Rydam Realtors Pvt Ltd.
Instacroissance Limited through Authorised signatory,
Mr.Shekhar Bhoir & Other, Mr. Hemandra Bosmiya,
M/s.Rashmi Shelter Pvt Ltd.,M/s.Sai Ornate Developers,
M/s.Thakur Educational Trust (Regd.) of P.A.Holder
Mr.Shekhar B.Bhoir, Partner of M/s.Velankani Developers &
M/s.Platinum Royalty through P.A.Holder.
D2, Ground Floor,
Aakanksha Commercial Complex,
Achole Road, Nallasopara (E)
Tal-Vasai, Dist-Palghar.
2. M/s. En-Con, Project Consultants,
G-7, 8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist: - Palghar.

Sub: Revised Development Permission for proposed Residential /Residential with shipline Buildings on land bearing Old-S.No.345pt (old S.No.313 pt);S.No.346, H.No.1(old S.No .314 ,H.No.1) ;S.No .347(old S.No.315) ;S.No. 348, H.No .2, (old S.No .316, H.No.2) ; S.No.350; S.No. 349, H.No.1; S.No .339, H.No. 1; S.No. 352,H.No 3;S.No.351, H.No .4A, 4B & 6 ; S.No.331, H.No.1,2,3,4 & 5;S.No .317 H.No. 6A, 6B,6C & 6D;S.No .332,H.No.9 ,S.No. 352, H.No.4; New-S.No.345, H.No. B; S.No.350 ; S.N o.349,H .No.1; S.No .339, H.No.1 ;S.No. 352, H.No .3; S.No .351, H.No.3, 4A, 4B & 6; S.No. 331, H.No. 1, 2, 3, 4&5; S.No. 317, H.No .5/1, 5/2, B/1, B/2 & B/4; S.No. 332, H.No. 9; S.No.352, H.No.4 & S.No.330/4 of Village- Juchandra, Taluka Vasai, Dist Palghar.

Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012.
2. Revised Development permission No. VVCMC/TP/RDP/VP-0429 & VP-0936/085/2012-13 dated 26/06/2012.
3. Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012.
4. Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012.
5. Commencement Certificate No. VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013.
6. Revised Development permission No. VVCMC/TP/RDP/VP-0375/0290A/2013-14 dated 18/11/2013.
7. Revised Development permission No. VVCMC/TP/RDP/VP-0559/0313/2013-14 dated 13/12/2013.
8. Revised Development permission No. VVCMC/TP/RDP/VP-0375/078/2014-15 dated 04/07/2014.
9. Revised Development permission No. VVCMC/TP/RDP/VP-0429 & VP-5346/0259/2014-15 dated 24/12/2014.
10. Revised Development permission No. VVCMC/TP/RDP/VP-0429,0936,5345, 0375, 0559, 0615 & 5346/066/2015-16 dated 09/06/2015.
11. Revised Development permission No. VVCMC/TP/RDP/VP-0429,0936 ,5345 ,0375 ,0559,0615 & 5346/076/2020-21 dated 03/12/2020.
12. Revised Development permission No. VVCMC/TP/RDP/VP-0429,0936 ,5345 ,0375 ,0559,0615 & 5346/333/2021-22 dated 20/07/2021.
13. Revised Development permission No. VVCMC/TP/RDP/VP-0429, 0936, 5345 ,0375 ,0559,0615 & 5346/360/2022-23 dated 07/10/2022.



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दस्त क्र 20304 / 2023

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22/08/2023

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/89/2023-24 / 2023

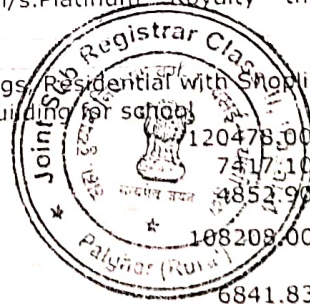
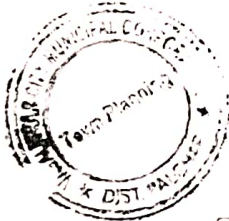
14. Your Registered Engineer's letter dated 23/02/2023.

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 vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 d:d 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification nc. TPS-1214/975/CR-77/14/UD-12 dtd. 27th 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 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification Nc. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawings shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012, VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013., VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012, VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012 the details of the layout is given below: -

1)	Name of assess owner / P.A. Holder	Mr.Manohar B.Kini (Co-Owner & P.A.holder),Mr.mandeep D.Kini(Co-Owner & P.A.holder),Mr.Anil Gupta Partner of M/s.S.N.Developers & M/s.Samarpan Developers,M/s Sai Rydam Realtors Pvt Ltd.,Instacroissance Limited through Authorised signatory, Mr.Shekhar Bhoir & Other,Mr.Hemandra Bosmiya,M/s.Rashmi Shelter Pvt Ltd.,M/s.Sai Ornate Developers, M/s.Thakur Educational Trust (Regd.) through P.A.Holder Mr.Shekhar B.Bhoir,Partner of M/s.Velankani Developers & M/s.Platinum Royalty through P.A.Holder
2)	Location	Juchandra
3)	Land use (Predominant)	Residential Buildings Residential with Shopline Buildings & CFC Building for school
4)	Gross Plot Area	120478.00 sq.m
5)	Area Under Encroachment	7417.10 sq.m
6)	Plot area Under CRZ II	4852.90 sq.m
7)	Balance Plot Area Clear of CRZ	108209.00 sq.m
8)	Area Under 30.00 Mt D.P.Road	6841.83 sq.m
9)	Area Under 40.00 Mt D.P.Road	11149.48 sq.m
10)	Area Under 20.00 Mt D.P.Road	246.60 sq.m



