

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/196/2019-20

Date: 18/11/2019

To,
Shri Devendra R. Ladhani P.A. Holder
D-II/1&2, Aakansha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai Dist: Palghar.

Sub: Revised Development Permission for the proposed Residential, Residential with Shopline Buildings, Ancillary Building, LWC building no. 1&2, High School Building, on land bearing S.No.62, H.No.1,7, S.No.63, H.No.2/1,2/2,3, S.No.64, H.No.1,2,3, S.No.65, S.No.68, H.No.1,2&3, S.No.69, H.No.1,2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1,2/1,2/2,3,4,5,7, S.No.76, S.No.77, H.No.2,3,4,5,6,7, S.No.81, H.No.5,6,8,9,13,14,16,18,22,23, S.No.82, H.No.5,7,8/1,9, S.No.83, H.No.1/Pt., S.No.84, H.No.3,4,6/Pt., 7/Pt., 8, 10,11, S.No.85, H.No.3B,9,10&12, S.No.87, H.No.1A,2A,2B,3&7, S.No.88, H.No.1A,1B,2A&2B, S.No.89, H.No.1,2& 4, S.No.271, S.No.272, S.No.273, S.No.274, H.No.1,2,3, S.No.275, H.No.1,2, S.No.276, H.No.1,2,3,4, S.No.277, H.No.2&3, S.No.278, H.No.1,2,3, S.No.279, H.No.1, S.No.280, H.No.1,2,3,4,5, Vill: Gokhiware, Tal: Vasai, Dist: Palghar.

Ref:1) TILR M.R.No.3850/2011 & 3749/2011 dt.12/05/2011, 3769/2011, 3768/2011, 3796/2011, 3797/2011 dt.20/05/2011, 3939/2011 dt.07/10/2011, 2097/2008 dt.30/04/2008, 3244/2010, 3250/2010, 3251/2010, 3242/2010 dt.04/09/2010, 5492/2013 dt.25/02/2014, 5561/2014 dt.01/04/2014, 3322/2010 dt.26/08/2010, 5562/2014 dt.22/04/2014, 5089/2013 dt.25/06/2013, 3319/2010 dt.25/08/2010, 3321/2010 dt.26/08/2010, 5561/2014 dt.01/04/2014, 5089/2013 dt.25/06/2013, 5559/2014 dt.01/04/2014, 5089/2013 dt.25/06/2013, 5562/2014 dt.22/04/2014, 5090/2013, dt.09/07/2013, 5031/2013 dt.08/05/2013, 5091/2013 dt.10/10/2013, 3327/2010, 3320/2010, 3323/2010 dt.26/08/2010, 5560/2014 dt.21/03/2014, 3326/2010 dt.14/10/2010, 3403/2010, dt.16/12/2010, 127/5 dt.23/08/2010, 5492/2013 dt.25/02/2014, 4733/2012 dt.16/11/2012, 5492/2013 dt.25/02/2014, 3404/2010 dt.22/11/2010, 4988/2013 dt.03/03/2014, 3328/2010 dt.26/09/2010, 3248/2010, 3269/2010, 3245/2010, 3246/2010 dt.09/11/2010, 3401/2010 dt.16/12/2010, 3247/2010 dt.13/07/2010, 3270/2010 dt.26/08/2011, 3271/2010 dt.09/04/2010 for measurement.

- 2) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
- 3) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2011 dt.13/04/2012.
- 4) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-36/2012 dt.31/05/2012.
- 5) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-83/2012 dt.22/02/2013.
- 6) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.05/04/2014.
- 7) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-125/2014 dt.20/03/2015.
- 8) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.27/11/2015.
- 9) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-07/15 dt.20/03/2015
- 10) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20/15 dt.28/09/2015
- 11) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20A/15 dt.03/11/2015
- 12) N.A. Receipt No.MH010747413, MH010747344, MH010747697, MH010747615, MH010748279, MH010748179, MH010748535, MH010748451, MH010746606, MH010746321, MH010749879, MH010750283, MH010750179, MH010747974, MH010750541, MH010750480 dt.16/02/2018.
- 13) N.A. Receipt No.MH010788856, MH010788823, MH010788979, MH010788924, MH010788708, MH010788665, MH010789662, MH010789679, dt.17/02/2018.
- 14) N.A. Receipt No. MH000720584, MH000720715, MH000721123, MH000721007 dt. 20/04/2018.



