

मुख्य कार्यालय, विहार
बिल्डिंग (पूर्व),
अ. अर्बर्ग, वि. अर्ब, पिन २०१ ३०५



दूरध्वनी : २२५-२२२२२२/२२२२२२/२२२२२२
फैक्स : २२५-२२२२२२
ई-मेल : vscateracorporation@yahoo.com

प.स. ७३३.स.प.
विहार

VVCMC/TE/RDR/VP-0453/०२२५/३०-१२-१३

१५/०३/२०१३.

To,
M/s. Evershine Developers,
215, Veena Beena Shopping Centre,
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub: Revised Development Permission for proposed Residential with shooline Buildings / Residential Buildings, Club House, Amusement Park, Market & School Building, **AVENUE A1** in type buildings RSA1-5 & RSA2-6, **AVENUE A2** in type buildings RSA1-7,8 & RSA2-9, **AVENUE A3a** in type buildings EG5, **AVENUE A3b** in type buildings KG1, **AVENUE A4** in type buildings SG1 & SG2, **AVENUE A5** in type buildings YA1-26 (1 Bldg.), TA3-25 (1 Bldg.), TA4-23 (1 Bldg.), YA2-24 (1 Bldg.), **AVENUE A6** in type buildings EG3 & EG4, **AVENUE B1** in Type Building AB1(2 Bldgs.), AB4(2 Bldgs.), AB2(1 Bldg.), A1(2 Bldgs.), CB1(2 Bldgs.), B2(2 Bldgs.), A2(2 Bldgs.), AB3(2 Bldgs.), CB2(2 Bldgs.), **AVENUE B2** in type Building A,B,C&D (2 Bldgs.), B1&B1a(1 Bldg.), B&B2(1 Bldg.), C&B1(1 Bldg.), C1&B1(1 Bldg.), **AVENUE C1** in type Building PG1, **AVENUE C2** in type Building YC1(2 Bldgs.), **AVENUE C3** in type Building AG1, **AVENUE D** in type buildings RD(5 Bldgs.), TD1(3 Bldgs.), TD2(2 Bldgs.), TD2A(3 Bldgs.), TD3(1 Bldg.), TD4(2 Bldgs.), TD6(1 Bldg.), TD(4 Bldgs.), XD(1 Bldg.), XD(1 Bldg.), YD1(2 Bldgs.), YD2 (1 Bldg.), YD(2 Bldgs.), RD (1 Bldgs.), RD1(1 Bldgs.), TD1 (2 Bldgs.), TD2 (2 Bldgs.), TD5(1 Bldg.), TD(4 Bldgs.), YD1(1 Bldg.), **AVENUE E** in type Buildings EG1 & EG2, **AVENUE F1** in type Buildings MG2, **AVENUE F2** in type Buildings MG1, MG3, MG4(2 Bldgs.), **AVENUE F3** in type Building GF(1 Bldg.), **AVENUE G** in type buildings R1(8 Bldgs.), R3(6 Bldgs.), R4(1 Bldg.), **AVENUE H** in type buildings S1(11 Bldgs.), S3(8 Bldgs.), T1(5 Bldgs.), Y1(17 Bldgs.), Y3(1 Bldg.), **AVENUE I** in type buildings RS11(6 Bldgs.), T1(7 Bldgs.), T2(1 Bldg.), Y1(10 Bldgs.), Y2(1 Bldg.), **AVENUE J** in type buildings R1(7 Bldgs.), R2(2 Bldgs.), S1(10 Bldgs.), S2(1 Bldg.), T1(13 Bldgs.), T2(1 Bldg.), T3(1 Bldg.), T5(6 Bldgs.), T6(2 Bldgs.), Y1(19 Bldgs.), Y2(1 Bldg.), **AVENUE K1** in type buildings RK1(2 Bldgs.), TK4(1 Bldg.), TK6(1 Bldg.), YK1(1 Bldgs.), YK2(2 Bldgs.), **AVENUE K2** in type buildings RK1(2 Bldgs.), TK3(1 Bldg.), TK6(1 Bldg.), YK2(2 Bldgs.), **AVENUE K3** in type buildings K7(1 Bldgs.), K7a(1 Bldg.), K8(1 Bldg.), K9 (1 Bldgs.), K10 (1 Bldgs.), **AVENUE K4** in type buildings K4(1 Bldgs.), K4a(1 Bldg.), K5(1 Bldg.), K5a (1 Bldgs.), K6 (1 Bldgs.), **AVENUE L** in type buildings RL1(6 Bldgs.), RL2(2 Bldgs.), TL1(1 Bldg.), TL3(4 Bldgs.), TL4(2 Bldgs.), TL5(2 Bldgs.), TL6(1 Bldg.), TL7(1 Bldg.), TL8(1 Bldg.), TL9(1 Bldg.), YL1(11 Bldgs.), YL2(6 Bldgs.), **AVENUE M** in type buildings U1(2 Bldgs.), U2(1 Bldg.), U3(1 Bldg.), V1(3 Bldgs.), W1(2 Bldgs.), X1(8 Bldgs.), X1(3 Bldgs.), CFC-6, CLUB HOUSE & Ancillary Structures in AMUSEMENT PARK on land bearing S.Nos. 5(118), H.No.1 to 7, S.No. 6(294), H.No. 1(P), 2(P), S.No. 7(112), H.No. 1 to 18, S.No. 8(492), H.No. 1(P), 2(P), 3(P), 4(P), S.No. 10(113), H.No. 1/1B, 1/1A, 2, 1/3, 4, 1/5, 1/6, 1/7, 1/8, S.No. 11(114), H.No. 1 to 21, S.No. 12(117), H.No. 1, 2, 3/1, 3/2, 3/3, S.No. 13(115), H.No. 1 to 28, S.No. 14(438), H.No. 1 to 41,