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ई-मेल : vasaivirarcorporation@yahoo.com

जाचक क्र. : व.वि.श.म.
दिनांक :

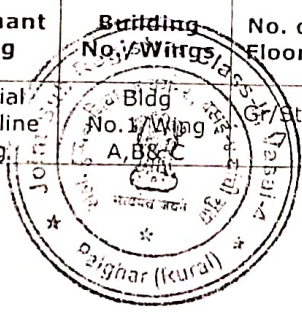
Sr. No.	Description	Area (sq.m)
11)	P.G. Reservation	9581.32 sq.m
12)	H.S. / P.S. Reservation	20186.45 sq.m
13)	Hospital Reservation	15.93 sq.m
14)	Balance Plot Area	60186.39 sq.m
15)	CFC required	3009.31 sq.m
16)	CFC Proposed	3663.57 sq.m
17)	Net Plot Area	56522.82 sq.m
18)	RG required	5652.28 sq.m
19)	RG proposed	10561.95 sq.m
20)	Built up Area with reference to basic F.S.I Area (56522.82 X 1.10 + 4852.90X0.85) Maximum Permissible	66300.06 sq.m
21)	Premium FSI- (108208.00X 0.50)	54104.00 sq.m
22)	Proposed F.S.I Area on payment of Regular Premium	18435.00 sq.m
23)	Proposed F.S.I Area on payment of Premium (EWS)	26400.00 sq.m
24)	Add Premium for earlier HS/PS Ancillary	8074.58 sq.m
25)	Maximum DR/TDR Area (108208.00 X1.40)	151491.20 sq.m
26)	Add. 30.00 Mt D.P.Road	6138.95 sq.m
27)	Add. 40.00 Mt D.P.Road TDR as per chapter	8360.84 sq.m
28)	No.7.7.1(EWS/LIG tenemants)	18391.06 sq.m
29)	Total Entitlement Area	152100.49 sq.m
30)	Earlier Approved Built up Area	80249.43 sq.m
31)	Balance Entitlement Area	71851.06 sq.m
32)	Add. Ancillary Area F.S.I 60%	43110.63 sq.m
33)	Permissible BUA including Ancillary	114961.69 sq.m
34)	Proposed P-Line Area	114805.57 sq.m

22/08/2023 / 2023



Please find enclosed herewith the approved Residential /Residential with shipline Buildings on land bearing Old-S.No.345pt (old S.No.313 pt);S.No.346, H.No.1(old S.No .314 ,H.No.1) ;S.No .347(old S.No.315) ;,S.No. 348, H.No .2, (old S.No .316, H.No.2) ; S.No.350; S.No. 349, H.No.1; S.No .339, H.No. 1; S.No. 352,H.No 3;S.No.351, H.No .4A, 4B & 6 ; S.No.331, H.No.1,2,3,4 & 5;S.No .317 H.No. 6A, 6B,6C & 6D;S.No .332,H.No.9 ,S.No. 352, H.No.4; New-S.No.345, H.No. B; S.No.350 ; S.N o.349,H .No.1; S.No .339, H.No.1 ;S.No. 352, H.No .3; S.No .351, H.No.3, 4A, 4B & 6; S.No. 331, H.No. 1, 2, 3, 4&5; S.No. 317, H.No .5/1, 5/2, B/1, B/2 & B/4; S.No. 332, H.No. 9; S.No.352, H.No.4 & S.No.330/4 of Village-Juchandra, Taluka Vasai, Dist Palghar. as per the following details: -

Sr. No	Predominant Building	Building No./Wings	No. of Floors	No. of Shops /Halls	No. of Flats	Built Up Area Unless Noted (in sq. mt.)	Remark
1.	Residential with Shipline Building.	Bldg No. 1/Wing A, B & C	Gr/Ft+1	Shops-15/Hall -1	84	2920.54 sq.m	OC Granted

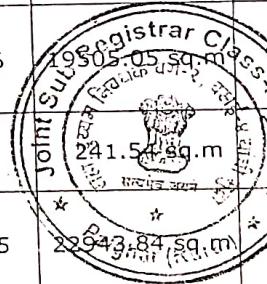
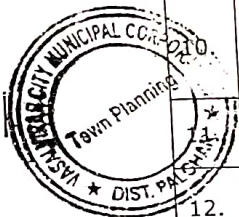


