

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



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

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0689/ 096/2016-17

31/03/2017

To,  
✓ Shri. Pankaj S. Parikh, Director of  
M/s. Parikh Investment & Development Pvt. Ltd.,  
Shop No. 3 & 4, Neptune Building, Meet Chowki,  
Junction of Link Road and Marve Road,  
Malad (W)  
**MUMBAI : 400 064.**

**Sub: Revised Development Permission for the proposed layout of Residential & Residential with shopline Buildings on land bearing S.No.88A+369B/3 & 4, H. No.1, 2 & 4 (Plot -A1) of Village Bolini, Tal: Vasai ,Dist Palghar.**

Ref: -

1. Commencement Certificate No. CIDCO/VVSR/CC/BP-4032/W/3348 dtd.10/10/2008.
2. Amended Plan Approval No. CIDCO/VVSR/CC/BP-4032/W/3777 dtd.23/01/2009.
3. Amalgamation/ Sub-Division approval No. CIDCO/VVSR/NOC/BP-4032/W/4662 dtd. 11/08/2009.
4. Revised Development Permission No. CIDCO/VVSR/RDP/BP-4032(A1)/W/5410 dtd. 04/12/2009.
5. Revised Development Permission No.VVCMC/TP/RDP/VP-0689/105/2011-12 dat. 12/10/2011.
6. Revised Development Permission No.VVCMC/TP/RDP/VP-0689/0121/2013-14 dat. 28/06/2013.
7. Revised Development Permission No.VVCMC/TP/RDP/VP-0689/073/2015-16 dat. 16/06/2015.
8. This office letter no.VVCMC/TP/2536/2016 dtd. 14/10/2016.
9. Your Registered Engineer's letter dated. 08/01/2016 & 07/03/2017.

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. 4<sup>th</sup> April 2012 and 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014. 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 21<sup>st</sup> 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 conditions mentioned in the letter CIDCO/VVSR/CC/BP-4032/W/3348 dtd.10/10/2008. The details of the layout are as given below:

1	Name of assess owner/P.A. Holder	Shri. Pankaj S. Parikh, Director of M/s. Parikh Investment & Development Pvt. Ltd.,
2	Location	Bolinj
3	Land use (predominant)	Residential & Residential with shopline Buildings
4	Gross plot area (As per 7/12)	25845.42 sq.m
5	Less:20.00 mt D.P. Road Area	1680.00 sq.m



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6	Net plot area	24165.42 sq.m
7	R.G.	3713.30 sq.m
8	C.F.C.	1237.90 sq.m
9	Buildable Plot Area	20451.72 sq.m
10	Permissible F.S.I.	1.00
11	Permissible Built Up Area	20451.72 sqm
12	Add Incentive Land Pooling FSI 4.5%	947.00 sq.m
13	Add. 20.00 mt D.P. Road Area 100%	1680.00 sq.m
14	Add TDR from DRC No.93	3990.00 sq.m
15	Total Permissible Built Up Area	38213.14 sq.m
16	Total Permissible BUA at present	27068.72 sq.m
17	Total Proposed Built Up Area	27057.01 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).

The additional amount of Rs. 2,000/- (Rupees Two Thousand only) deposited vide receipt No. 350096 dated 30/05/2015 with Vasai-Virar City Municipal Corporation 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 layout of Residential/ Residential with shophline Buildings on land bearing S.No.88A+369B/3 & 4, H. No.1, 2 & 4 (Plot -A1) of Village Bolinj,Tal: Vasai ,Dist Palghar. as per the following details:-

