

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/SPA-VP-006/06/2019-20

०८/०७/२०१९

To,
Shri. Hemant A. Patil, Director of
DDPL Global Infrastructure Pvt.Ltd.,
Unicorn House, Shreejee Vihar,
Opp. MTNL, S.V. Road,
Kandivali (W),
MUMBAI-400 067.

patil

Sub: Revised Development Permission of layout for proposed Residential Building / Residential with shipline Buildings Plot No.1 Phase-II & Plot No.2 Sector 2 on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7, S.No.3/8, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,4,5/1,5/2, S. No. 54, H. No. 4/2,6, S. No. 55, H. No. 2,5A, S. No. 56, H. No. 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR

Ref :

- 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/ BP-4622/E/730 Dtd.02/07/2010.
- 2) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011.
- 3) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/06/2012.
- 4) Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/ RDP/172 Dtd.09/01/2015.
- 5) Letter from Environment department No. MCZMA/2016/Case No.78/Ta.K4 Dt.07/09/2017.
- 6) Letter from Advocate Atul Damle Dt.05/10/2017.
- 7) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
- 8) Undertaking of applicant Regarding NOC from all concerned Department Dt.30/07/2018.
- 9) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/21/2018-19 Dtd.20/08/2018
- 10) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/48/2018-19 Dtd.13/02/2019
- 11) Your Registered Engineer's letter dated 13/06/2019.



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 vided 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. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th 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 21st 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.VVCMC/TP/RDP/SPA-VP-006/21/2018-19 Dtd.20/08/2018.

The details of the layout is given below :-

1	Name of Assessee owner / P.A. Holder	:	Shri. Hemant A. Patil, Director of DDPL Global Infrastructure Pvt.Ltd.,	
2	Location	:	Tivari	
3	Land use (Predominant)	:	Residential, Commercial	
			N.A. (in Sq.mt.)	Non N.A. (in Sq.mt.)
4	Area of Plot (As per 7/12)	:	426540.00	169420.00
5	Existing Road	:	1368.61	442.21
6	Balance plot Area	:	425171.39	168977.79
7	Deduction for			
	a. D.P. Road (40 & 30 mt. Wide)	:	17108.19	16885.35
	b. Railway (Vasai-Diva)	:	10145.21	5622.85
	c. Nalla/Water Body	:	7572.56	55812.14
	d. 20 mt. Wide D.P. Road	:	46981.11	9650.67
	e. Mumbai - Baroda Express Way	:	4616.23	435.36
	f. Play Ground	:	476.58	--
	g. H.S.	:	4385.47	3673.85
	h. P.S.	:	751.81	1741.74
	i. PST & QUT	:	3479.30	--
	j. ESS	:	13022.20	--
	Total (a to j)	:	108538.66	93821.96
8	Balance Area of Plot (3-4)	:	316632.73	75155.83
9	Area under DFCC	:	1762.98	--
10	Net Plot area (5-6)	:	314869.75	75155.83
11	Area affected by Buffer Zone	:	83761.78	22712.85
12	a) 15% R.G.	:	47494.91	11273.37
	b) 5% Amenity	:	15831.64	3757.79
13	Total (13a + 13b)	:	63326.55	15031.17



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08/07/2019

14	Buildable Plot Area (0.85 of 7)	:	267639.29	63882.46
15	Permissible FSI	:	1	1
16	Permissible BUA	:	267639.29	63882.46
17	Add.: 9.5% Land Pooling area (9.5 % of 12)	:	25425.73	6068.83
18	Total BUA Permissible (17+18)	:	293065.02	69951.29
19	Existing Building BUA (Building to be Constructed)	:	73490.03	
20	Now Proposed BUA	:	219572.13	--
21	Total Proposed Built Up Area	:	293062.16	--

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.1,96,000/- (Rupees One Lakh Ninety-Six thousand only) deposited vide Receipt No.668136 dated.18/08/2018 & Receipt No.763838 dated.4/09/2019 with Vasai Virar City Municipal Corporation as interest from security deposit for this RDP 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 proposed Residential / Residential with shopline Buildings in Plot No.1, Phase-II & Plot No.2 Sector II on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7,8, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1,2/2,2/3,3,4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5/6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4K, S. No. 44, H. No. 1,2,3A,7P,8,9,10,11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,4,5/1,5/2, S. No. 54, H. No. 4/2,6, S. No. 55, H. No. 2,5A, S. No. 56, H. No. 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR as per the following details:-

Sr. No.	Predominant Use	Plot No.	Phase No.	Building no.	wings	No. of Floors	No. of Flats	No. of Shops	Total Built up Area
1	Residential	1	II	6	(Wing-A)	(St+22)	126	--	4554.81
2	Residential with Shopline	1	II		(Wing-B)	(Gr+St+22)	123	03	5139.15
3	Residential with Shopline	1	II		(Wing-C,D)	(B+Gr+St+22)	238	08	11938.98
4	Residential with Shopline	1	II		(Wing-E)	(Gr+St+22)	122	04	5198.54
5	Residential with Shopline	1	II		(Wing-F)	(Gr+St+22)	123	5	4931.31

Sr. No.	Predominant Use	Plot No.	Sec tor No.	Buildin g no.	wings	No. of Floors	No. of Flats	No. of Shops	Total Built up Area
1	Residential with Shopline	2	II	5	B	G.pt.+6 pt.	57	12	2235.94

As per above references, the revised plan duly approved herewith supersedes all the earlier approved plans of above mentioned buildings. The conditions of Commencement Certificate granted vide VVCMC office letter No.VVCMC/TP/RDP/SPA-VP-006/21/2018-19 Dtd.20/08/2018.

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 MRTTP Act, distinctively for each building.
- 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 Compound wall as per approved drawing before applying for any kind of permission.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Complication 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-