वसई-४
 दस्त क्र २०३०५/२०२४
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2.	Residential with Shopline Building	Bldg No.2/Wing A, & B	Gr/St +7	Shops-14	56	1945.10sq.m	OC Granted
3.	Residential with Shopline Building	Bldg No.2/Wing C&D	Gr/St +7	Shops-10	56	1843.74 sq.m	OC Granted
4	Residential with Shopline Building	Bldg No.3/Wing A,B,C,D,E& F	Gr/St +9	Shops-15	646	18088.93 sq.m	OC Granted
5	Residential with Shopline Building	Bldg No.3/Wing G,H&I	St +9	--	125	3625.29 sq.m	OC Granted
6	Residential with Shopline Building	Bldg No.4/Wing A,B,C,D,E,F, G,H,I& J	Gr/St +7 th	Shops-41/Hall -3	368	13309.38 sq.m	No Changes
			8 th to 17 floor	---	558	28095.56 sq.m	No Changes (P-Line Area)
7	Residential with Shopline Building	Bldg No.5	Gr/St+12	Shops-17	142	5906.52 sq.m	OC Granted
8.	Residential Building	Bldg No.6/Wing D	St+14 18	---	87	4304.00 sq.m	Now Amended (P-line Area)
9.	Residential Building	Bldg No.6/Wing A,B,C &E	Gr/St+14	---	416	12181.67 sq.m	OC Granted
	Residential with Shopline Building	Bldg No.7	Gr/St+14	Shops-08/1-Hall	160	6091.82 sq.m	OC Granted
	Residential Building	Bldg No.8	Gr/St+14	---	143	4289.99 sq.m	OC Granted
12.	Residential with Shopline Building	Bldg No.9/Wing A,B,C&D	Gr/St+14	Shops-32	330	11497.48 sq.m	No Change
13.	Residential Building	Bldg. No.10, Wing A& B	St+27	--	316	19505.05 sq.m	Now Amended (P-line Area)
14.	Residential Building	Bldg No.11	St+3	--	03	241.54 sq.m	No Change (P-line Area)
15.	Residential with shopline Building	Bldg No.12/Wing A & B	Gr/St+22	03 shops/3office	295	22643.84 sq.m	Now Amended (P-line Area)
16.	Commercial Building	Bldg No.13	St+5	5 Hall	--	1505.61 sq.m	Now Deleted
17.	Residential/ Commercial Building	Bldg No.14	Gr+23	6 Hall	174	12020.29 sq.m	No Change (P-line Area)



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मुख्य कार्यालय, विरार
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ता. यसई, जि. पालघर - ४०१ ३०५.



दुरध्वनी : ०२५० - २५२५१०१ / ०२५२५१०१
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasairvirarcorporation@yashwanth.com

जावक क्र.: य.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/89/2023-24 / 22108/2023 / 2023

18.	Commercial Building (Restaurant)	Bldg No.15	Gr+5	--	--	923.07 sq.m	Now Amended (P-line Area)
19.	Residential Building	Bldg No.16	St+30	--	231	15550.69 sq.m	Now Amended (P-line Area)
20.	Residential Building	Bldg No.17	St+30	--	146	10795.18 sq.m	Now Amended (P-line Area)
21.	Residential Building	Bldg. No.21	St+7	--	14	876.35 sq.m	Newly Proposed (P-line Area)
22.	Club House (In RG-12)	--	Gr Only	--	--	137.13 sq.m	No Change
23.	Meditation Hall(In RG-11)	--	Gr Only	--	--	36.04 sq.m	No Change



The Statement for CFC Building for school is as under:-

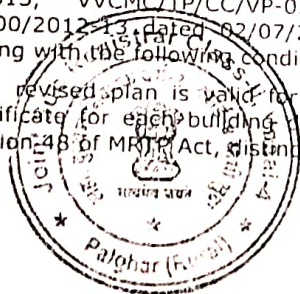
1	Gross plot area	
2	Net Plot Area	3663.57 sq.m
3	Base FSI (3663.57 X1.10)	3663.57 sq.m
4	Maximum Permissible Premium FSI- (3663.57 X0.50)	4029.92 sq.m
5	Proposed F.S.I Area on payment of Premium	1831.78 sq.m
6	Total Entitlement Area (3+5)	250.00 sq.m
7	Ancillary Area F.S.I 80% of (6)	4279.92 sq.m
8	Total Entitlement of F.S.I Permissible Including Ancillary (6+7)	3423.94 sq.m
9	F.S.I Proposed Including Ancillary	7703.86 sq.m
		7678.47 sq.m

CFC Building the Details of The Building is Given Below:

Sr. No	Predominant Building	No. of Floors	Built Up Area P-Line Area (in sq. mt.)	Remark
1.	CFC Building (School Building)	Gr/St+7	7678.47 sq.m	OC Granted

The revised plan duly approved herewith supersedes all the earlier approved plans except for building No.1, 2,3, 5, 6(Wing A, B,C,& E),7, 8 & CFC Building. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012, VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013, VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012, VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012 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 4B of MRTP Act, distinctively for each building.



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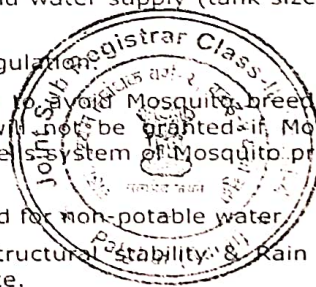
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VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/89/2023-24 / /2023

- 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.
- 8) 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.
- 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 Cover 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 submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 17) 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.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.



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५४ / १५२

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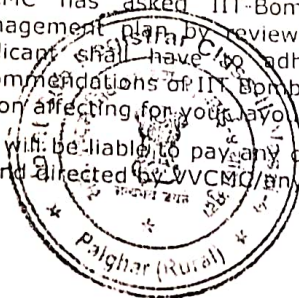


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फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaiVirarCorporation@yahoo.com

जाचक क्र.: व.वि.श.म.
दिनांक :

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- VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/89/2023-24 / /2023
- 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.
 - 20) 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.
 - 21) 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.
 - 22) 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.
 - 23) 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
 - 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
 - 25) 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.
 - 26) 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.
 - 27) 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 Swachh 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
 - 28) 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 your layout.
 - 29) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.



