

Sumit Mehta 02/11/2018

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कार्यालय, विरार
विरार (पूर्व),
वि. पालघर - ४०२ ३०५.



दूरध्वनी : ०२५० - २५२५२०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२०७
ई-मेल: vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.प.
दिनांक :

WCMC/TP/OC/VP-0191/ ०६९/2018-19

date: - 12 / 11 / 2018

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5) This certificate of occupancy is issued only in respect of 3904 flats constructed in residential building with built up area statement and no. of flats are as under given below

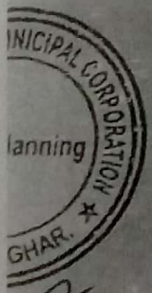
Sr. No	Building Numbers & Type	Wings	No. of floors	Use	Total BUA in Sq.mt.	No. of Flats
01	10 (LIG +type)	A	Stilt+24 floors	Residential	9,064.74	186
02	11 (LIG +type)	A, B, C, D, E, F, G, H, J	Stilt+24 floors	Residential	81,582.66	1674
03	12 (LIG + type & LIG-R type)	A, B, C, D, E, F, G, H	Stilt+24 floors	Residential	67,867.85	1394
04	13 (LIG +type)	A, B, C	Stilt+24 floors	Residential	27,194.22	558
05	14 (LIG-R type)	A	Stilt+24 floors	Residential	4,414.67	092
05 Nos. of Buildings		22 Wings			1,90,124.14	3904

6) Also, you shall submit a cloth mounted copy of as built drawing without which the Security deposit will not be refunded.

7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged / unauthenticated documents, suppressing any court order, this occupancy certificate is liable to be cancelled. You are responsible for this type of lapse on your part and WCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the occupancy certificate.

8) After complying the conditions of all and complying with legal orders of any other forum only you shall be possession of flats.

9) You are responsible for the disposal of construction and demolition waste (debris) that may be generated during the demolition of existing structure and during the execution work of buildings.



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OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential buildings i.e. Bldg.No.-10, wing-A, Bldg.No.-11, wing no.-A,B,C,D,E,F,G,H,J, Bldg.No.-12, wing no.- A,B,C,D,E,F,G,H, Bldg. No.- 13, wing no.- A,B,C and Bldg. No.-14, wing no.-A comprising of Stilt+24 floors (Total = 22 wings) with Built up area 1,90,124.14 Sq.M. on land bearing S. No.-392/1A of village Bolinj & S. No.-376(Pt) of village Virar, Tal. Vasai, Dist.-Palghar completed under the supervision of Mr. Nitin A. Patil, Registered Architect (License/Registration No.CA/2008/42077) and has been inspected on 09/03/2018 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement certificate no. VVCMC/TP/CC/VP-0191/2642 dated. 21/03/2012, Amended Plans approved under no: VVCMC/TP/RDP/VP-0191/2643, dated.21/03/2012, Revised Development permission vide letter No: -VVCMC/TP/RDP/VP-0191/349 dated. 24/03/2015, Commencement certificate vide letter No: -VVCMC/TP/CC/VP-0191/4214 dated. 24/03/2015, Revised Development permission vide letter No: -VVCMC/TP/RDP/VP-0191/314 dated. 01/03/2016, Revised Development permission vide letter No: VVCMC/TP/RDP/VP-0191/01/2017-18, dated. 13/04/2017, Revised Development permission vide letter No: -VVCMC/TP/RDP/VP-0191/132/2018-19, dated. 26/10/2018 issued by VVCMC permitted to be occupied subject to the following conditions: -

1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained .

2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any-time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.

4) The Vasai Virar City 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.

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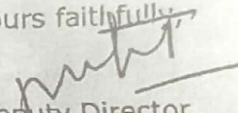
Sir/madam,

Please find enclosed herewith the Occupancy Certificate for Residential Buildings i.e. Bldg.No.-10, wing-A, Bldg.No.-11, wing no.-A,B,C,D,E,F,G,H,J, Bldg.No.-12, wing no.-A,B,C,D,E,F,G,H, Bldg. No.- 13, wing no.- A,B,C and Bldg. No.-14, wing no.-A comprising of Stilt+24 floors (Total = 22 wings) on land bearing S. No.- 392/1A of village Bolinj & S. No.-376(Pt) of village Virar, Tal. Vasai, Dist.-Palghar along with as built Drawings.

