



Vasai-virar City Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : VVCMC/FO/2024/APL/00037  
Proposal Code : VVCMC-24-ENTRY-72801

Building Proposal Number - 278597  
Date : 27/08/2024

RESIDENTIAL WITH SHOPLINE AND COMMERCIAL BUILDING(Mixed)	Floor :	GROUND FLOOR(916.43 Sq m),1ST FLOOR(1648.08 Sq m),2ND FLOOR(1283.81 Sq m),TYPICAL 3RD TO 7TH AND 8TH TO 12TH FLOOR(1283.81 Sq m)(Typical Floor),TYPICAL 6TH AND 13TH FLOOR(1185.87 Sq m)(Typical Floor),14TH FLOOR(1217.18 Sq m)
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To:  
1) Shree Ashoka Buildcon, Kanheyalal Poonamchand Kothari, Raju Bhagwant Koda, S.No.116 H.No.3, OF VILLAGE: ACHOLE, TALUKA:VASAI DIST.PALGHAR  
2) Shamrao Kashid (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name RESIDENTIAL WITH SHOPLINE AND COMMERCIAL BUILDING(Mixed) Plot No., Final Plot No., City Survey No./Survey No./Khasara No./ Gut No. S.NO.116 H.NO.3, Village Name/Mouje ACHOLE, Sector No., completed under the supervision of Architect, License No CA/1900/12381 as per approved plan vide Permission No. VVCMC/TP/RDP/VP-6391/297/2022-23 Date 09/08/2022 with deviation within 1% within permissible FSI, may be occupied on the following conditions,

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

A set of certified completion plans is retained herewith, Permission No. VVCMC/TP/CC/VP-6391/360/2021-22 Date 11/11/2022



Signature valid



Yours faithfully,  
Municipal Commissioner,  
Vasai-virar City Municipal Corporation,

Scan QR code for verification of authenticity.

Scan QR code for Building Details.

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



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

चावक क्र.: य.वि.श.म.  
दिनांक :

VVCMC/TP/OC/VP-6391/20/FO/2024/APL/00037 Dt. 27/08/2024

1. To, Mr. Kanheyalal Poonamchand Kothari Partner Of M/s. Shree Ashoka Buildcon P.A. Holder Of Chandresh Vaibhav CHS. Ltd. Shop No.32 Gopal Building, Ambadi Road, Vasai (W), Tal: Vasai, DIST: PALGHAR
2. M/s. Shree Consultants B-203, Akanksha Tower, Near Railway Station, Nallasopara (E), Taluka-Vasai, DIST: PALGHAR



Sub: Grant of As Built Occupancy Certificate for Residential with Shopline and Commercial Building Wing-A, B, C & D for (E.W.S. Scheme) Stilt+Gr+14 pt. Floors on plot bearing S.No.116, H.No.3, of Village: Achole, Taluka: Vasai, Dist: Palghar.

1. Commencement Certificate vide letter No. VVCMC/CC/VP-6391/360/2021-22 Dated- 11/11/2021.
2. Revised Development Permission No. VVCMC/RDP/VP-6391/297/2022-23 Dated- 09/08/2022.
3. Development Completion Certificate Dt. 22/07/2024 from the Licensed Architect.
4. Structural Stability Certificate from Structural Engineer vide letter dated: - 04/07/2024.
5. Plumbing Completion Certificate Dated 10/07/2024.
6. Receipt No.397 Dated-10/07/2024. From Vasai Virar City Municipal Corporation for potable water supply.
7. Report from Composting Consultant Dated 11/07/2024.
8. Letter from Grey Water Treatment Dated 20/07/2024.
9. Letter from Rain Water Harvesting Consultant Dated 15/06/2014.
10. Fihal Tree NOC from Tree Department vide letter Dated 24/07/2024.
11. Your Architect letter Dated 22/07/2024.
12. The said proposal location Latitude-19°24'43"N Longitude-72°49'33"E.