Sr. No	Predominant Building	Bldg. No./ Wings.	No. of Floors	No. of Shops	No. of Flats	Built Up Area ( in sq. mt.)	Status
1.	Residential with shophline Bldg.	Bldg. No.1/ Wing A, Wing B & C	Gr/St+Podium+2 Gr/St+Podium+3	20	29	2891.97	Now Amended
	Residential with shophline Bldg.	Bldg. No.2/ Wing A& B	Gr. only	08	--	199.05	As per Approved Dtd. 28/06/2013
	Residential with shophline Bldg.	Bldg. No.3/ Wing A& B	Stilt+14	4	164	9108.57	OC granted
4.	Residential with shophline Bldg.	Bldg. No.4/ Wing A,B,C & D	Gr.+7	03	126	5691.90	O.C Granted
5.	Residential with shophline Bldg.	Bldg. No.5/ Wing A & B	Gr.+7	14	56	2970.48	O.C Granted
6.	Residential with shophline Bldg.	Bldg. No.6/ Wing A,B,C & D	Gr.+7	03	126	5925.22	O.C Granted





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7.	Residential Bungalow	Bldg. No.7	Stilt/Gr.+2	--	01	269.82	O.C Granted
8.	CFC Building	--	Gr.+3/Pt	6 Shops and Health care Center	--	1235.65	As per Approved Dtd. 04/12/2009
9.	Club House	--	Gr. Only	--	--	157.55	As per Approved Dtd. 12/10/2011

All the past approval for various buildings granted earlier stand valid. The conditions of Commencement Certificate issued vide letter No. CIDCO/VVSR/CC/BP-4032/W/3348 dtd.10/10/2008 stands applicable to this approval of Revised Development Permission 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.
- 7) 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.
- 8) 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.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.

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*Handwritten initials*





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- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) 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.
- 16) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8<sup>th</sup> 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 Nil 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.
- 17) 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.
- 18) 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,

*mt*

*sf*





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Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.

- 19) 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.
- 20) As per affidavit given by you dated 24/08/2016 all responsibility regarding title will be yours.
- 21) 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.
- 22) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to Occupancy Certificate.
- 23) The TDR for DP reservation admeasuring total area 11144.42 sq.mt was granted earlier vide letter No. VVCMC/TP/RDP/VP-0689/0121/2013-14 dtd. 28/06/2013. The details of which are as under:
  - 1) TDR admeasuring 3364.00 sq.mt in lieu of land handed over to VVCMC on land bearing S.No.420 H.No.1/2,2,3,4,5,6,7,8 of village: Bolinj.
  - 2) TDR admeasuring 7456.00 sq.mt in lieu of land handed over to VVCMC on land bearing S.No. 416 H.No. 2 of village: Bolinj.
  - 3) TDR admeasuring 122.60 sq.mt in lieu of land handed over to VVCMC on land bearing S.No. 277 H.No.1,2,3,4,5 of village: Virar
  - 4) TDR admeasuring 140.00 sq.mt in lieu of land handed over to VVCMC on land bearing S.No. 279 H.No.5 & 16 of village: Virar
  - 5) TDR admeasuring 61.82 sq.mt in lieu of land handed over to VVCMC on land bearing S.No. 280 H.No.10,13,14,15 of village: VirarHereafter above TDR utilization was cancelled vide letter no. VVCMC/TP/2536/2016 dtd. 14/10/2016 and the effect of which is given in this Revised Development Permission. The above mentioned TDR admeasuring total 11144.42 sq.m shall only be considered for utilization again after submission of fresh 7/12 extract in favour of VVCMC & TILR map with effect of handed over DP reservation and after issue of DRC by VVCMC as per then prevailing rules and regulations for the above area. Further the utilization of above mentioned TDR shall be subject to rules and regulations prevailing at the time of submission of proposal in future.

(Issued as per approved by the Commissioner)



Yours faithfully,

Dy. Director of Town Planning  
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD, *Word A*  
Vasai-Virar City Municipal Corporation.
2. M/s. En-Con Project & Architectural Consultants  
G-7/8, Wing - D, Sethi Palace  
Ambadi Road, Vasai  
Vasai (W), Taluka Vasai,  
DIST: PALGHAR.