वसई-४

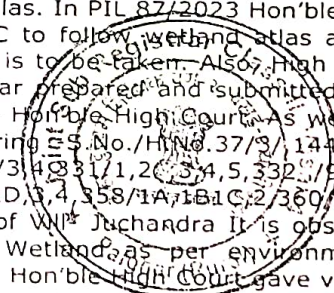
दस्तावेज क्र. 20309/2024

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22/08/2023

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/89/2023-24 / /2023

- 30) 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.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar Assisted water heating SWH system to said layout, if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra, if applicable.
- 34) You should provide lightening resistant system and produce the certificate from licensed agency for each building at the time of occupancy certificate.
- 35) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third-party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
- 36) You shall submit revised provisional FIRE NOC of Bldg No.6 & 12 within three month from the date of this revised development permission.
- 37) You shall develop RG area before applying for Final Occupancy Certificate.
- 38) You shall handover area under DP reservation before applying for Final Occupancy Certificate.
- 39) You shall submit revised Environment clearance from MPCB & Concert to Establish before commencement of work above 146957.87 sq.mt and no construction shall be commenced at site without obtaining revised Environment Clearance & Concert to Establish.
- 40) You shall submit combine TILR with regular Hissa No. and survey no. within one month from the date of this revised development permission.
- 41) Wetland rules, the notification 26/09/2017, vide clause no.2 (I) (g) specify as below:
"Wetland means an area of marsh, fen, peat land or water; weather natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt. Including areas of marine water, the depth of which at low tide does not exceed six meters, but does not include river channels, paddy fields, human-made water bodies/ tangs specifically constructed for aquaculture, salt production, re-creation and irrigation purposes".
- 42) This location is affected by Wetland as per wetland atlas. In PIL 87/2023 Hon'ble High Court of Mumbai gave directives to State Govt. M.C to follow wetland atlas and in case if any development is envisaged leave of court is to be taken. Also High Court directed to prepare brief document. Collector, Palghar prepared and submitted brief document to Govt. and Govt. submitted the same to Hon'ble High Court. As well the Govt. of Maharashtra in Wetland Atlas to plot bearing ES No./H.No.37/3/144/3A, 317/3, 5/1,5/2, 8,14,6A,6B,6C, 6D,330/3/1,3/2,3 /3/4,331/1,2,3,4,5,332/3,334, 337/4,339/1,345/B,349/1,350,351/4A,4B,6,352/2A,2D,3,4,358/1A,1B,1C,2,360/3,360/4,362/1,363/5,367/6,9,371/B,B2,B3,B4,B5,373/2 of W.P. Juchandra It is observed that lands under reference have not marked as Wetland as per environmental department dated 11/01/2019. Recently in five cases Hon'ble High Court gave verdict to follow verdict to follow brief document. The case number Writ Petition No. 303 of 2018 with Interim Application No. 2312 of 2022 with Interim Application No. 1072 of 2021, Writ Petition No. 4365 of 2022, Writ Petition no. 7132 of 2021, Writ Petition no. 6893 of 2022, Writ Petition no.4096 of 2022 are enclosed. However, decision regarding Writ Petition no. 87/2013 will be binding upon you.



वसई-४

दस्त क्र 20304/2024

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मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दुरध्वनी : ०२५० - २५२५२०१ / ०२५० - २५२५२०२

फॅक्स : ०२५० - २५२५२०१६

ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/89/2023-24 / 2023
22/08/2023
43) The responsibilities of Architect, Licensed Engineer and Structural Engineer shall be as per C-2.3, C-3.3, C-4.3 of UDCPR if any of the responsibilities are violated the eventuality shall be faced by the concerned technical person accordingly.

44) Undertaking regarding safety measure submitted by you is binding on you.

45) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.

46) The pending premium and labour cess charges are to be paid on prescribed due dates if not the said permission stands cancelled without giving any opportunity to be heard.

47) Any breach of conditions mentioned above the said permission stand cancelled without giving any opportunity to be heard.



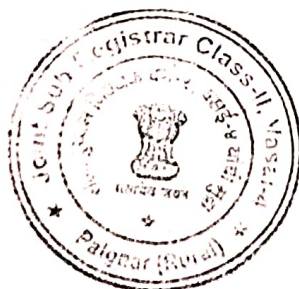
c.c. to:

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

Commissioner
Vasai Virar City Municipal Corporation

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.



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वसई-४
दस्त क्र. १०३०५/२०२४
५७/१५२

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



दुरध्वनी : ०२५० - २५२५११ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasavirarcorporation@yahoo.com
जायक क्र.: व.वि.श.म.
दिनांक :

Dt-07/10/2022

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/360/2022-23 /2022

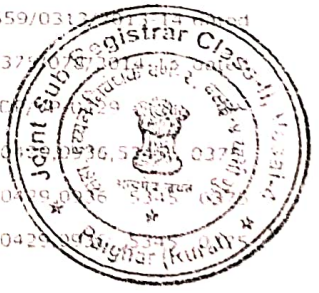
To,

1. Mr.Manchar B.Kini (Co-Owner & P.A.holder)
Mr.Manadeep D.Kini(Co-Owner & P.A.holder)
Mr.Anil Gupta Partner of M/s. S.N.Developers
& M/s.Samarpan Developers,M/s Sai Rydam Realtors Pvt Ltd.
Instacrossance Limited through Authorised signatory,
Mr.Shekhar Bhoir & Other, Mr. Hemandra Bosmiya,
M/s.Rashmi Shelter Pvt Ltd.,M/s.Sai Ornate Developers, &
M/s.Thakur Educational Trust (Regd.) of P.A.Holder
Mr.Shekhar B.Bhoir,Partner of M/s.Velankani Developers,
D2, Ground Floor,
Aakanksha Commercial Complex,
Achole Road, Nallasopara (E)
Tal-Vasai, Dist-Palghar.
2. M/s. En-Con, Project Consultants,
G-7, 8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist: - Palghar.

