

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/O.C/VP-5370/17012022-23

Dated 20/01/2023

To,

1. M/s. Bachraj Developers
through Partner Mr. Vikas Devichand Chopra
Shri Sitaram Sadan, 1st Floor, 'D' Block,
276/286 Shamaldas Gandhi Marg,
Princess Street
Mumbai-400002.
1. M/s. En-Con, Project Consultants,
G-7, 8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist: - Palghar.

Sub: Grant of Occupancy Certificate for Residential Building, Wing A, Wing B, Wing C & Wing D (St+19) & CFC Building (Gr+1/Gr+3) (Prayer Hall & Dormitory) on land bearing S.No.133, H.No.1 of Village-Bolinj & S.No.3 H.No.1 of Village Dongre, Taluka Vasai, Dist Palghar.

Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-5370/328/2018-19 dtd. 18/02/2019.
2. Revised Development permission No. VVCMC/TP/RDP/VP-5370/143/2020-21 dtd. 17/12/2020.
3. Development completion Certificate dated 06/12/2022 from the Licensed Engineer.
4. Structural stability certificate from your Structural Engineer vide letter dated 30/11/2022.
5. Plumbing certificate dated. 06/12/2022.
6. Receipt No. 35614 dated 06/05/2019, Receipt No.8514 dated 05/01/2021 & Receipt No. 1687 Dated 29/12/2022 for potable water supply from Vasai Virar City Municipal Corporation.
7. Rain water harvesting Certificate dated. 03/01/2023.
8. NOC from Lift Inspector 14/07/2022 & 22/09/2022.
9. Final CFO from Chief fire Officer dated 13/12/2022.
10. NOC from tree Plantation Department of VVCMC dated 13/01/2023.
11. Report from Composting Consultant dated 12/09/2022.
12. Licensed Engineer's letter dated 29/12/2022.

Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building, Wing A, Wing B, Wing C & Wing D (St+19) & CFC Building (Gr+1/Gr+3) (Prayer Hall & Dormitory) on land bearing S.No.133, H.No.1 of Village-Bolinj & S.No.3 H.No.1 of Village Dongre, Taluka Vasai, Dist Palghar .along with as built drawings completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) may be occupied on the conditions mentioned in enclosure.



VVCMC/TP/O.C/VP-5370/17012022-23

Dated 20/01/2023

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.



691-
Commissioner
Vasai Virar City Municipal Corporation

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

**Deputy Director,
VVCMC, Virar.**

Encl.: a.a.

- c.c. to:
1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office
 2. DMC,
Property Tax Department
Vasai-Virar city Municipal Corporation.
 3. MHADA Authority for information and necessary action with respect to
MHADA Letter dated.11/01/2022.
Mezzanine Floor, Grihnirman Bhavan
Bandra (East) Mumbai-400051.

मुख्य कार्यालय, विरार
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ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/O.C/VP-5370/170/2022-23

Dated 20/07/2023

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building Wing A, Wing B, Wing C & Wing D (St+19) as per As Built plan with BUA 21003.38 sq.m (Owner Area-19436.72 sq.mt & MHADA Area-1566.66 sq.mt) & CFC Building (Gr+1/Gr+3) (Prayer Hall & Dormitory) with BUA 324.34 sq.m on land bearing S.No.133, H.No.1 of Village-Bolinj & S.No.3 H.No.1 of Village Dongre, Taluka Vasai, Dist Palghar.. Completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License /Registration No. VVCMC/ENGR/01) and has been inspected dated 03/01/2023 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-5370/328/2018-19 dtd. 18/02/2019 & Revised Development permission No. VVCMC/TP/RDP/VP-5370/143/2020-21 dtd. 17/12/2020 issued by the VVCMC and 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.
- 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 certificate of Occupancy is issued only in respect of 527 Flats constructed in Residential Building Wing A, Wing B, Wing C & Wing D(St+19) & Prayer Hall & Dormitory constructed in CFC Building (Gr+1/Gr+3) only.
- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.



VVCMC/TP/O.C/VP-5370/170/2022-23

Dated 20/01/2023

- 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) 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.
- 14) The applicant has to submit the application for property tax assessment with property tax department within the period of three months, failing to which this OCC order stand cancelled without giving opportunity to be heard.
- 15) Any breach of above conditions 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.



Sgt.
Commissioner
Vasai Virar City Municipal Corporation

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

[Signature]
Deputy Director,
VVCMC, Virar,