

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



फोन : ०२२० - २५२५१०७
ई-मेल : vasairvirarcorporation@yahoo.com

जाबक क. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-453/ 262/2015-16

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07/09/2015

- 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) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012.
- 9) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.
- 10) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0279/2013-14. Dated 28/10/2013
- 11) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/077/2014-15. Dated 02/07/2014
- 12) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/2758/2014-15. Dated 09/10/2014
- 13) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0276/2014-15. Dated 17/01/2015
- 14) Competant Authority Order of VVCMC as per MRTP Act. Dated 02/06/2012.
- 15) Your Architects letter dated 25/05/2015.

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 and 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th 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 Anala, Arnala Killa, Patilpada, Mulkam, Temb, Kolhapur, Chandrapada, Tokri, Khairpada, Sasal, Rengao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Matipada, 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. CIDCO/VVSR/CC/BP-3519/W/2617.Dated. 2/12/05 & CIDCO/VVSR/CC/BP-3519/Layout/W/151, Dated. 29/01/2008.

The details of the layout is given below :-

No.	Name of assessee / Owner		M/s. Evershine Developers
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	:	932440.00 sq.m.
5.	Area deleted from layout	:	46909.07 sq.m.
6.	Area acquired by PWD	:	5950.00 sq.m.
7.	Net Area(4-(5+6))	:	879580.93 sq.m.
8.	Less proposed 30M & 20M D.P. Road:	:	126654.40 sq.m.
9.	Less D. P. Reservation	:	83448.83 sq.m.
10.	Total Area (5+6)	:	212103.23 sq.m.
11.	Balance Area (7-10)	:	667477.70 sq.m.

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14.	Net Plot Area 85% of (11)	:	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.	Total Built up Area Proposed (Now & Previous)	:	714846.29	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 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 D1 in wings A&B,C,D,E, AVENUE L1&L2 in type L1 (wing A,B,C) L1 (wing D,E,F), L2 (wing G,H,I), L2 (wing J,K,L), AVENUE L3 in type wings (A&B,C&D, E&F), AVENUE L4 in type wing (A,B,C), wing (D,E,F), AVENUE L5&L6 wing (A,B,C,D,E,F,G,H,I), AVENUE Q in type Bldg.1 wing (A,B,C,D,E,F,G), Bldg. 2 wing (A,B,C,D,E,F,) on land bearing S. No. 5, 5B, 5D, 5F, 5G of Village : Dongre, Tal : Vasai, Dist : Palghar.

The details of buildings is given below:

AREA SUMMARY (NOW PROPOSED)
(AVENUE-D1, L1&L2, L3, L4, L5&L6)

AMENDED BUILDING IN AVENUE D1

Sr. No.	Predominant Use	Bldg. Ave./wing	No.of Floors	No.of Bldg.	No of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential	D1 (A&B)	St+14	01	164	0	6220.40
2.	Residential/ with Shopline	D1 (C)	S/G+14	01	82	08	3915.23
3.	Residential/ with Shopline	D1 (D)	S/G+14	01	96	13	4634.37
4.	Residential/ with Shopline	D1 (E)	S/G+14	01	82	09	3928.83
Total				4	424	30	18698.83

AMENDED BUILDING IN AVENUE L1 & L2

Sr. No.	Predominant Use	Bldg. Ave./wing	No.of Floors	No.of Bldg.	No of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline	L1 (A,B,C)	S/G+14	01	218	31	10008.04
2.	Residential/ with Shopline	L1 (D,E,F)	S/G+14	01	218	17	9671.61



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4.	Residential/ with Shopline	L2 (J,K,L)	S/G+14	01	218	31	9850.78
Total				04	872	95	39119.38
AMENDED BUILDING IN AVENUE L3							
Sr. No.	Predominant Use	Bldg. Ave./wing	No.of Floors	No.of Bldg.	No of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline	L3 (A&B)	S/G+14	01	164	13	7224.06
2.	Residential/ with Shopline	L3 (C&D)	S/G+14	01	224	24	9700.66
3.	Residential/ with Shopline	L3 (E&F)	S/G+14	01	164	13	7230.24
Total				03	552	50	24154.96