Sub: Revised Development Permission for proposed Residential with shopline Building No.12 Wing A & B on land bearing Old-S.No.345pt (old S.No.313 pt);S.No.346, H.No.1(old S.No.314, H.No.1);S.No.347(old S.No.315);S.No.348, H.No.2, (old S.No.316, H.No.2); S.No.350; S.No.349, H.No.1; S.No.339, H.No.1; S.No.352,H.No.3;S.No.351, H.No.4A, 4B & 6; S.No.331, H.No.1,2,3,4 & 5;S.No.317 H.No. 6A, 6B,6C & 6D;S.No.332,H.No.9;S.No.352, H.No.4; New-S.No.345, H.No.B;S.No.350;S.No.349,H.No.1; S.No.339, H.No.1;S.No.352, H.No.3;S.No.351, H.No.3, 4A,4B & 6;S.No.331, H.No.1, 2,3,4&5;S.No.317, H.No.5/1, 5/2, B/1,B/2 & B/4;S.No.332, H.No.9; S.No.352, H.No.4 of Village-Juchandra, Taluka Vasai, Dist Palghar.

Ref :

1. Commencement Certificate No.VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012.
2. Revised Development permission No.VVCMC/TP/RDP/VP-0429 & VP-0936/085/2012-13 dated 26/06/2012.
3. Commencement Certificate No.VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012
4. Commencement Certificate No.VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012.
5. Commencement Certificate No.VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013.
6. Revised Development permission No.VVCMC/TP/RDP/VP-0375/0290A/2013-14 dated 18/11/2013.
7. Revised Development permission No.VVCMC/TP/RDP/VP-0559/0312/2013 dated 13/12/2013.
8. Revised Development permission No VVCMC/TP/RDP/VP-0375/047/2014 dated 04/07/2014.
9. Revised Development permission No.VVCMC/TP/RDP/VP-0559/0615 & 5346/0259/2014-15 dated 24/12/2014.
10. Revised Development permission No.VVCMC/TP/RDP/VP-0559, 0615 & 5346/066/2015-16 dated 09/06/2015
11. Revised Development permission No VVCMC/TP/RDP/VP-0559,0615 & 5346/95/2020-21 dated 03/12/2020.
12. Revised Development permission No. VVCMC/TP/RDP/VP-0429,0559,0615 & 5346/333/2021-22 dated 20/07/2021.
13. Your Registered Engineer's letter dated 29/12/2021.



दस्ता क्र. 20304/2022
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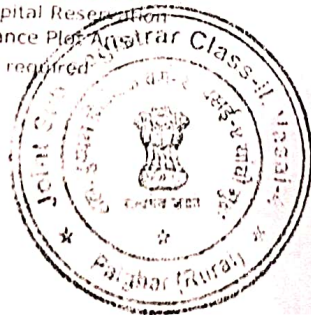
dt-07/10/2022

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/360/2022-23 /2022
 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. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th 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, Mulkam, Tembri, Kolhapur, Chandrapur, Tokri, Khairpada, Vasai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UDR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd. 2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:-

The drawings shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012, VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013, VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012, VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012 the details of the layout is given below:-

Mr. Manohar B. Kini (Co-Owner & P.A. holder), Mr. mandeep D. Kini (Co-Owner & P.A. holder), Mr. Anil Gupta Partner of M/s. S.N. Developers & M/s. Samarpan Developers, M/s. Sai Rydam Realtors Pvt Ltd., Instacrossance Limited through Authorised signatory, Mr. Shekhar Bhoir & Other, Mr. Hemandra Bosmiya, M/s. Rashmi Shelter Pvt Ltd., M/s. Sai Ornate Developers, M/s. Thakur Educational Trust (Regd.) through P.A. Holder Mr. Shekhar B. Bhoir, Partner of M/s. Velankani Developers Juchandra Residential Buildings, Residential with Shopline Buildings & CFC Building for school

1) Name of assess owner / P.A. Holder	
2) Location	
3) Land use (Predominant)	
4) Gross Plot Area	119568.00 sq.m
5) Plot area Under CRZ II	4624.10 sq.m
6) Balance Plot Area Clear of CRZ	114943.90 sq.m
7) Area Under 30.00 Mt D.P. Road	6841.83 sq.m
8) Area Under 40.00 Mt D.P. Road	11904.77 sq.m
9) Area Under 20.00 Mt D.P. Road	246.50 sq.m
10) P.G. Reservation	9581.32 sq.m
11) H.S. / P.S. Reservation	20186.45 sq.m
12) Hospital Reservation	15.93 sq.m
13) Balance Plot Area	70791.10 sq.m
14) CFC required	3663.57 sq.m



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दस्ता क्र 20304/2022

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



दुरध्वनी : ०२५० २५२५१०१ / ०२५०३०६०५५०५

फॅक्स : ०२५० २५२५१०३

ई-मेल : vasavirarcorporation@yahoo.com

नायक छ. : व.वि.श.म.