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- 15) Receipt No. MH006500515, MH006500615, MH006531604, MH006531649, MH006502582, MH006502481, MH006502780, MH006502899, MH006503680, MH006503459, MH006504259, MH006504149, MH006508434, MH006508353, MH006501152, MH006500863, MH006532000, MH006531959, MH006502177, MH006502274, MH006505283, MH006505143, MH006504524, MH006504630, MH006501802, MH006501923, MH006504823, MH006504948, dt. 20/09/2019.
- 16) Commencement certificate no. VVCMC/TP/CC/VP-0465/1070/2012-13 dt.10/07/2012
- 17) Commencement certificate no. VVCMC/TP/CC/VP-329, 815, 509/1065/2012-13 dt.10/07/2012
- 18) Revised Development Permission no. VVCMC/TP/RDP/VP-329, 815 & 509/0223/2013-14 dt.25/07/2013
- 19) Revised Development Permission no. VVCMC/TP/RDP/VP-329, 815 & 509/0189/2014-15 dt.15/11/2014
- 20) Revised Development Permission no. VVCMC/TP/RDP/VP-329,815 & 509/120/2015-16 dt.20/07/2015
- 21) Revised Development Permission no. VVCMC/TP/RDP/VP-329,815 & 509/123/2018-19 dt.12/10/2018
- 22) Your Licensed Engineer letter dated. 16/11/2019.

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 vide 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 MRTPT 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/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012.

The details of the layout is given below :-

Sr. No	Particulars	Area (In Sq.m)
1.	Name of assessee owner/ P.A.Holder	Shri Devendra R. Ladhani P.A. Holder
2.	Location	Gokhiware
3.	Land Use (Predominant)	Residential with Shopline
4.	Gross Plot area	410165.00
5.	Less: a) 20mt D.P. Road	4599.96
	b) 30mt D.P. Road	27298.32
	c) 40mt D.P. Road	30622.33
	d) M & SC	1904.62
	e) Water body	18112.79
	f) Garden	11551.83
	g) PG	5212.52



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	h) DFCC	16411.64
	i) NDZ	214.10
	j) LWC	21263.08
	k) PS	3304.17
	l) HS	10879.01
6.a	Net Plot Area	258790.63
6.b	Balance Net Plot Area (NON CRZ)	157711.64
7.	R.G. 15 % / 20 %	31542.33
8.	C.F.C @ 5%	7885.58
9.	Buildable Plot Area	134054.89
10.	Permissible FSI	1.00
11.	Permissible BUA	134054.89
12.	Add: Land Pooling FSI	12735.21
13.	Add: Inclusive Housing (20%)	2858.51
14.	Total Permissible BUA for NA Land	149648.62
15.	Total Proposed BUA	133511.93
16.	LWC Building No. 1	4145.64
17.	LWC Building No. 2	4145.64
18.	Ancillary Building	4146.99
19.	High School Building	11625.92

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. 3,83,100/- (Rupees Three Lakh Eighty Three Thousand One hundred only) deposited vide Receipt No.835850, 835851, 835852, 835853, 835854, 835855, 835856 & 835857 dt.16/11/2019 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 on Residential, Residential with Shopline Buildings, Ancillary Building, LWC building no. 1&2, High School Building, on land bearing S.No.62, H.No.1,7, S.No.63, H.No.2/1,2/2,3, S.No.64, H.No.1,2,3, S.No.65, S.No.68, H.No.1,2&3, S.No.69, H.No.1,2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1,2/1,2/2,3,4,5,7, S.No.76,S.No.77, H.No.2,3,4,5,6,7,S.No.81,H.No.5,6,8,9,13,14,16,18,22,23,S.No.82,H.No.5,7,8/1,9,S.No.83, H.No.1/Pt.,S.No.84,H.No.3,4,6/Pt.,7/Pt.,8,10,11, S.No.85, H.No.3B,9,10&12, S.No.87, H.No.1A,2A,2B,3&7, S.No.88, H.No.1A,1B,2A&2B, S.No.89, H.No.1,2& 4, S.No.271, S.No.272, S.No.273, S.No.274, H.No.1,2,3, S.No.275, H.No.1,2, S.No.276, H.No.1,2,3,4, S.No.277, H.No.2&3, S.No.278, H.No.1,2,3, S.No.279, H.No.1, S.No.280, H.No.1,2,3,4,5, VIII: Gokhiware, Tal: Vasai, Dist: Palghar as per the following details:-

Predominant Building	Bldg No.	Wing	No. of Floors	No. of Flats	No. of Shops	Built Up Area sq. mt.	Status
Sector - I							
Resi with shopline	3	A to E	B+G+P1+13	354	14	14601.17	No Change
Shopline	4	A to C	B+Gr	Nil	21	874.55	Reduced
Shopline	5	A to C	B+Gr	Nil	23	1078.75	BUA
Residential	6	A & B	G+14/pt	183	Nil	7150.05	Now AMD
Resi with shopline	7	A to E	G+14	318	16	14338.19	Now AMD
Resi with shopline	8	A to H	G+14	584	9	24095.49	Now AMD

