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मुख्य कार्यालय,
यशवंत नगर, विरार (प.)
ता. वसई, जि. पालघर - ४०१ ३०३



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/POC/VP-0632C/75/PO/2025/APL/00097

Dated 25/02/2025

To,

1. Mr. Deepak P. Shah
"Deep Darpan" Bhandar Wada,
Agashi, Virar (W),
Tal: Vasai, Dist: Palghar.
2. M/s. Megha Urbanscapes
102, Padmaraj CHS, 100 Feet Road,
Diwanman, Vasai (W),
Tal: Vasai, Dist: Palghar.

Sub: - Grant of Part Occupancy Certificate for Residential Cum- Commercial Building No. 1, Block A - 1st floor to 15th floor & Residential Cum- Commercial Building No. 1, Block B - 1st floor to 2nd floor only as per as built, on land bearing S. No. 115/B/Plot No. 1, of Village: Gokhiware, Taluka: Vasai, Dist: Palghar.

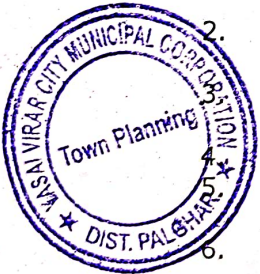
Ref:

1. Commencement Certificate granted vide this letter No. VVCMC/TP/CC/VP-632/398/2021-22, Dt. 16/12/2021.
2. Revised Development Certificate granted vide this letter No. VVCMC/TP/RDP/VP-0632/532/2022-23, Dt. 09/03/2023
- Revised Development Certificate granted vide this letter No. VVCMC/TP/RDP/VP-0632C/175/2024-25, Dt. 15/07/2024
- Development completion certificate dated. 21/11/2024, by Architect.
- Structural stability certificate from your Structural Engineer vide letter dated. 12/08/2024.
- Plumbing certificate for Residential Cum Commercial Building No. 1, dated. 08/08/2024.
- NOC from Lift Inspector letter dated. 04/11/2024
- Receipt No. 32081, dated. 17/07/2014, for potable water supply from Vasai Virar City Municipal Corporation.
- Rain water Harvesting letter dated. 09/08/2024.
- Report from Composting Consultant dated. 26/09/2024.
- Architect's letter dated. 14/11/2024.
- The said proposal location latitude 19°40'43.3' N and longitude 72°84'73.9" E.

Sir / Madam,

The said proposal is approved vide Building Permission management system Proposal No.1458976 (Proposal Code VVCMC-24-ENTRY-90972) on dated / / and this covering letter is issued in accordance with same.

Please find enclosed herewith the necessary Part Occupancy Certificate of layout i.e occupancy certificate for Proposed Residential Cum- Commercial Building No. 1, Block A - 1st floor to 15th floor & Residential Cum- Commercial Building No. 1, Block B - 1st floor to 2nd floor only as per as built, on land bearing S. No. 115/B/Plot No. 1, of Village: Gokhiware, Taluka: Vasai, Dist: Palghar. along with as built drawings Completed under the supervision of M/s. Megha Urbanscapes, Architect



VVCMC/TP/POC/VP-0632C/75/PO/2025/APL/00097 Dated 25/02/2025
(License/Registration No. CA/2009/46223) may be occupied on the conditions mentioned in enclosure.

You are required to submit revised TILR map showing the roads, R.G. amenity is part Constructed, 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.



Encl.: a.a
C.C to:

- 1) Asst. Commissioner, UCD
Vasai Virar City Municipal Corporation,
Ward Office-----
- 2) DMC
Property Tax Department,
Vasai Virar City Municipal Corporation
- 3) DMC
Tree Department,
Vasai Virar City Municipal Corporation,

sdl
Commissioner
Vasai Virar City Municipal Corporation

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

[Signature]
Deputy Director,
VVCMC, Virar.

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दिनांक :

VVCMC/TP/POC/VP-0632C/75/1PO/2025/APL/00097
OCCUPANCY CERTIFICATE

Dated 25/02/2025

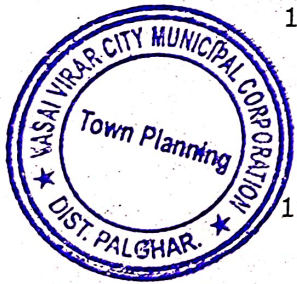
I/ We, hereby certify that the Development of Residential Cum- Commercial Building No. 1, Block A - 1st floor to 15th floor & Residential Cum- Commercial Building No. 1, Block B - 1st floor to 2nd only as per as built & BUA (P-line) area 15003.74 sq. m, land bearing S. No. 115/B/Plot No. 1, of Village: Gokhiware, Taluka: Vasai, Dist: Palghar. Completed under the supervision of M/s. Megha Urbanscapes, Architect (License/Registration No. CA/2009/46223) and has been inspected on 21/11/2024, and I/ We, declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate granted vide this letter No. VVCMC/TP/CC/VP-632/398/2021-22, Dt. 16/12/2021, Revised Commencement Certificate granted vide this letter No. VVCMC/TP/RDP/VP-0632/532/2022-23, Dt. 09/03/2023, Revised Development Permission granted vide this letter No. VVCMC/TP/RDP/VP-0632C/175/2024-25, Dt. 15/07/2024, Part Occupancy vide order No. VVCMC/TP/POC/VP-0632C/37/PO/2024/APL/00052 Dated-16/10/2024 Approval No. : VVCMC/PO/2024/APL/00052 Proposal Code : VVCMC-24-ENTRY-90972 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/Galvas 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, channelization 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 Residential Cum-Commercial Building No. 1, Block A - 1st floor to 15th floor & Residential Cum-Commercial Building No. 1, Block B - 1st floor to 2nd only with 26 Shops and 235 Flats as per as built & BUA (P-line) area 15003.74 sq. m.



VVCMC/TP/POC/VP-0632C/75/P/2025/APL/00097 Dated 25/02/2025

- 6) 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 handover 40.00 mtr DP Road Reservation to VVCMC within 03 months from the date of issue. If not, the the said permission stand cancelled without giving prior notice or opportunity being heard.
- 14) You shall handover MHADA flats to authority of MHADA before applying for Final Occupancy Certificate. If not, the the said permission stand cancelled without giving prior notice or opportunity being heard.
- 15) You shall submit Final Tree NOC before applying for Final Occupancy Certificate. If not, the the said permission stand cancelled without giving prior notice or opportunity being heard.
- 16) You shall pay 100% water charges to VVCMC before issue. If not, the the said permission stand cancelled without giving prior notice or opportunity being heard.



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- VVCMC/TP/POC/VP-0632C/75/Po/2025/AP/00097 Dated 25/6/2025
- 17) You shall pay all the pending charges with interest to VVCMC before issue. If not, the the said permission stand cancelled without giving prior notice or opportunity being heard.
 - 18) You shall submit N.A. TILR with demarcated layout before Final Occupancy Certificate. If not, the the said permission stand cancelled without giving prior notice or opportunity being heard.
 - 19) You shall develop Roads, gutters, Streetlights, R.G before applying for Final Occupancy Certificate, If not, the the said permission stand cancelled without giving prior notice or opportunity being heard.
 - 20) 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.
 - 21) The applicant has to submit the application for property tax assessment with property tax department within the period of one month, failing to which this OCC order stand cancelled without giving opportunity to be heard.
 - 22) 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.



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

[Signature]
Deputy Director,
VVCMC, Virar.

[Signature]