दिनांक :

Dt-07/10/2022

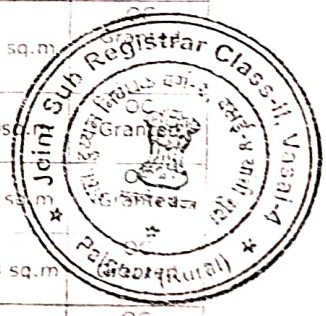
VVCMC/TP/RDP/VP-0429,0936,5345,0375,05F9,0615&5346/360/2022-23 /2022	
15) Net Plot Area(13-14)	67127.53 sq.m
16) RG required	10561.95 sq.m
17) Built up Area with reference to basic F.S.I Area (15x Basic FSI 1.10)	73840.28 sq.m
18) Maximum Permissible Premium FSI- (13)X0.50;	57471.95 sq.m
19) Proposed F.S.I Area on payment of Premium	44835.00 sq.m
20) Maximum DR/TDR Area(13) X1.40)	160921.46 sq.m
21) Add. 30.00 Mt D.P.Road	6138.95 sq.m
22) Add. 40.00 Mt D.P.Road	8360.84 sq.m
23) Permissible Ancillary Area for Residential Area for (HS/PS)	8074.58 sq.m
24) Total Entitlement Area (17+19+21+22+23)	141249.65 sq.m
25) Earlier Approved Built up Area	80249.43 sq.m
26) Balance Entitlement Area(24-25)	61000.22 sq.m
27) Add. Ancillary Area F.S.I 60% of (26)	36600.13 sq.m
28) Permissible BUA including Ancillary(26+27)	97600.35 sq.m
29) Proposed P-Line Area	96333.56 sq.m

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).

Please find enclosed herewith the approved Revised Development Permission for proposed of Residential with shopline Building No. 12 wing A & B on land bearing Old-S.No.345pt (old S.No.313 pt); S.No.346, H.No.1 (old S.No.314, H.No.1); S.No.347(old S.No.315);, S.No. 348, H.No.2, (old S.No. 316, H.No.2); S.No.350; S.No.349, H.No.1; S.No.339, H.No.1; S.No.352,H.No.3;S.No.351, H.No.4A, 4B & 6; S.No.331,H.No.1,2,3,4 & 5; S.No.317 H.No. 6A, 6B, 6C & 6D; S.No.332, H.No.9, S.No.352, H.No.4; New-S.No.345, H.No.B; S.No.350; S.No.349, H.No.1; S.No.339, H.No.1; S.No.352,H.No.3; S.No.351,H.No.3,4A,4B & 6; S.No.331,H.No.1,2,3,4&5; S.No.317, H.No.5/1, 5/2,6A, B/1, B/2 & B/4; S.No.332,H.No.9; S.No.352,H.No.4 of Village-Juchandra, Taluka Vasai, and Dist Palghar as per the following details:-



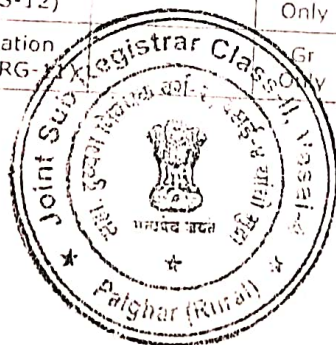
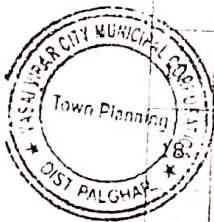
Sr. No	Predominant Building	Building No./Wings	No. of Floors	No. of Shops /Halls	No. of Flats	Built Up Area Unless Noted (in sq. mt.)	Remark
1.	Residential with Shopline Building	Bldg No.1/Wing A,B& C	Gr/St+7	Shops-15/Hal-1	84	2920.54 sq.m	
2.	Residential with Shopline Building	Bldg No.2/Wing A, & B	Gr/St+7	Shops-14	56	1945.105	
3.	Residential with Shopline Building	Bldg No.2/Wing C&D	Gr/St+7	Shops-10	56	1843.74	
4	Residential with Shopline Building	Bldg No.3/Wing A,B,C,D,E& F	Gr/St+9	Shops-15	646	18088.93 sq.m	
5	Residential with Shopline Building	Bldg No.3/Wing G,H&I	St+9	--	125	3625.29 sq.m	OC Granted



DT-07/10/2022

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/360/2022-23/2022

6	Residential with Shopline Building	Bldg No.4/Wing A,B,C,D,E,F, G,H,I& J	Gr/St +7 th	Shops-41/Hall-3	368	13309.38 sq.m	No Changes
			8 th to 17 floor	---	558	28095.56 sq.m	No Changes (P-Line Area)
7	Residential with Shopline Building	Bldg No.5	Gr/St+12	Shops-17	142	5906.52 sq.m	OC Granted
8	Residential Building	Bldg No.6/Wing D	St+14	---	82	4063.52 sq.m	No Changes (P-Line Area)
9	Residential Building	Bldg No.6/Wing A,B,C &E	Gr/St+14	---	416	12181.67 sq.m	OC Granted
10	Residential with Shopline Building	Bldg No.7	Gr/St+14	Shops-08/1-Hall	160	6091.82 sq.m	OC Granted
11	Residential Building	Bldg No.8	Gr/St+14	---	143	4289.99 sq.m	OC Granted
12	Residential with Shopline Building	Bldg No.9/Wing A,B,C&D	Gr/St+14	Shops-32	330	11497.48 sq.m	No Change
13	Residential Building	Bldg No.10	St+23	--	291	17245.68 sq.m	No Change(P-line Area)
14	Residential Building	Bldg No.11	St+3	--	03	241.54 sq.m	No Change(P-line Area)
15	Residential with shopline Building	Bldg No.12/Wing A & B	Gr/St+22	03 shops/3office	295	21729.08 sq.m	Now Amended (P-line Area)
16	Commercial Building	Bldg No.13	St+5	5 Hall	--	1505.61 sq.m	No Change(P-line Area)
	Residential/Commercial Building	Bldg No.14	Gr+23	6 Hall	172	12020.29 sq.m	No Change(P-line Area)
	Commercial Building (Restaurant)	Bldg No.15	Gr+5	--	--	904.66 sq.m	No Change(P-line Area)
19	Residential Building	Bldg No.16	St+7	---	21	1052.35 sq.m	No Change(P-line Area)
20	Residential Building	Bldg No.17/ Wing A	St+23	--	180	9475.07 sq.m	No Change(P-line Area)
21	Club House (In RG-12)	--	Gr Only	--	--	137.13 sq.m	No Change
22	Meditation Hall(In RG-12)	--	Gr Only	--	--	36.04 sq.m	No Change