Sector - III							
Resi with shophline	1	A	Stilt+G+18	105	12	4478.52	Now AMD
Resi with shophline		B	Stilt +G+16	125	12	4399.15	Now AMD
Residential		C	Stilt+14	82	Nil	3038.50	Now AMD
Resi with shophline		D	Stilt+G+16	125	12	4964.96	Now AMD
Resi with shophline		E	Stilt+G+18	105	7	4215.76	Newly proposed
Resi with shophline	2	A	Stilt+G+14	110	14	4378.02	Now AMD
Resi with shophline		B	Stilt+G+14	50	Shop- 6, Office- 4	2258.20	Now AMD
Residential		C	Stilt+18	141	Nil	5714.13	Now AMD
Residential	3	A	Stilt+16	93	Nil	3609.35	Now AMD
Resi with shophline		B	Stilt+G+16	89	Shop-6, Clinic-1	4187.34	Now AMD
Resi with shophline		C&D	Stilt+G+16	188	7	6451.70	Now AMD
Residential	4	A	Stilt+7	27	Nil	965.90	No Change
Resi with shophline		B	B+Stilt+G+16	90	Shop- 14, Store-7	3668.38	Now AMD
Resi with shophline		C	B+Stilt+G+16	90	Shop- 14, Store-7	4224.77	Now AMD
Sector - IV							
Residential	1	A	Stilt+14	82	Nil	3192.40	Now AMD
		B	Stilt+14	54	Nil	1931.80	Newly Added
		D	Stilt+14	54	Nil	1931.80	Now AMD
Residential	2	A	Stilt+7	41	Nil	1596.20	Now AMD
		B	Stilt+7	27	Nil	965.90	Newly Added
Sector - V							
Residential	9	A	Stilt+G+7	46	Nil	2075.82	No Change
		B	Stilt+G+7	29	Nil	1193.33	No Change
	10	A	Stilt+7	27	Nil	965.90	No Change
		B	Stilt+7	27	Nil	965.90	No Change
TOTAL						133511.93	
Sector - II (Other)							
LWC	1	A&B	G+9	142	Nil	4145.64	No Change
LWC	2	A&B	G+9	142	Nil	4145.64	No Change
Residential Ancillary	1	A&B	G+14/pt	109	Nil	4146.99	As Built OC
Sector - III							
High School	----	-----	G+7	-----	-----	11625.92	Now AMD

The revised plan duly approved here with supersedes all the earlier approved plans of the conditions of Commencement Certificate granted vide this office letter no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012. 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.



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- 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-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.



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- 15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area 2858.51 sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018. If applicable.
- 16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 19) 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.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to occupancy certificate.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) 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.
- 23) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 24) You shall submit fresh TILR prior to commencement of work on land bearing S.no.81 H.no.9,16&18, S.no.82 H.no.8/1, S.no.83 H.no.1/pt, S.no.84 H.no.6/pt, S.no.85 H.no.9, S.no.275 H.no.1&2, S.no.276 H.no.1,2&3.
- 25) You shall submit necessary N.A. permission for Non NA land S.no.87 H.no.2B prior to commencement of work on such land.



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- 26) You shall obtain confirmation from owners to reinstate D.P. Reservations, Relocation, of D.P. Reservations and Realignment of D.P. Roads and handover to VVCMC prior to OC.
 - 27) You shall be responsible to maintain DFCC alignment and shall surrender the portion of land with or without buildings as may be required by DFCC as per land Acquisition Act.
 - 28) The OC shall be issued on prorata development of RG.
 - 29) Sanad to be submitted for land under Class-I certificate prior to OC.
 - 30) If required, you shall be responsible for obtaining necessary clearance from the standing committee of National Board of Wild Life (NBWL) regarding Eco sensitive Zone of Tungreshwar Wild Life Sanctuary (TWLS) and Sanjay Gandhi National Park (SGNP) as may be applicable.
 - 31) You shall not commence the work of proposed buildings abutting MAHSR unless all necessary NOC's are obtained from Competent Authority.
 - 32) You shall not commence work on Non N.A. lands suit property land prior to obtaining necessary clearance from all Competent Authorities.
 - 33) You shall obtain CFO NOC prior to PCC for applicable wings.
 - 34) You shall submit clearance regarding court case RCS no.146/2014, 147/2014 & 331/2014 prior to commencement of any work on land bearing S.No.273/3/5, S.No.278/pt/2 & S.no.280/4 of village: Gokhiware.
 - 35) You shall submit amalgamated combined TILR with NA effect prior to approaching this office for final OC.
 - 36) All condition incorporated in EC dt.06/01/2017 shall be binding upon you and you shall obtain Revised EC prior to commencement of any work other than that mentioned in the EC dt.06/01/2017.
 - 37) You shall hand over D.P.Road & D.P.Reservation prior to final OC.
 - 38) You shall be solely responsible for compliance of all above conditions in time bound manner and you shall indemnify VVCMC against any complaint/action from any authority for lapse in compliance of the above conditions and you shall ratify the same at your own cost & risk.

(Issued as per approved by the Commissioner)

Yours faithfully,

Dy. Director of Town Planning (I/C)
Vasai Virar City Municipal Corporation



c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office
2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A'
Shimpoli Road,
Borivali (W) Pin-400 092.