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मुख्य कार्यालय, विहार
मिना (पूर्व),
बि. बघई, वि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : www.vvcmmc.org
फॅक्स : २२७-२५६०००
ई-मेल : vvcmmc@vvcmmc.org

प्रा. सं. नं. वि. सं. नं.
दिनांक

VVCMC/TP/RDP/VP-0453/0229/2012-13

15/03/2013

- 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010.
- 4) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
- 5) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
- 6) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.
- 7) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.
- 8) Technical Consultant Letter Dated 04/05/2012.
- 9) Competant Authority Order of VVCMC as per MRTP Act. Dated 02/06/2012.
- 10) Your Architects letter dated 17/10/2012.

Sir/Madam,

With reference to your architect's letter referred above, please find enclosed herewith amended layout plan & building plans for the proposed Residential with shopline Buildings / Residential Buildings, Club House & Ancillary Structures in AMUSEMENT PARK, Market & School Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Evershine Developers.

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-3519/W/2617Dtd.2/12/05, & CIDCO/VVSR/CC/BP-3519/Layout/W/151Dated 29/01/2006.

The details of the layout is given below :-

1. Name of assessee / Owner	:	M/s. Evershine Developers
P.A. Holder.	:	
2. Location	:	Dongre
3. Land Used (Predominant)	:	Residential/Residential with shopline
4. Gross Plot Area	:	933440.00 sq.m.
5. Area excluded from layout	:	46909.07 sq.m.
6. Area acquired by PWD	:	5950.00 sq.m.
7. Balance Area	:	879580.93 sq.m.
8. D.P. Road	:	126654.40 sq.m.
9. D. P. Reservation	:	85448.83 sq.m.
10. Total reservation	:	212103.23 sq.m.
11. Balance Area	:	667477.70 sq.m.
12. R.G. @ 15%	:	100121.66 sq.m.
13. C.F.C. @ 5%	:	33373.89 sq.m.
14. Net Plot Area	:	567356.04 sq.m.
15. Add Land pooling 9.5%	:	53898.82 sq.m.
16. Add 75% D. P. Road Area	:	94990.80 sq.m.
17. Permissible Built up Area	:	716245.66 sq.m.
18. Previously Approved Area	:	624801.76 sq.m.
19. Now Proposed Area	:	91141.26 sq.m.
20. Total Built up Area Proposed	:	715943.02 sq.m.

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).

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ता. वसाई, जि. ठाणे, पिन ४०१ १०५.