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वसई-४  
२९७७५०/२०२४

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



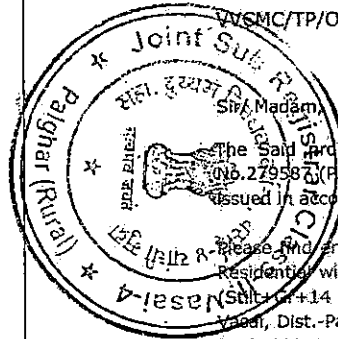
दूरध्वनी : ०२५० - २५२५२०१ / ०२५२/०५/०५०६  
फॅक्स : ०२५० - २५२५२०७  
ई-मेल : vasalvirarcorporation@vircorpn.com  
आयक क्र.: व.वि.श.म.  
दिनांक :

VVCMC/TP/OC/VP-6391/20/F0/2024/APL/00037 Dt. 27/08/2024

**AS BUILT OCCUPANCY CERTIFICATE**

I hereby certify that the development of Residential with Shopline Commercial Building Wing-A, B, C & D for E.W.S. Scheme (Stilt+Gr+14 pt. Floors) with as Built Pline area 18994.08 Sq.mt. on plot bearing S.No.116, H.No.3, of Village: Achole, Taluka-Vasal, Dist-Palghar, is completed under the supervision of M/s.Shree Consultants, Architect/Licensed Engineer (License/Registration No. CA/90/12881) and has been inspected on 23/07/2024 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate vide letter No. VVCMC/CC/VP-6391/360/2021-22 Dated-11/11/2021. Revised Development Permission No. VVCMC/RDP/VP-6391/297/2022-2023 Dated-09/08/2022. permitted to be occupied subject to the following conditions: -

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas 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. 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 infrastructures 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, channelization of water courses and culverts, if any.
- 2) 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.
- 3) 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.
- 4) This certificate of occupancy is issued only in respect of 329 Flats, 30 Shops, 04 Office, Society Office, Fitness Center, Driver Room constructed in Residential with Shopline and Commercial Building Wing-A,B,C, & D for E.W.S. Scheme (Stilt+Gr+14 pt. Floors)
- 5) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.
- 6) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any



VVCMC/TP/OC/VP-6391/20/F0/2024/APL/00037 Dt. 27/08/2024

The said proposal approved vide Building Permission management system proposal No. 279587 (Proposal Code.VVCMC-24-ENTRY-72801) on dated and this covering letter is issued in accordance with same.

Please find enclosed herewith the necessary Grant of As Built Occupancy Certificate for Residential with Shopline and Commercial Building Wing-A, B, C & D for E.W.S. Scheme (Stilt+Gr+14 pt. Floors) on plot bearing S.No.116, H.No.3, of Village: Achole, Taluka-Vasal, Dist.-Palghar, along with drawings completed under the supervision of Mr. Shyam R. Kashid, Architect (Registration No.CA/90/12881) may be occupied on the conditions.

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. Road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components within 3 months as requested in undertaking given by you.

A set of certified completion plans is returned herewith.



Encl.: a.a.  
c.c. to:

- 1) Asst. Commissioner, UCD,  
Vasai-Virar City Municipal Corporation  
Ward Office .....
- 2) DMC,  
Property Tax Department,  
Vasai Virar City Municipal Corporation.
- 3) DMC,  
Tree Department,  
Vasai Virar City Municipal Corporation.

*sd/-*  
Commissioner,  
Vasai Virar City Municipal Corporation

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

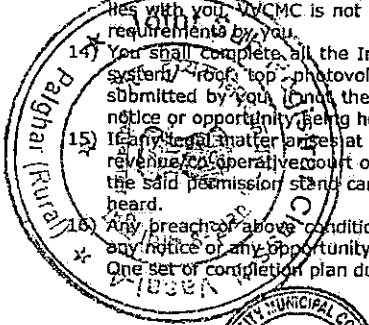
*sd/-*  
Deputy Director,  
VVCMC, Virar.

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19/08/2024  
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VVCMC/TP/OC/NP-6391/20/EOP/2024/APL/00037 Dt. 27/08/2024

court order, this occupancy certificate is liable to be cancelled. You are responsible for this type of lapse on your part, and VVCMC is not responsible for any consequence arising out of above act of yours if any while obtaining the Occupancy Certificate.

- 8) After complying with the condition of all and complying with legal orders of and forum only you shall give possession of flats.
- 9) 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.
- 10) You shall submit revised TILR map showing the roads, R.G. amenity plot, D.P. Road reservation, buildings as constructed at site within 3 months as requested in undertaking given by you.
- 11) You shall maintain provide separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 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 recommendation of IIT Bombay and NEERI for flood management of Vasai Virar-Sub region affecting for your layout.
- 13) You shall abide by the condition 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.
- 14) You shall complete all the Interior Works and solar assisted water heating (SWH) system/ roof top photovoltaic (RTPV) system as mentioned in Undertaking submitted by you. Once the said permissions stand cancelled without giving prior notice or opportunity being heard.
- 15) 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 stands cancelled without giving prior notice or opportunity being heard.
- 16) Any breach of above condition will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice. One set of completion plan duly certified is returned herewith.



*Sd/-*  
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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