

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasavirarcorporation@yahoo.com

जाचक क्र. : व.वि.श.प.
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/2021

To

1. ShriDevendraR. Ladhani(P.A. Holder)
D-II/1&2, Aakansha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai, Dist: Palghar,
2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivali (W),
Mumbai - 400 092,

Sub: Revised Development Permission for the proposed Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building on CFC-1, School building No.1&2 on CFC-2&Informal Market on land bearing S.No.62, H.No.1,2/Pt.,3,4,5,7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2,3, S.No.65, S.No.68, H.No.1,2&3, S.No.69, H.No.1,2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3,4,5,7, S.No.76, S.No.77, H.No.2,3,4,5,6,7, S.No.81, H.No.2,4,5,6,8,9,10,12,13,14,15,16,17,18,19,21,22,23, S.No.82, H.No.3/3, 5,7, 8/1, 9,10, S.No.83, H.No.1/Pt., S.No.84, H.No.3,4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B,6,9,10&12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3&7, S.No.88, H.No.1A, 1B, 2A & 2B, S.No.89, H.No.1,2&4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1,2,3, S.No.275, H.No.1,2, S.No.276, H.No.1,2,3,4,5, S.No.277, H.No.2&3, S.No.278, H.No.1,2,3,4 S.No.279, H.No.1, S.No.280, H.No.1,2,3,4,5 Vill: Gokhiware, Tal: Vasai, Dist: Palghar.

- Ref:
- 1) TILR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement.
 - 2) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
 - 3) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2011 dt.13/04/2012.
 - 4) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-36/2012 dt.31/05/2012.
 - 5) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-83/2012 dt.22/02/2013.
 - 6) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.05/04/2014.
 - 7) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-125/2014 dt.20/03/2015.
 - 8) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.27/11/2015.
 - 9) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-07/15 dt.20/03/2015.
 - 10) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20/15 dt.28/09/2015.
 - 11) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20A/15 dt.03/11/2015.
 - 12) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-530/2018 dt.28/12/2018.
 - 13) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-128/2019 dt.16/02/2019.
 - 14) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-143/2019 dt.16/02/2019.



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Date: 31/05/2021

- 15) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-636/2019 dt.29/11/2019.
- 16) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-637/2019 dt.29/11/2019.
- 17) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-638/2019 dt.29/11/2019.
- 18) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-640/2019 dt.29/11/2019.
- 19) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-641/2019 dt.29/11/2019.
- 20) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-642/2019 dt.29/11/2019.
- 21) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-643/2019 dt.29/11/2019.
- 22) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-644/2019 dt.29/11/2019.
- 23) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-645/2019 dt.29/11/2019.
- 24) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-646/2019 dt.29/11/2019.
- 25) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-647/2019 dt.29/11/2019.
- 26) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-648/2019 dt.29/11/2019.
- 27) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-650/2019 dt.29/11/2019.
- 28) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-654/2019 dt.29/11/2019.
- 29) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-94/2020 dt.10/02/2020.
- 30) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-85/2020 dt.10/02/2020.
- 31) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-96/2020 dt.10/02/2020.
- 32) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND/KV/SR-97/2020 dt.10/02/2020.
- 33) N.A. Receipt No.MH010747413, MH010747344, MH010747697, MH010747615, MH010748279, MH010748179, MH010748535, MH010748451, MH010746606, MH010746321, MH010749879, MH010750283, MH010750179, MH010747974, MH010750541, MH010750480 dt.16/02/2018.
- 34) N.A. Receipt No.MH010788856, MH010788823, MH010788979, MH010788924, MH010788708, MH010788665, MH010789662, MH010789679, dt.17/02/2018.
- 35) N.A.Receipt No. MH000720584, MH000720715, MH000721123, MH000721007 dt.20/04/2018.
- 36) Receipt No. MH006500515, MH006500615, MH006531604, MH006531649, MH006502582, MH006502481, MH006502780, MH006502899, MH006503680, MH006503459, MH006504259, MH006504149, MH006508434, MH006508353, MH006501152, MH006500863, MH006532000, MH006531959, MH006502177, MH006502274, MH006505283, MH006505143, MH006504524, MH006504630, MH006501802, MH006501923, MH006504823, MH006504948, dt.20/09/2019.



