

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



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

जावक क्र. : च.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0041/2013/2019-20

31/11/2019

To,  
Mr. Dayanand D. Patil & Mr. Pankaj B. Thakur,  
Swagat, Vartak Ward,  
Virar(W), Tal: Vasai,  
**DIST: PALGHAR.**

**Sub: Revised Development Permission for the proposed Residential With Shopline Buildings No.5 wing A, B & C (Plot 'B') on land bearing S.No.278/A of Village, Nilemore, Tal- Vasai, Dist- Palghar.**

Ref:

1. Commencement Certificate No.CIDCO/VVSR/CC/BP-3721/W/342 dated 19/05/2010.
2. Revised Development Permission no. VVCMC/TP/RDP/VP-0041/037/2013-14 dtd. 02/05/2013
3. Revised Development Permission no. VVCMC/TP/RDP/VP-0041/0231/2013-14 dtd. 21/08/2013
4. Revised Development Permission no. VVCMC/TP/RDP/VP-0041/074/2014-15 dtd. 30/06/2014.
5. Revised Development Permission no. VVCMC/TP/RDP/VP-0041/0219/2014-15 dtd. 29/11/2014.
6. Your Architects letter dated 27/03/2018.

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. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> 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 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/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. CIDCO/VVSR/CC/BP-3721/W/342 dated 19/05/2010. The details of the layout is given below:

Sr. No.	Name of assess owner	Mr. Dayanand D. Patil & Mr. Pankaj B. Thakur
1	/P.A.Holder	Thakur
1	Location	Nilemore
2	Land use (predominant)	Residential with shopline Building No.5 Wing A,B & C (Plot 'B')

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दिनांक...११.११.२०१९

VVCMC/TP/RDP/VP-0041/268/2019-2e

31/12/2019  
4318.67 sq.m  
1745.00 sq.m

3	Gross Plot Area						
4	Area under 30.00mt D.P. Road system road						--
5	Area under E.S.R						173.67 sq.m
6	Area under Railway Car Shed						2400.00 sq.m
7	Balance Plot area						240.00 sq.m
8	R.G 10% (Plot B)						1.00
9	Permissible FSI						1745.00 sq.m
10	Add. D.P. Road area						1132.57 sq.m
11	Add. TDR DRC No.86 (15457.41/15900 X 1165 = 1132.57)						5277.57 sq.m
11	Permissible BUA (9 + 10)						5258.68 sq.m
12	Proposed BUA						

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).

The amount of Rs. 224600/- (Rupees Two lakh Twenty four Thousand six Hundred only) deposited vide Receipt No. 90497 dated. 15/04/2013, Rs. 22500/- (Rupees Twenty-Two Thousand Five Hundred only) deposited vide Receipt No. 142477 dated 25/07/2013 & Rs. 26500 (Rupees Twenty-Six Thousand Five Hundred Only) deposited vide receipt no.142480 dtd. 25/07/2013 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the layout of proposed Residential With Shopline Building No.5 Wing A, B & C (Plot 'B') on land bearing S.No. 278/A of Village. Nilmore as per the following details:-

Sr. No.	Predominant Building	No. of Bldg	No of Wing	No. of Floors	No. of Shops	No. of Flats	Built Up Area (in sq. mt.)
1	Resi with shopline Bldg.	5 Bldg	Wing A & B	Part stilt/Part Gr.+ 12	31	176	5258.68
			Wing C	Part/Stilt/P/GR+7			

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide letter No. CIDCO/VVSR/CC/BP-3721/W/342 dated 19/05/2010. 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.



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- 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 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) 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 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.
  - 7) 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.
  - 8) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
  - 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
  - 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
  - 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
  - 12) 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.
  - 13) 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, 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



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