

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



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0041/5512022-23

Dt. 27/06/2022

To,

✓ 1. Mr. Dayanand D. Patil & Mr. Pankaj B. Thakur,
Swagat Vartak Ward,
Virar (W)
Tal : Vasai, Dist-Palghar.

2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivali (W),
Mumbai - 400 092.

Sub: Grant of Occupancy Certificate for Residential with Shopline Building No.5 Wing A (Stilt+Gr+12) (Plot-B) as per as built drawing on land bearing S.no.278A of Village: Nilemore, Taluka-Vasai, Dist: Palghar.

Ref:

- 1) Commencement Certificate No.CIDCO/VVSR/BP-3721/W/342 Dt.19/05/2010.
- 2) Revised Development Permission No. VVCMC/TP/RDP/VP-0041/037/2013-2014 Dated.02/05/2013.
- 3) Revised Development Permission No. VVCMC/TP/RDP/VP-0041/0231/2013-2014 Dated.21/08/2013.
- 4) Revised Development Permission No. VVCMC/TP/RDP/VP-0041/074/2014-2015 Dated.30/06/2014.
- 5) Revised Development Permission No. VVCMC/TP/RDP/VP-0041/0219/2014-2015 Dated.29/11/2014.
- 6) Revised Development Permission No. VVCMC/TP/RDP/VP-0041/0268/2019-2020 Dated.31/12/2019.
- 7) Development completion certificate dt.18/12/2021 from the Registered Engineer.
- 8) Structural stability certificate from your Structural Engineer vide letter dated 19/11/2021.
- 9) Plumbing certificate dated 17/11/2021.
- 10) Receipt No.19551 dt.15/03/2022 from Vasai Virar City Municipal Corporation.
- 11) Letter from Rain Water Harvesting Consultant Dt.10/11/2021.
- 12) Report from Composting Consultant Dtd.17/11/2021.
- 13) Tree Plantation NOC Dtd.02/02/2022.
- 14) NOC from Chief Fire Officer Department of VVCMC Dtd.10/02/2022.
- 15) NOC from Lift Inspector dated. 11/10/2021.
- 16) Your Architects letter dated 30/12/2021.



VVCMC/TP/OC/VP-0041/55/2022-23

Dt. 27/06/2022

Sir/ Madam,

Please find enclosed herewith the necessary Residential with Shopline Building No.5 Wing A (Stilt+Gr+12) (Plot-B) as per as built drawing on land bearing S.no.278A of Village: Nilemore, Taluka-Vasai, Dist: Palghar. along with as built drawings completed under the supervision of M/s. Sanat Mehta & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/09) may be occupied on the conditions mentioned in enclosure.

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 before approaching for refund of security deposit.

A set of certified completion plans is returned herewith.



set
Commissioner
Vasai Virar City Municipal Corporation

Encl.: a.a.

c.c. to: 1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office

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

Deputy Director,
VVCMC, Virar.

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OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential with Shopline Building No.5 Wing A (Stilt+Gr+12) with BUA 2242.59 sq.m (Plot-B) as per as built drawing on land bearing S.no.278A of Village: Nilemore, Taluka-Vasai, Dist: Palghar. is completed under the supervision of M/s. Sanat Mehta & Associates, Registered Engineer (License/Registration No.VVCMC/ENGR/09) and has been inspected on dt.07/04/2022 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in Commencement Certificate No.CIDCO/VVSR/BP-3721/W/342 Dt.19/05/2010, Revised Development Permission No. VVCMC/TP/RDP/VP-0041/037/2013-2014 Dated.02/05/2013, Revised Development Permission No. VVCMC/TP/RDP/VP-0041/0231/2013-2014 Dated.21/08/2013, Revised Development Permission No. VVCMC/TP/RDP/VP-0041/074/2014-2015 Dated.30/06/ 2014, Revised Development Permission No. VVCMC/TP/RDP/VP-0041/0219/2014-2015 Dated.29/11/2014 & Revised Development Permission No. VVCMC/TP/RDP/VP-0041/0268/2019-2020 Dated.31/12/2019 issued by the CIDCO 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.
- 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 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, channelisation of water courses and culverts, if any.
- 3) 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.



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- 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.
- 5) This occupancy certificate is issued only in respect of 9 Shops & 71 Flats constructed in Residential with Shopline Building No.5 Wing A (Stilt+Gr+12) (Plot-B) Only.
- 6) Also you shall submit a cloth mounted copy of the 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 VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other 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 maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) 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.
- 12) 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.
- 13) You shall developed Road up to asphalt level before applying final Occupancy Certificate.

One set of completion plan duly certified is returned herewith.



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

Deputy Director,
VVCMC, Virar.