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ई-मेल : vasaircorporation@yahoo.com

जावक क्र. : व.वि.श.प.
दिनांक :

- VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 Date: 31/05/2021
- 37) Receipt No. MH008851946, MH008851779 dt.28/11/2019.
 - 38) Receipt No. MH011547511, MH011547585, MH011547865, MH011547940 dt.03/02/2020.
 - 39) Commencement certificate no.VVCMC/TP/CC/VP-0465/1070/2012-13 dt.10/07/2012.
 - 40) Commencement certificate no. VVCMC/TP/CC/VP-0329, 0815& 0509/1065/2012-13 dt.10/07/2012.
 - 41) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0223/2013-14 dt.25/07/2013.
 - 42) Revised Development Permission no.VVCMC/TP/RDP/VP-0329, 0815 & 0509/0189/2014-15 dt.15/11/2014.
 - 43) Revised Development Permission no.VVCMC/TP/RDP/VP-0329, 0815& 0509/120/2015-16 dt.20/07/2015.
 - 44) Revised Development Permission no.VVCMC/TP/RDP/VP-0329, 0815& 0509/123/2018-19 dt.12/10/2018.
 - 45) Revised Development Permission no.VVCMC/TP/RDP/VP-0329,0815&0509/196/2019-20 dt.18/11/2019.
 - 46) Revised Development Permission no.VVCMC/TP/RDP/VP-0329,0815&0509/367/2019-20 dt.23/03/2020.
 - 47) Revised Development Permission no.VVCMC/TP/RDP/VP-0329,0815&0509/29/2020-21 dt.28/10/2020.
 - 48) Your Licensed Engineer letter dated 24/11/2020.

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, ArnalaKilla, Patilpada, Mukkam, Tembl, 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. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per TP Act 1966.



Revised Development Permission is hereby granted for the proposed Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building on CFC-1, School building No.1&2 on CFC-2& Informal Market under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to ShriDevendraR. Ladhani(P.A. Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letterNo. VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012.The details of the layout is given below:-

| Sr. No | Particulars | Area (In Sq.m) |
|--------|-------------|----------------|
|--------|-------------|----------------|

VCCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/2021

| | | | |
|-----|---|---|--|
| 1 | Name of assessee owner/ P.A.Holder | : | ShriDevendra R. Ladhani(P.A. Holder) |
| 2 | Location | : | Gokhiware |
| 3 | Land Use (Predominant) | : | Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building on CFC-1 & School building No.1&2 on CFC-2& Informal Market. |
| 4 | Gross Plot area (as per 7/12 extract) | : | 4,27,465.00 |
| | Less: a) 20mt D.P. Road | : | 4,599.96 |
| | b)30mt D.P. Road | : | 26,806.66 |
| | c) 40mt D.P. Road | : | 30,622.33 |
| | d) M & SC | : | 1,904.62 |
| | e) Water body | : | 17,851.82 |
| | f) Garden | : | 11,551.83 |
| 5 | g) PG | : | 5,212.52 |
| | h) DFCC | : | 16,411.64 |
| | i) NDZ | : | 214.10 |
| | j) LWC | : | 20,908.85 |
| | k) PS | : | 3,304.17 |
| | l) HS | : | 15,758.60 |
| | m) MAHSR | : | 2,901.24 |
| 6.a | Net Plot Area | : | 2,69,416.66 |
| 6.b | Balance Net Plot Area (excluding CRZ-1) | : | 2,55,926.24 |
| 7 | a) 15% RG as per RDP dt. 10/07/2012 | : | 21,134.53 |
| | b) 20% RG as per additional land area | : | 23,005.88 |
| 8 | C.F.C @ 5% | : | 12,796.31 |
| 9 | Buildable Plot Area | : | 2,17,537.30 |
| 10 | Permissible FSI | : | 1.00 |
| 11 | Permissible BUA (Basic) | : | 2,17,537.30 |
| 12 | Add: Land Pooling FSI | : | 17,262.92 |
| 13 | Add: Inclusive Housing (20%) | : | 19,555.00 |
| 14 | Total Permissible B.U.A. | : | 2,54,355.22 |
| 15 | Total Proposed BUA | : | 2,54,256.62 |
| 16 | LWC building no. 1 | : | 3,984.14 |
| 17 | LWC building no. 2 | : | 4,012.39 |
| 18 | LWC Welfare Center (Nursing Home) | : | 2687.43 |
| 19 | Community Center Building no.2 | : | 1073.39 |
| 20 | Ancillary Building | : | 4,146.99 |
| 21 | High School Building | : | 17,467.03 |
| 22 | CFC School building no.1 | : | 1,816.77 |
| 23 | CFC School building no.2 | : | 705.03 |
| 24 | CFC-1 Educational Building | : | 11625.92 |
| 25 | FSI consumed | : | 1.089 |



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).

