

पत्रांक-२
 २५५५ / २०१३
 ५०६४

दस्त क्र. ०६६२ १२०२
 ३८१५०
 ANNEXURE-III

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 गा. वसई, जि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२२-२५५५०५/०२२-२५५५०६
 फॅक्स : ०२२-२५५५०५
 ई-मेल : virar@virarcorporation@yahoo.com

जा.क्र. : प.वि.स.प.
 दिनांक :

VVCMC/TP/CC/VP-0693/3180/2012-13

22/02/2013.

To,
 Shri. R. K. Wadhawan, Director of
 M/s. Housing Development & Infrastructure Ltd.
 901, Dhiraj Arma, Anant Kanekar Marg,
 Bandra(E),
MUMBAI : 400 051.

Sub: Development Permission for the proposed Residential / Residential with Shopline Buildings Type F1-26, F2-27, F3-28, F4-29, G1-30, G2-31, G3-32 on land bearing S. No. 226(74), H. No. 1, 2, 3, 4, 5, 6 to 14, 15, 16 to 24, 25, 27 to 31, 33, 34, 35 to 41, 43, 44, 45, 46, 47, 48, S. No. 218(80), H. No. 1 to 4, 5(Pt), 5(Pt), 5(Pt), 5(Pt), 5(Pt), 6, 7, 8(Pt), 9 to 16, S. No. 214(78), H. No. 1, 2, 3, 4, 5, 8, 9/1, 9/2, S. No. 213(12), H. No. 1(Pt), S. No. 212(13), H. No. 2, 3/1, S. No. 215(79), H. No. 1(Pt), 2, 3, 4(Pt), S. No. 255(73), H. No. 1, 2, 3, 4(Pt), 4(Pt), 5, 6, 7, 8(Pt), 8(Pt), 8(Pt), 8(Pt), 8(Pt), 10 to 15, 17, 21(Pt), 21(Pt), S. No. 217(76), H. No. 4, 5, 6, 7, 9, 10, 11, 12, 13 of Village Dongre, Tal. : Vasai, Dist. : Thane.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4501/W/4680 dated 17/08/2009.
 2) N.A. Orders from Collector vide N. A. Order No. :
 REV/D-1/T-9/NAP/SR- 54/2008 dated 22/04/2008.
 REV/D-1/T-9/NAP/SR-130/2007 dated 23/01/2008.
 REV/D-1/T-9/NAP/SR-107/2007 dated 22/11/2007.
 3) Assurance letter from Virar Municipal Council vide letter dated 01/01/2008 for portable water supply.
 4) NOC from Virar Municipal Council vide letter dated 16/11/2007 for construction.
 5) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4501/W/6045 dated 23/03/2010.
 6) Revised Development Permission No. VVCMC/TP/RDP/VP-0693/229/ 2011-12 dated 21/02/2012.
 7) Your Architect's letter dated 31/12/2012.



Sir / Madam,
 Development Permission is hereby granted for the proposed Residential Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah.XXVII of 1966) to Shri. R. K. Wadhawan, Director of M/s. Housing Development & Infrastructure Ltd.

It is conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-4501/W/4680 dated 17/08/2009 and amended plans approved vide letters dated 23/03/2010 by CIDCO & 21/02/2012 by VVCMC. The detail of the Layout is given below:

1. Name of assessee Owner / P. A. Holder	:	Shri. R. K. Wadhawan, Director of M/s. Housing Development & Infrastructure Ltd.
2. Location	:	Village : Dongre
3. Land Use (Predominant)	:	Residential.
4. Gross plot area	:	80700.00 sq.m.
5. Any D.P. Reservation:		
a) Area under PWD Road	:	1746.00 sq.m.
b) Area under Market Reservation	:	3723.00 sq.m.
c) Area under PG & HS (EP-107)	:	21120.00 sq.m.
d) Area under D.P. Road	:	14634.84 sq.m.
e) Area under Channel Reservation	:	5189.75 sq.m.
f) Area under Pond Belt (EP-1)	:	183.25 sq.m.
g) Area under Railway Corridor	:	248.40 sq.m.
Balance Plot Area	:	41854.76 sq.m.



मुख्य कार्यालय, विराट
विराट (पिंजरा),
स. वसई, जि. ठाणे, पिन ४०११०५.



दस्तावेज क्र. : ०२५०-२५२५/०१/०२/०१/०५/०६
दिनांक : ०२/०२/२०१३
ई-मेल : vasavirarcorporation@yahoo.com

वसई - ३
दस्तावेज क्र. ७०६२ / २०२१
३०१५०

जा. क्र. : व. वि. १०५
दिनांक :

22/02/2013.