AMENDED BUILDING IN AVENUE L4							
Sr. No.	Predominant Use	Bldg. Ave./wing	No.of Floors	No.of Bldg.	No of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline	L4 (A,B,C)	S/G+14	01	218	20	9690.39
2.	Residential/ with Shopline	L4 (D,E,F)	S/G+14	01	218	21	9690.84
Total				02	436	41	19381.23

AMENDED BUILDING IN AVENUE L5 & L6							
Sr. No.	Predominant Use	Bldg. Ave./wing	No.of Floors	No.of Bldg.	No of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline	L5&L6 (A)	S/G+14	01	78	14+ 2 Office	4427.74
2.	Residential/ with Shopline	L5&L6 (B)	S/G+14	01	68	09	3280.74
3.	Residential/ with Shopline	L5&L6 (C)	S/G+14	01	82	14	4336.69
4.	Residential	L5&L6 (D)	S/G+14	01	82	0	2859.90
5.	Residential	L5&L6 (E)	S/G+14	01	82	0	3356.42
6.	Residential/ with Shopline	L5&L6 (F)	S/G+14	01	82	09	4259.38
7.	Residential/ with Shopline	L5&L6 (G)	S/G+14	01	96	12	4230.58
8.	Residential/ with Shopline	L5&L6 (H)	S/G+14	01	78	14+2 office	4374.11
9.	Residential/ with Shopline	L5&L6 (I)	S/G+14	01	82	10	4178.41
Total				09	730	82+ 4 office	35303.97



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AMENDED BUILDING IN AVENUE Q - Bldg.1							
Sr. No.	Predominant Use	Bldg. Ave./wing	No.of Floors	No.of Bldg.	No of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline	Q -Bldg.1 (A)	S/G+14	01	54	06	2159.68
2.	Residential/ with Shopline	Q -Bldg.1 (B)	S/G+14	01	54	11	2804.45
3.	Residential/ with Shopline	Q -Bldg.1 (C)	S/G+14	01	54	08	3002.22
4.	Residential/ with Shopline	Q -Bldg.1 (D)	S/G+14	01	54	06	2227.21
5.	Residential/ with Shopline	Q -Bldg.1 (E)	S/G+14	01	54	06	2859.24
6.	Residential/ with Shopline	Q -Bldg.1 (F)	S/G+14	01	82	15	4230.39
7.	Residential/ with Shopline	Q -Bldg.1 (G)	S/G+14	01	54	06	2163.52
Total				07	406	58	19446.71



AMENDED BUILDING IN AVENUE Q - Bldg.2							
Sr. No.	Predominant Use	Bldg. Ave./wing	No.of Floors	No.of Bldg.	No of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential/ with Shopline	Q -Bldg.2 (A)	S/G+14	01	54	05	2835.80
2.	Residential	Q -Bldg.2 (B)	S/G+14	01	54	0	2061.18
3.	Residential	Q -Bldg.2 (C)	S/G+14	01	54	0	2061.18
4.	Residential	Q -Bldg.2 (D)	S/G+14	01	54	0	2061.18
5.	Residential/ with shopline	Q -Bldg.2 (E)	S/G+14	01	82	07	4100.49
6.	Residential/ with Shopline	Q -Bldg.2 (F)	S/G+14	01	54	07	2530.95
Total				06	352	19	15650.78

The revised plan duly approved is for the above mentioned building only. The conditions of Commencement Certificate granted vide Commencement Certificate No. C:DCQ/VVSR/CC/BP-3519/Layout/W/151 Dated. 29/01/2008.Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010. Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.Revised Development Permission granted vide letter no. VVCMC/TP/AMVP-0453/084/2011-12 dated 13/09/2011.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated

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28/10/2013, Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/077/2014-15. Dated 02/07/2014, Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/2758/2014-15. Dated 09/10/2014 Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0276/2014-15. Dated 17/01/2015. 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 thereof 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.
- 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.



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- 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/(1)/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 areasq.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.



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- 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, 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.



Yours faithfully,

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

c.c. to:

1. Asst. Commissioner, U.C.D.,
Vasai-Virar city Municipal Corporation,
Ward office A
2. M/s. Shah Gattani Consultants, Architects,
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai,
Dist: Palghar.