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दस्तावेज क्र. 20304/2024

89 / 942

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



दुरध्वनी : ०२६० २५२५०१ / ०२६०३६०४/०६७५६

फॅक्स : ०२६० २५२५२०३

ई-मेल : vasavirarcorporation@yahoo.com

जायक क्र.: व.वि.श.म.

दिनांक :

07/10/2022.

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/360/2022-23/ 12022

The Statement for CFC Building for school is as Under:-

1	Gross plot area	3663.57 sq.m
2	Net Plot Area	3663.57 sq.m
3	Base FSI (3663.57 X1.10)	4029.92 sq.m
4	Maximum Permissible Premium FSI- (3663.57 X0.50)	1831.78 sq.m
5	Proposed F.S.I Area on payment of Premium	250.00 sq.m
6	Total Entitlement Area (3+5)	4279.92 sq.m
7	Ancillary Area F.S.I 80% of (6)	3423.94 sq.m
8	Total Entitlement of F.S.I Permissible Including Ancillary (6+7)	7703.86 sq.m
9	F.S.I Proposed Including Ancillary	7678.47 sq.m

CFC Building the Details of The Building is Given Below:

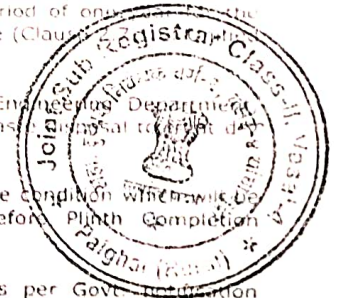
Sr. No	Predominant Building	No. of Floors	Built Up Area P-Line Area (in sq. mt.)	Remark
1.	CFC Building (School Building)	Gr/St+7	7678.47 sq.m	No Changes (P-Line Area As per New UDCPR)

The revised plan duly approved herewith supersedes all the earlier approved plans except for building No.1, 2,3, 5, 6(Wing A,B,C,& E),7 & 8. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012, VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013, VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012, VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012. 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 for use contrary to the provisions of this grant within the specific time.

The commencement certificate shall remain valid for a period of one year from the date of its issue (Clause 4) of the Development Control and Promotion Regulations-2020).

- 4) You shall submit detailed proposal in consultation with Engineering Department Municipal Corporation for rain water harvesting and solid waste and organic waste separately by design department
- 5) You shall construct the compound wall /Retaining as per site condition when the design & supervised by certified structural engineer before Plinth Completion Certificate.
- 6) You shall provide the Rain Water Harvesting systems as per Government Regulation 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

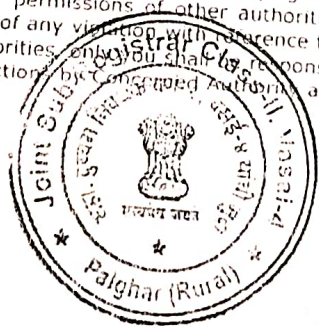
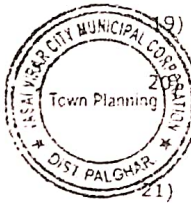


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DT -07/10/2022

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,06158,5346/360/2022-23/ 12027
empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

- 8) 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.
- 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 submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 17) 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.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 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.
- 20) 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.
- 21) 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.
- 22) 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, you shall be responsible for the said violation and the same may call for action by concerned Authorities as per their statutory provisions. Vasai Virar City



वसई-४

दस्ता क्र. २०३०५/२०२४

६३ १५२

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



दूरध्वनी : ०२२०० - २५२५१९०१, २५२५१९०२, २५२५१९०३, २५२५१९०४, २५२५१९०५

फॅक्स : ०२२०० - २५२५१९०३

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आयक क्र. : व.वि.श.म.

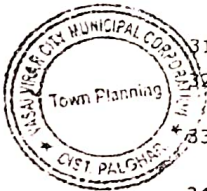
दिनांक :

Dt 07/10/2022

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/360/2022-23 /2022

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.

- 23) 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.
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) 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.
- 26) 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.
- 27) 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.
- 28) 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.
- 29) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 30) 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.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar Assisted water heating SWH system to said layout, if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra, if applicable.
- 34) You should provide lightning resistant system and produce the certificate from licensed agency for each building at the time of occupancy certificate.
- 35) You shall be legally responsible for taking care of provisions of present amendment where third party rights are created. In case of registered agreement for sale or lease of apartment by taking consent of interested party. City Municipal Corporation is not responsible for such disputes.
- 36) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court or revenue/co-operative court or with any Govt. Authority like Police or any other authority, the said permission stand cancelled without giving prior notice or opportunity being heard.

