

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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-5545/113/2023-24

31/08/2023

To,

1. Mr.Raaz Abdul Samad Pathan &
Mr.Niyaj Abdul Samad Pathan
Partners of shantee Homes Realty LLP
Shop No.9, Saidham Tower
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 Residential Buildings of the Layout & Development Permission of Residential Building No.11 on land bearing S.No.226, S.No.227, H.No.2, 3, 4, 5; & S.No.228 of Village Gokhivare, Tal. Vasai, Dist. Palghar.

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-5545/464/2015-16 dated 19/05/2015.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/221/2015-16 dated 05/10/2015.
3. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/056/2016-17 dated 05/12/2016.
4. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/166/2018-19 dated 15/11/2018.
5. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/108/2020-21 dated 08/12/2020.
6. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/327/2021-22 dated 19/07/2021.
7. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/637/2021-22 dated 09/12/2021.
8. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/31/2022-23 dated 17/05/2022.
9. Your Registered Engineer's letter dated 25/01/2023.
10. Hearing conducted by this office on dated 05/05/2022.
11. This office letter dated 18/05/2023.



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 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, 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.

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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 drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No VVCMC/TP/CC/VP-5545/464/2015-16 dated 19/05/2015. The details of the layout is given below:

1	Name of assess owner / P.A. Holder	Mr.Raaz Abdul Samad Pathan & Mr.Niyaj Abdul Samad Pathan Partners of shantee Homes Realty LLP
2	Location	Gokhivare
3	Land use (Predominant)	Residential Building, Residential with shopline & Industrial Buildings
4	Gross plot area (As per 7/12 extract)	18260.00 sq.m
5	Area Under 12 mt DP Road (Plot-D)	1369.72 sq.m
6	Balance Plot Area	16890.28 sq.m
7	Area under Encroachment	414.65 sq.m
8	Area under NHSRCL	1285.00 sq.m
9	Balance Plot Area	15190.63 sq.m
10	Amenities Area	1333.35 sq.m
11	Net Plot Area	13857.28 sq.m
12	RG@ 10%	1385.73 sq.m
13	Base F.S.I (16X1.10)	15243.01 sq.m
14	Max. Permissible Premium (14)X0.50	8137.82 sq.m
15	Proposed F.S.I on payment of Premium	8137.82 sq.m
16	Max. DR/TDR area	10579.17 sq.m
17	Add. Area Under 12.00mt DP Road	1369.72 sq.m
18	TDR Area (Premium in case EWS/LIG) (as per clause No,7.7.1)	5695.39 sq.m
19	Total Entitlement Area (13+15+17+18)	30445.94 sq.m
20	Constructed BUA	8195.49 sq.m
21	Balance Entitlement (19-20)	22250.45 sq.m
22	Add. Ancillary Area F.S.I 60% of (17315.68 sq.m)	13259.42 sq.m
23	Add. Ancillary Area F.S.I 80% of (151.42 sq.m)	121.14 sq.m
24	Total Entitlement of F.S.I Permissible Including Ancillary (21+22+23)	35631.01 sq.m
25	Proposed P-Line Area	29583.40 sq.m



Please find enclosed herewith the approved Revised Development Permission for Residential Buildings of the Layout & Development Permission of Residential Building No.11 on land bearing S.No.226, S.No.227, H.No.2, 3, 4, 5; & S.No.228 of Village Gokhivare, Tal. Vasai, Dist. Palghar. Tal. Vasai, Dist. Palghar.as per the following details: -

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The details of the buildings is given below :(Residential Zone & Industrial Zone to Residential Use)

Sr. No.	Predominant Building	Building No	No. of Floors	No. of Flats	No. of Shops	Built Up Area Unless Noted (in sq. mt.)	Remarks
1	Residential with shopline Building	01	Gr/st+7	91	18	3221.37 sq.mt	OC granted
2	Residential Building	06	Gr+6	126	--	1699.64 sq.m	Earlier Approved BUA Area
						2863.69 sq.m	Now Amended (P-Line Area)
3	Residential Building	07	Gr+8th	157	--	1637.24 sq.m	Earlier Approved BUA Area
						3847.50 sq.m	Now Amended (P-Line Area)
4	Residential Building	08	Gr+10 th	179	--	1637.24 sq.m	Earlier Approved BUA Area
						5669.83 sq.m	Now Amended (P-Line Area)
5	Residential with shopline Building	09	Gr/st+12	167	14	9332.90 sq.m	Now Amended (P-Line Area)
6	Residential Building	10	St+7	28	--	1203.62 sq.m	No Changes (P-Line Area)
7	Residential Building	11	St+12	119	--	6665.85 sq.m	Newly Proposed (P-Line Area)



The revised plan duly approved herewith supersedes the earlier approved plans except plan for bldg. no.1. The earlier approved Buildings No.2,3,4 & 5 which was granted OC by VVCMC are now demolished as they were under NHRCL alignment. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-5545/464/2015-16 dated 19/05/2015 stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) 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 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



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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.



- 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 VCCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 30) VCCMC 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 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 VCCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 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 will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VCCMC/any other competent authority, if applicable.
- 34) You shall provide Grey Water recycling plant for said layout, if applicable.
- 35) You shall provide Solar assisted water heating SWH system to said layout if applicable.
- 36) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra. If applicable.
- 37) You should provide lightening resistant system and produce the certificate from licensed agency for each building at the time of occupancy certificate.
- 38) 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.
- 39) 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.
- 40) You shall submit Final tree NOC from tree department before applying for final Occupancy certificate.



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- 41) You shall submit revised environment clearance from MoEF for newly proposed bldg. No.11 without which construction work of this building will not be commenced or else appropriate legal action will be initiated by VVCMC. Undertaking regarding the same is submitted by you is binding on you.
- 42) Regarding the complaint filed by Sunshine Green Park Building No.7 VVCMC has undertaken hearing on 05/05/2022 wherein the complainant have been informed to approach the consumer forum to seek directives from court for issue raised by them, & the said case is already filed by them in Hon'ble High Court. The verdict of the High Court writ petition no.10275 of 2023 in this matter will be binding on applicant.
- 43) The responsibilities of Architect, Licensed Engineer and Structural Engineer shall be as per C-2.3, C-3.3, C-4.3 & C-8.3 of UDCPR if any of the responsibilities are violated the eventuality shall be faced by the concerned technical person accordingly.
- 44) Any breach of conditions mentioned above the said permission stand cancelled without giving any opportunity to be heard.



bal
Commissioner
Vasai Virar City Municipal Corporation

C.c. to:

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

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

[Signature]
Deputy Director,
VVCMC, Virar.