

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०१७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/CC/VP-3731/196/2019-20

24/10/2019

### CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Municipal Corporation if :-
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
  - c) The Commissioner, VVCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :-
  - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
  - b) Give notice to the Municipal Corporation on completion upto the plinth level & obtain plinth completion certificate before the commencement of the further work.
  - c) Give written notice to the Municipal Corporation regarding completion of the work.
  - d) Obtain an occupancy certificate from the Municipal Corporation.
  - e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
  - f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on .....
  - g) Install a 'Display Board' on the most conspicuous place on site indicating :-
    - i. Name & address of owner /developers, architect, Structural Engineer and contractor.
    - ii. S.NO./CTS No., Ward No., Village Name alongwith description of its boundaries.
    - iii. Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.
    - iv. FSI permitted.
    - v. No. of residential/commercial flats and shops with their areas.
    - vi. Address where copies of detailed approved plans shall be available for inspection.
    - vii. A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.



5. The conditions of the certificate shall be binding not only on the applicant but also his successors, and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall be part of the public street.
8. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy certificate has been granted by this Municipal Corporation. If the occupancy is reported before grant of occupancy certificate the security deposit of the said building forfeited and unauthorised Occupancy Charges and other charges as applicable.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Vasai-Virar City Municipal Corporation.
11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.
12. The transfer of the property under reference can be effected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities within the premises stipulated by the Municipal Corporation (Internal Access, channelisation of drains, arrangements of drinking water, arrangements for conveyance, disposal of rain water and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to the satisfaction of Municipal Corporation.
14. As far as possible no existing tree shall be cut. If this is unavoidable, the minimum number of trees cut shall be planted on site.  
  
The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling and Regulation) Act 1969 & getting the building plans approved from the concerned authorities.
16. You shall provide potable water to the consumer / occupier of tenement before applying for occupancy certificate. The possession of said property shall be given before occupancy certificate be granted only after verifying the provision of potable water to the occupier.
17. The owner shall get the approved layout demarcated on the site by the Surveyor, the TILR, Thane, and shall submit to the Municipal Corporation the measurement plan certified by the TILR, Vasai for record. The demarcation of approved layout on the site shall be carried out so as not to alter / reduce the dimensions and area of roads, open space or other reservations. The demarcated layout measurements certified by TILR shall be submitted before grant of occupancy certificate. The conditions prescribed in N.A order as regards TILR preparation is binding on you.

*muta*



*Handwritten initials/signature*

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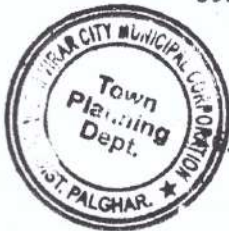
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18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation.
- Internal access roads along with storm water drains.
  - Channelization of water courses and culverts, if any.
  - The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
  - Arrangements for collection of solid waste.
  - All fire fighting requirement along with necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
  - Rain Water Harvesting systems and solar assisted Water Heating systems.
19. The low-lying areas shall be filled as per formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
21. The owner shall submit to the Municipal Corporation the scheme of the development of 15% or 20% depending on plot area compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Municipal Corporation.
23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
25. The owner shall observe all the rules in force regarding over head/underground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the concerned authority.
- No construction on sub-divided plots shall be allowed unless internal road and storm Water Drains/Sewerage are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the N.A. Permission is obtained from the Collector under the provisions of M.L.R. Code 1966, and also all necessary permission as applicable depending on the class of the land type of tenure type of Occupant etc. is obtained by the concerned owner applicant after completing all the



legal formalities VVCMC is not responsible for any lapse on your part in obtaining various permissions required as per other acts of both state and central Govt.,

30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions shall be lawful for the Municipal Corporation to direct the removal or alteration of structures erected or the use contrary to the provisions of this grant. The Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title therefrom or under them.
33. The owner shall have to provide water in requisite quantity from the sources available to prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of camber).
35. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
36. Drinking water wells should be well built and well protected.
37. If the length of the proposed building exceeds 45 M, the expansion joints shall be provided at suitable places with suitable materials.
38. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source or its surroundings takes place.
39. You will not take up any development activity on the aforesaid property till the matter is pending, if any or in any court of law relating to this property and the responsibility of following the court order strictly lies with you. Consequences of violation of court order shall be borne by you. VVCMC is not responsible for such violations.  
You will make suitable arrangements for temporary accommodation and permit for temporary accommodation of the tenants, if any while redeveloping the scheme and you shall give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
40. You will construct the society room as proposed and approved in the plan and it shall not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course of time.
41. For the portion of the compound wall rounded off at the corner at road junction, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground level shall be provided.
42. This development permission shall enable you to construct upto plinth level or for further construction, plinth completion certificate has to be obtained from this office.
43. 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 V. Municipal Corporations. New trees shall be planted on the premises @ 30 per cent BUA and 10% per Sq.m in R.G. Further you shall submit NOC from tree Act and VVCMC before applying for occupancy certificate regarding compliance to govt. tree act also.
- 44.



Handwritten signature or initials.

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WCMC/TP/CC/NP-3717/196/2019-20

45. Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.
46. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately before applying for plinth completion certificate.
47. You shall submit detailed proposal for sewage treatment plant by way of package treatment plant, recycling of water and solid waste disposal through composting vermiculture project before applying for plinth completion certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27<sup>th</sup> Aug. 2003.
48. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you: It shall be lawful on the part of the Municipal Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
49. You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by MUNICIPAL CORPORATION.
50. You shall develop 6.0m wide access road of W.B.M. standard before Commencement of work.
51. You shall provide all arrangement for labours as per governing statutes like temporary livable accommodation, sanitary arrangements, health facilities etc., you shall give the compliances at the time of Plinth Completion certificate. As per central Govt. directives no open defecation shall take place. To ensure the same is your responsibility.

(Issued as per approval by the Commissioner)

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