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फॅक्स : ०२५० - २५२५१०३
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जावक क्र. : व.वि.श.प.
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VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/2021

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building on CFC-1, School building No.1&2 on CFC-2& Informal Market on land bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S.No.68, H.No.1, 2 & 3, S.No.69, H.No.1, 2, 3, 4, 5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S.No.77, H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.3/3, 5, 7, 8/1, 9, 10, S.No.83, H.No.1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, S.No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1, 2, 3, S.No.275, H.No.1, 2, S.No.276, H.No.1, 2, 3, 4, 5, S.No.277, H.No.2 & 3, S.No.278, H.No.1, 2, 3, 4 S.No.279, H.No.1, S.No.280, H.No.1, 2, 3, 4, 5 Village: Gokhiware, Taluka: Vasai, District: Palgharas per the following details:-

| Predominant Building | Bldg No. | Wing | No. of Floors | No. of Flats | No. of Shops/Off./Store | B.U.A. sq. mt. | Status |
|----------------------|----------|--------|-----------------------|--------------|-------------------------|----------------|---------------|
| Sector - I | | | | | | | |
| Resi with shopline | 2 | D | Stilt+G+12 | 45 | 6 | 1691.66 | No Change |
| Resi with shopline | 3 | A to E | B+G+P1+13 | 354 | 14 | 14601.17 | No Change |
| Resi with shopline | 4 | A to C | B+G | Nil | 21 | 874.55 | No Change |
| Resi with shopline | 5 | A to C | B+G | Nil | 23 | 1078.75 | No Change |
| Resi with shopline | 6 | A & B | G+14/pt | 183 | 18 | 7417.19 | POC granted |
| Resi with shopline | 7 | A to E | G+14 | 318 | 16 | 14338.19 | POC granted |
| Resi with shopline | 8 | A to H | G+14 | 584 | 9 | 24095.49 | POC granted |
| Resi with shopline | 9 | A | Stilt+G+P+1/pt. to 22 | 147 | 20 | 6457.00 | Now Amendment |
| Resi with shopline | | B | | 147 | 20 | 6457.00 | |
| Residential | | C | Stilt+22 | 84 | Nil | 3129.00 | |
| Resi with shopline | | D | Stilt+G+P+1/pt. to 22 | 126 | 22 | 6189.69 | |
| Resi with shopline | | E | | 84 | 10 | 4159.17 | |
| Resi with shopline | | F | | 127 | 16 | 5266.07 | |
| Residential | | G | Stilt+22 | 150 | Nil | 6257.01 | |
| Residential | | H | Stilt+19 | 136 | Nil | 5391.35 | |
| Residential | | I | Stilt+1 | Nil | Nil | 0.00 | |
| Resi with shopline | 10 | A | Stilt+G+P+ | 85 | 14 | 5211.70 | Now Amendment |
| Resi with shopline | | B & C | 1/pt. to 18 | 136 | 14 | 8515.33 | |
| Residential | | D | Stilt+17/pt | 94 | Nil | 4575.70 | |
| Resi with shopline | | E | Stilt+G+P+ | 86 | 12 | 4477.19 | |
| Resi with shopline | | F | 1/pt. to 18 | 68 | 10 | 3411.06 | |
| Residential | | | | | | | |
| Sector - II | | | | | | | |
| Residential | 1 | A&B | Stilt+9 | 142 | Nil | 4145.64 | No Change |
| Residential | 2 | A&B | Stilt+9 | 142 | Nil | 4145.64 | No Change |
| Sector - III | | | | | | | |
| Resi with shopline | 1 | A | Stilt+G+18 | 105 | 12 | 4478.52 | No Change |
| Resi with shopline | | B | Stilt+G+16 | 125 | 12 | 4399.15 | No Change |
| Residential | | C | Stilt+14 | 82 | Nil | 3038.50 | No Change |
| Resi with shopline | | D | Stilt+G+16 | 125 | 12 | 4964.96 | No Change |
| Resi with shopline | | E | Stilt+G+18 | 105 | 7 | 4215.76 | No Change |
| Resi with shopline | 2 | A | Stilt+G+14 | 110 | 14 | 4378.02 | No Change |
| Resi with shopline | | B | Stilt+G+14 | 50 | S-6, O-4 | 2258.20 | No Change |
| Residential | | C | Stilt+18 | 141 | Nil | 5714.13 | No Change |
| Residential | 3 | A | Stilt+16 | 93 | Nil | 3609.35 | No Change |
| Resi with shopline | | B | Stilt+G+16 | 89 | S-6, Clinic-1 | 4187.34 | No Change |
| Resi with shopline | | C&D | Silt+G+16 | 188 | 7 | 6451.70 | No Change |