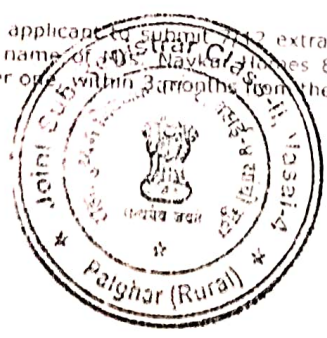


दस्ता क्र. १०००
६० १५२

dt: 07/10/2022

VVCMC/TP/RDP/VP 0429,0936,5345,0375,0559,0615B5346/360/2022-23/ 2022

- 37) You shall submit revised Environmental clearance from competent authority and consent to establish for additional area of 84224.00 sq.mt (as per Environmental clearance dtd. 08/04/2015 the area mentioned is 146957.87 sq.mt. However total area of the proposal is 23181.87 sq.mt) till then no construction will be carried out of additional area 84224.00 sq.mt. If construction work is carried out without obtaining revised Environment clearance and consent to establish for additional area, then this permission stands cancelled without giving notice and opportunity to be heard under natural justice.
- 38) You shall not propose /Construct building in CRZ affected area if found the said permission stands cancelled without giving opportunity to be heard.
- 39) You shall submit revised provisional FIRE NOC of Bldg No.12 within one month from the date of this revised development permission, if not said permission stands cancelled.
- 40) Wetland rules, the notification 26/09/2017, vide clause no 2 (I) (g) specify as below: "Wetland means an area of marsh, fen, peat land or water; whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt. Including areas of marine water the depth of which at low tide does not exceed six meters, but does not include river channels, paddy fields, human-made water bodies/ tanks specifically constructed for aquaculture, salt production, recreation and irrigation purposes". In this regard clarification pertaining applicability of National Wetland Atlas to plot bearing S.No./H.No. 37/3/1, 144/3A, 317/3, 5/1, 5/2, 8, 14, 6A, 6B, 6C, 6D, 330/3/1, 3/2, 3/3, 4, 331/1, 2, 3, 4, 5, 332/9, 334, 337/4, 339/1, 345/B, 349/1, 350, 351/4A, 4B, 6, 352/2A, 2D, 3, 4, 358/1A, 1B1C, 2, 360/3, 360/4, 362/1, 363/5, 367/6, 9, 371/B, B2, B3, B4, B5, 378/2 of Vill- Juchandra It is observed that lands under reference have not marked as Wetland as per environmental department dated 11/01/2019.
- 41) The location is affected by Wetland as per wetland atlas. In PIL 87/2013 Hon'ble High Court of Mumbai gave directives to State Govt./M.C. to follow wetland atlas and in case if any development is envisaged leave of court is to be taken. Also High Court directed to prepare brief document. Collector, Palghar prepared and submitted brief document to Govt. and Govt. submitted the same to Hon'ble High Court. In this brief document of Collector Palghar dtd. 22/08/2016, there is not mention of the land & Survey nos. in this proposal as wet lands. As well the Under Secretary Environment dept of Government of Maharashtra in their letter No.Wetland 2018/CR 11/1/T.C.I dated 11/01/2019, clearly confirmed that the - S.No./H.No. 37/3/1, 144/3A, 317/3, 5/1, 5/2, 8, 14, 6A, 6B, 6C, 6D, 330/3/1, 3/2, 3/3, 4, 331/1, 2, 3, 4, 5, 332/9, 334, 337/4, 339/1, 345/B, 349/1, 350, 351/4A, 4B, 6, 352/2A, 2D, 3, 4, 358/1A, 1B1C, 2, 360/3, 360/4, 362/1, 363/5, 367/6, 9, 371/B, B2, B3, B4, B5, 378/2 is not marked as wet land or mentioned in the brief documents of Collector Palghar. Recently in Writ petition no.303/2018 and Writ petition no.4365/2022, Hon'ble High court verdict to follow brief document. In this case the Environment Dept. has mentioned in the letter dated 11th Jan 2019 that the location is not covered in definition of wetland as per clause no. 2(i) of wetland rules 2017. Decision regarding PIL 87/2013 will be binding upon you.
- 42) The applicant to submit registered power of attorney (नोंदणीकृत कुळमुखत्यार पत्र) for lands belonging to S.No. 350, 331/1, 331/2, 331/4, 352/3, 331/3, 331/5, 317/5/1, 317/5/2, 317/B/1, 317/B/2, 317/B/4, 332/9, 352/4/A, within 3 months from the date of issue.
- 43) The applicant to submit extract in the name of applicant/purchaser by deleting the name of J. D. Jaykumar & estate Pvt. Ltd., director Shri. Naresh Jain and other owners within 3 months from the date of issue.



वसई-४

दस्ता क्र २०३०५ / २०२४

६५ १५२

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



दुरध्वनी : ०२२० २५२५२०९ / ०२२०३७० २, ०५/०६

फॅक्स : ०२२० २५२५२०५

ई-मेल : vasairarcorporation@yahoo.com

चायक क्र. : व.वि.श.म.

दिनांक :

०६-०७/१०/२०२२

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615&5346/360/2022-23 / 12077

44) The applicant to submit the fresh 7/12 of S.No.339/1, deleting the name of Mhaad Realtors and Infra and incorporation the name Instacroissance Ltd, within 30 days from the date of issue

45) Any breach of above conditions will lead to cancellation of this order without giving any opportunity to be heard.



c.c. to:

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

Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.