You are required to submit revised DSLR map showing the roads, R.G., Amenity plot, D.P. Roads, D.P. Reservations, Buildings as constructed at site and you will also have to submit necessary mutation entry in 7/12 extracts showing these components before approaching for refund of security deposit.

(Issued as per approved by the Commissioner)

Yours faithfully,


Deputy Director
Town Planning,

Vasai Virar City Municipal Corporation



Encl.: as above.

C.C. to:

01) Mr. Nitin A. Patil (Architect).
Bldg. no. 24-A/601, Maitri Co-op. Hsg. Society,
Near Western Express Highway, Blmbisar Nagar,
Goregaon (E), Mumbai - 400 065.

02) Asst. Commissioner.
Ward office - A.
Vasai Virar City Municipal Corporation.

03) Tax Superintendent.
Ward office - A.
Vasai Virar City Municipal Corporation.

For necessary action during taxation procedure.

महानगरपालिका, विरार
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- 14) MPCB NOC for Consent to Establish U. No: - Format 1.0/BO/CAC-cell/EIC-TN-4865-14/E/CAC-1395, dated. 12/02/2014.
- 15) MPCB NOC for Consent to Operate (part) U. No: - BO/CAC-cell/CO-part/CAC-1612000155, dated. 05/12/2016 for period 30-4-2017 & revalidation of NOC U. No: MPCB/SRO-THANE-II / CONSENT/ R/ 1703000182, dated. 03/03/2017 for period 30-09-2019.
- 16) NOC from Chief Fire Officer U.No.- MFS/51/2015/56, dated. 05/02/2015 & revalidation of NOC U.No.-MFS/51/2015/234, dated. 26/02/2016 for the period of 06/02/2018 and Revised CFO NOC U.No.- MFS/51/2017/129, dated. 10/03/2017 for 50 wings.
- 17) Final NOC from Chief Fire Officer U.No.- MFS/51/2017/468, dated. 28/8/2018 for 22 wings.
- 18) Provisional Occupation Certificate no.-VVCMC/TP/OC/VP-0191/02/2017-18, dated. 05/04/2017 and Final Occupation Certificate u.no.- VVCMC/TP/ final OC/VP-0191/99/2017-18, dated. 19/01/2018 for 50 wings.
- 19) Fire station Occupation Certificate under No.- VVCMC/TP/OC/VP-0191/120/2017-18, dated. 16/03/2018.
- 20) Development completion certificate dated. 15/03/2018 from Licensed Architect.
- 21) Structural Stability Certificate from your structural Engineer vide letter dated.15/3/2018.
- 22) Plumbing completion Certificate dated. 14/3/2018.
- 23) Receipt No. 21301,21302,21303,21304,21305,21306,20905 dated.12/5/2016 & Receipt No. 19220 dated.23/3/2016 from VVCMC for portable water supply.
- 24) Letter from Rain Water Harvesting Consultant dt: 09/05/2016.
- 25) NOC from Tree Plantation Dept. of VVCMC dated. 21/7/2016 & 29/12/2016.
- 26) Mosquito proof treatment certificate dated. 08/12/2016 & 05/07/2018.
- 27) STP (3700m³/day, 1500m³/day) Completion Certificate dated. 7/3/2017 with Treated Water Test Certificate dated. 09/06/2018.
- 28) Organic Waste Composter (OWC) Completion Certificate for 3000kg/day & 2300kg/day dated. 22/8/2017 and Kwik Composter KCZ-5400 dated. 31/5/2018.
- 29) EE-I, MHADA letter for OC (22wings=3904 t/s) under No. EE-I/KB/210/2018, dated. 14/03/2018.

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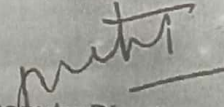
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- 10) You shall maintain provided separate dust bins per wing of buildings for Dry and Wet waste as per MSW rules 2016 prior to Occupancy Certificate.
- 11) If any dues or charges arises in future MHADA shall abide to pay such charges.
- 12) VVCMC 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.
- 13) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
One set of completion plan duly certified is returned herewith.

(Issued as per approved by the Commissioner)


Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