9.	CFC @ 5%	2092.74 sq.m.
10.	Net Plot Area 85% of (6)	35576.55 sq.m.
11.	Add 5.5% Land Pooling Area (7)	1956.71 sq.m.
12.	Area under D.P. Road	14634.84 sq.m.
13.	Net Plot Area	52168.10 sq.m.
14.	Permissible FSI	1.00
15.	Permissible DUA	52168.10 sq.m.
16.	Earlier Approve DUA	36138.84 sq.m.
17.	Now Proposed BUA	15189.04 sq.m.
18.	Total BUA Proposed	51327.88 sq.m.

The details of the building is given below:

AREA SUMMARY (NOW PROPOSED)

Sr. No.	Bldg. Type	No. of Floors	Predominant Use	BUA per Bldg.	No. of Bldg.	No. of Shops	No. of Flats	Total B.U.A. (in sq.m.)
1.	F1-26	S+7	Residential	1815.94	01	--	42	1815.94
2.	F2-27	S+7	Residential	2258.20	01	--	49	2258.20
3.	F3-28	S/G+7	Residential with Shopline	1977.86	01	08	42	1977.86
4.	F4-29	S/G+7	Residential with Shopline	1977.86	01	08	42	1977.86
5.	G1-30	S/G+7	Residential with Shopline	2450.49	01	10	49	2450.49
6.	G2-31	S/G+7	Residential with Shopline	2450.49	01	10	49	2450.49
7.	G3-32	S+7	Residential	2258.20	01	--	49	2258.20
Total					07	36	322	15189.04



- 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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.R.Regulations - 2001).
- The amount of Rs.1047500/= (Rupees Ten Lakhs Forty-seven Thousand Five Hundred only) deposited vide Challan No. 22929 Dated 13/08/2009 & Challan No. 25537 Dt. 05/03/2010 with CIDCO & Receipt No.75905 dated 21/02/2013 with VVCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the 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 Corporation.
- You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of VVCMC. Else occupancy certificate shall not be granted to you, which may please be noted.



वसई-२
०५६५/२०१९
५६६४

वसई - ३
दस्त क्र. ७९६२/२०१९
४०१५०

मुख्य कार्यालय, विहार
विहार (एच),
डा. वसई, वि. थाने, तिर ४०१ ३०५.



दुआरी : २२५-२२५२५/२२/२४/२५/२६
फॅक्स : २२५-२२५२५०
ई-मेल : vasai@vasaivirarcorporation@yahoo.com

ज.प्र. : वसि.प.प.
दिवस :

... 3 ...

VVCMC/TR/CC/VP-0693/3180/2012-13

२२/०२/२०१३

6. You have 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 VVCMC.
7. You shall develop the road to the satisfaction of VVCMC applying before PCC. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before apply for PCC.
8. You shall responsible for disputes occur due to access & title.
9. You shall provide Mosquin Proof treatment in order to avoid Mosquito Breeding to the satisfaction of VVCMC. Occupancy certificate will no be granted if Mosquito Treatment is not provided.
10. You shall provide two distinct pipelines for dranking, cooking and for other rest of the activities.
11. Rain Water Harvesting system shall be provided by drilling bore and recharging the underground aquifer: as per Government Notifiacton Dtd. 10/03/2005 & 06/07/2005.
12. You shall submit NOC from Chief Fire Officer before applying for PCC.
13. You shall construct the compound wall before PCC.
14. The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
15. You shall construct cupboard if any, as per sanctioned D.C. Regulations.
16. You shall construct the compound wall and also developed the roads upto WBM standard before PCC.
17. You shall submit subsoil investigation report for structural stability & Rain Water Harvesting purpose before P.C.C.
18. You shall provide lay bay of 3.00 mtr. Width as per DCR-2001 for parking of vehicles.



Yours faithfully,

Dy. Director of Town Planning,
Vasai-Virar City Municipal Corporation.

End.:a/a
c.c. to:

- 1) The Collector,
The office of the Collector, Thane.
- 2) The Tahsildar,
Office of the Tahsildar, Vasai.
- 3) Asst. Commissioner, UCD
Vasai-Virar City Municipal Corporation.
- 4) M/s, Shah Gattani Consultants, Architects.
103, Lucky Palace, Station Road,
Vasai(W), Taluka : Vasai, Dist: Thane.