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| | | | | | | | |
|----------------------------|------|-------|--------------|----------------|---------------|------------------|---------------|
| Residential | 4 | A | Stilt+23 | 180 | Nil | 6200.36 | No Change |
| Resi with shopline | | B | B+S+G+18 | 102 | S-14, Store-7 | 4124.60 | No Change |
| Resi with shopline | | C | B+S+G+18 | 102 | S-14, Store-7 | 4750.67 | No Change |
| Sector - IV | | | | | | | |
| Residential | 1 | A | Stilt+14 | 82 | Nil | 3192.40 | No Change |
| | | B | Stilt+14 | 54 | Nil | 1931.80 | No Change |
| | | D | Stilt+14 | 54 | Nil | 1931.80 | No Change |
| Residential | 2 | A | Stilt+7 | 41 | Nil | 1596.20 | No Change |
| | | B | Stilt+7 | 27 | Nil | 965.90 | No Change |
| Sector - V | | | | | | | |
| Residential | 6 | C | Stilt+17 | 64 | Nil | 2287.63 | No Change |
| Resi with shopline | 8 | A | Stilt+G+23 | 88 | 6 | 3223.23 | No Change |
| Resi with shopline | | B | Stilt+G+23 | 180 | 12 | 6372.21 | No Change |
| Resi with shopline | | C | ----- | ----- | ----- | 0.00 | Future Provi |
| Resi with shopline | | D | ----- | ----- | ----- | 0.00 | Future Provi |
| Shopline with Restaurant | ---- | A1 | Ground | Nil | 7 | 193.64 | No Change |
| Residential | 9 | A | Stilt+7 | 46 | Nil | 2075.82 | No Change |
| | | B | Stilt+7 | 29 | Nil | 1193.33 | No Change |
| Residential | 10 | A | Stilt+7 | 27 | Nil | 965.90 | No Change |
| | | B | Stilt+7 | 27 | Nil | 965.90 | No Change |
| Resi with shopline | | C | Stilt+G+23 | 180 | 12 | 7432.66 | No Change |
| Resi with shopline | | D | Stilt+G+23 | 134 | 12 | 5599.86 | No Change |
| Resi with shopline | | E | Stilt+G+23 | 88 | 6 | 3223.23 | No Change |
| Resi with shopline | | F | Stilt+G+23 | 134 | 8 | 5549.62 | No Change |
| Residential | | G | Stilt+1 | 8 | Nil | 274.71 | No Change |
| Row House | ---- | ----- | Stilt+2 | ----- | ----- | 126.29 | No Change |
| Informal Market | ---- | ----- | ----- | ----- | ----- | 497.68 | Newly Added |
| TOTAL | | | | | | 254256.62 | |
| Sector - I (Other) | | | | | | | |
| High School | 1 | ---- | Stilt+7 | ----- | ----- | 17467.03 | Now Amendment |
| Sector - II (Other) | | | | | | | |
| LWC | 1 | A | Stilt+9 | 71 | Nil | 2072.82 | No Change |
| | | B | Stilt+9 | 53 | Nil | 1911.32 | No Change |
| LWC | 2 | A | Stilt+9 | 71 | Nil | 1939.57 | No Change |
| | | B | Stilt+9 | 71 | Nil | 2072.82 | No Change |
| LWC (Nursing Home) | 1 | ----- | Stilt+G+5/Pt | ----- | ----- | 2687.43 | No Change |
| Community Centre | 1 | ----- | ----- | ----- | ----- | 0.00 | Future Provi |
| Community Centre | 2 | ----- | Stilt+G+3 | ----- | Hall-3 | 1023.39 | No Change |
| Residential Ancillary | 1 | A&B | G+14/pt | 109 | Nil | 4146.99 | OC granted |
| Sector - III | | | | | | | |
| Educational Building CFC | 1 | ----- | G+7 | ----- | ----- | 11625.92 | Now Amendment |
| Sector - V | | | | | | | |
| School Building CFC | 1 | ----- | G+1 | Class room -16 | | 1816.77 | No Change |
| School Building CFC | 2 | ----- | G+2 | Class room - 8 | | 705.03 | No Change |