दुरध्वनी : ०२२०-२५४१९८८/०२२०-२५४१९९०
फॅक्स : ०२२०-२५४१९९०
ई-मेल : vrc@vaidarcorporation@yahoo.com

आ.क्र. २६१४/१३
दिनांक

VVCMC/TP/RDP/VP-0453/ ०२२९/२०१३-१३

१५/०३/२०१३.

The amount of Rs.10563500/- (Rupees One Crore Five Lakh Sixty Three Thousand Five Hundred only) deposited vide Challan No. 4025 Dated 02/12/2005, Challan No.14613 Dated 21/01/2008 Challan No. 20613 Dated 11/06/2009 Challan No: 23574 Dated 07/10/2009 Challan No. 27527 Dated 07/07/2010 with CIDCO & Receipt No. 91454 Dated 07/05/2011 Receipt No. 150528 & 150529 Dated 23/08/2011, Receipt No. 227974 Dated 30/05/2012 With VVCMC 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 proposed Residential & Residential with Shopline Buildings, **AVENUE A1** in type buildings RSA1-5, RSA2-6, **AVENUE A2** in type buildings RSA1-7,8, RSA2-9, **AVENUE A5** in type buildings YA1-26 (wing A,B,L), TA3-25 (Wing C,D,E), TA4-23 (Wing F,G,H), YA2-24 (Wing I,J,K), **AVENUE B1** in type buildings AB1-1,7, AB4-2,6, AB2-3, A1-4,5, CB1-8,17, B2-9,16, A2-10,15, AB3-11,14, CB2-12,13 **AVENUE K3** in type buildings K7(1 Bldgs.), K7a(1 Bldg.), K8(1 Bldg.), K9 (1 Bldgs.), K10 (1 Bldgs.), **AVENUE K4** in type buildings K4(1 Bldgs.), K4a(1 Bldg.), K5(1 Bldg.), K5a (1 Bldgs.), K6 (1 Bldgs.), and CFC-6 on land bearing New S. No. 5, 5B, 5D, 5F, 5G of Village : Dongre, Tal : Vasai. Dist : Thane. as per the following details :-

AMENDED BUILDINGS in Avenue-A1

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
1.	Residential	RSA1-5,	S/G+7	2337.20	01	62	--	2337.20
2.	Residential	RSA2-6	S/G+7	2344.65	01	62	--	2344.65
Total					02	124	--	4681.85

AMENDED BUILDINGS in Avenue-A2

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
1.	Residential	RSA1-7,8,	S/G+7	2337.20	02	124	--	4674.40
2.	Residential	RSA2-9	S/G+7	2344.65	01	62	--	2344.65
Total					03	186	--	7019.05

AMENDED BUILDINGS in Avenue-A5

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
1.	Residential With Shopline	YA1-26 (wing A,B,L)	S/G+7	3766.25	01	91	13	3766.25
2.	Residential With Shopline	TA3-25 (Wing C,D,E)	S/G+7	3766.25	01	91	13	3766.25
3.	Residential	TA4-23 (Wing F,G,H)	S/G+7	3439.92	01	89	--	3439.92
4.	Residential	YA2-24 (Wing I,J,K)	S/G+7	3439.92	01	89	--	3439.92
Total					04	360	26	14412.34

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स. समई, वि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२२-२५२५१६/२५२५१७/२५२५१८
फॅक्स : ०२२-२५२५१६
ई-मेल : vasavirecorporation@yahoo.com

सा.क्र. व.वि.शा.प.
दिनांक

VVCMC/TP/RDP/NP-0453/ ०२१९/३०१२-१३

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14/03/2013.