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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०६/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasavirarcorporation@yahoo.com

जायक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/2021

The revised plan duly approved herewith supersedes all the earlier approved plans of the conditions of Commencement Certificate granted vide this office letter No.VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012 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 MRTPA 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) 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-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 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 condition.
- 11) You shall provide drainage, sewerage, water storage system 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



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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 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.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain Water Harvesting purpose before Plinth Completion Certificate.
- 19) 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.
- 20) You shall provide flush tanks in all W.C / Toilets with dual valve system.
- 21) 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.
- 22) 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.
- 23) 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.
- 24) 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.
- 25) 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.
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.



मुख्य कार्यालय, विरार
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दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०३

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क. : व.वि.श.म.

दिनांक :

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- 27) 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.
- 28) 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.
- 29) 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.
- 30) 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.
- 31) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 32) 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.
- 33) You shall submit necessary N.A. permission for Non NA land S.No.81 H.No.12 prior to commencement of work on such land.
- 34) You shall obtain confirmation from owners to reinstate D.P. Reservations, Relocation of D.P. Reservations & Realignment of D.P. Roads and obtain separate TILR with area and handover to VVCMC prior to Final OC. You shall obtain revised development permission in case of change in D.P.Roads / D.P.Reservations / Plot area as the case may be prior to handing over to VVCMC.
- 35) You shall be responsible to maintain DFCC alignment and shall surrender the portion of land with or without buildings as may be required by DFCC as per Land Acquisition Act.
- The OC shall be issued on prorated development of RG.
- Sanad to be submitted for land under Class-I certificate prior to OC for the buildings Situated on such lands.
- 38) If required, you shall be responsible for obtaining necessary clearance from the standing committee of National Board of Wild Life (NBWL) regarding Eco sensitive Zone of Tungreshwar Wild Life Sanctuary (TWLS) and Sanjay Gandhi National Park (SGNP) as may be applicable.
- 39) You shall obtain necessary permission for proposed buildings abutting MAHSR from the Competent Authority as may be applicable.
- 40) You shall not commence work on Non N.A. lands / suit property land prior to obtaining necessary clearance from all Competent Authorities.
- 41) You shall submit clearance regarding court case RCS no.146/2014, 147/2014 & 331/2014 prior to commencement of any work on land bearing S.No.273/3/5, S.No.278/pt/2 & S.no.280/4 of village: Gokhiware.



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- 42) You shall obtain Revised NOC from Tree Authority of VVCMC for additional area prior to approaching this office for Plinth Completion Certificate for new buildings as applicable.
- 43) You shall submit revised Engineering Report within one month from this permission.
- 44) All condition incorporated in EC dt.06/01/2017 shall be binding upon you and you shall obtain Revised EC prior to commencement of any work other than that mentioned in the EC dt.06/01/2017.
- 45) Buildings proposed within suitably relocated LWC Reservation shall be used purely for the purpose of Labour Welfare as per applicable law and you shall obtain necessary permission from competent authority as may be applicable.
- 46) You shall pay all necessary charges for proposed buildings shown on layout plan accompanied with this permission and you shall not commence the work prior to obtaining formal permission from this office after payment of all necessary charges as may be applicable.
- 47) You shall be solely responsible for compliance of all above conditions in time bound manner and you shall indemnify VVCMC against any complaint/action from any authority for lapse in compliance of the above conditions and you shall ratify the same at your own cost & risk.
- 48) You shall submit Revised CFO NOC prior to PCC.
- 49) You shall obtain Environment Clearance prior to commencement of work above area 2,37,033.95Sq.m.



c.c. to:

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

hal
Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner of VVCMC, Virar.
[Signature]
Deputy Director,
VVCMC, Virar.