AMENDED BUILDINGS in Avenue-B1

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
1.	Residential With Shopline	AB1-1,7,	S/G+7	1369.06	02	56	14	2738.12
2.	Residential With Shopline	AB4-2,6,	S/G+7	2179.67	02	84	18	4359.34
3.	Residential	AB2-3,	S+7	1249.62	01	28	--	1249.62
4.	Residential	A1-4,5,	S+7	1070.60	02	56	--	2141.20
5.	Residential	CB1-8,17,	S+7	1677.98	02	56	--	3355.96
6.	Residential With Shopline	B2-9,16,	S/G+7	2379.41	02	84	18	4758.82
7.	Residential With Shopline	A2-10,15,	S/G+7	1157.18	02	56	12	2314.36
8.	Residential With Shopline	AB3-11,14,	S/G+7	2246.33	02	84	32	4492.66
9.	Residential With Shopline	CB2-12,13	S/G+7	1843.55	02	56	16	3687.10
Total					17	560	110	29097.18

AMENDED BUILDINGS in Avenue-K3

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
1.	Residential	K7	St+14	3107.23	01	76	--	3107.23
2.	Residential With Shopline	K7a	S/G+14	3316.81	01	76	3	3316.81
3.	Residential With Shopline	K8	S/G+14	3381.25	01	78	3	3381.25
4.	Residential With Shopline	K9	S/G+14	4966.50	01	86	10	4966.50
5.	Residential With Shopline	K10	S/G+14	4025.27	01	78	6	4025.27
Total					05	394	22	18797.06

AMENDED BUILDINGS in Avenue-K4

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
1.	Residential	K4	St+14	3892.37	01	76	--	3892.37
2.	Residential With Shopline	K4a	S/G+14	3983.10	01	76	2	3983.10
3.	Residential With Shopline	K5	S/G+14	3538.47	01	78	4	3538.47
4.	Residential With Shopline	K5a	S/G+14	3604.96	01	78	7	3604.96
5.	Residential With Shopline	K6	S/G+14	2114.88	01	50	5	2114.88
Total					05	358	18	17133.78

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विरार (पूर्व),
सा. वसई, जि. ठाणे, पिन ४०२ ३०५.



दूरध्वनी : २२५०-२५२५१०१/२०२/०२/०२/२५५०१
फॅक्स : २२५०-२५२५२०१
ई-मेल : vasalvirarcorporation@yahoo.com

सा.क्र. : व.वि.स.स.
दिनांक :

VVCMC/TP/RDP/VP-0453/०२२१/२०१५-१३

14/03/2013,

Sr.No.	Predominant Building	Building type	No. of Floors	No. of Hall	No. of shops	Built up Area (in Sq.mt.)
1.	Commercial	CFC-5.	G+3 pt	3 Halls,	6	564.82

The Revised Development Permission duly approved herewith supersedes all the earlier approved plans where amendment to already approved building or New buildings are proposed. The condition of Commencement Certificate granted by CIDCO vide their office letter No. Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated 02/12/2005. Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/LAYOUT/ W/151 Dated 29/01/2008. Commencement Certificate No. CIDCO/VVSR/RDP/BP-3519/ W/4122 Dated 15/06/2009, 08/10/2009 & 07/07/2010. & by Vasai Virar City Municipal Corporation office letter No. VVCMC / TP / AM / VP-0453 / 010 / 2011-12 Dated 10/05/2011. & VVCMC / TP / AM / VP-0453 / 084 / 2011-12 Dated 13/09/2011, no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012. vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012. 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.
- 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) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of for non-bio degradable & bio-degradable waste respectively.
- 5) 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.
- 6) 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.

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.



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ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२२-२५२५०१/०२/०३/०४/०५/०६
फॅक्स : ०२२-२५२५०१२
ई-मेल : vasairarcorporation@yahoo.com

भा.क. : प.वि.स.प.
दिवस :

VVCMC/TP/RDP/VP-0453/०२११/२०१२-१३

१५ /०३/२०१३.

- 8) You shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 9) You are responsible for the disputes that may arise due to title/ access matter. VVCMC is not responsible for any such disputes.
- 10) The responsibility of adhering to MOEF conditions solely lies with you as per the undertaking given by you.
- 11) Condition Mention in C.C. are applicable.
- 12) You shall submit CFO NOC for building (G+7) & (G+14) applying for PCC.



Yours faithfully,

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

Encl: a/a
c.c. to:

- 1) Asst. Commissioner, UCD
Vasai Virar City Municipal Corporation.
- 2) M/s. Shah Gattani Consultants, Architects,
103, Lucky Palace, Station Road, Vasai (W),
Taluka : Vasai, Dist: Thane.

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