

COLOUR XEROX

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.श.म/व.वि.सु/०५१/२०१३/१३  
दिनांक : १४/०५/२०१३

VVCMC/TP/RDP/VP-0489/051/2013-14

14/5/2013

To,  
Shri. Shokinkumar S.Jain, & 6 Others, and,  
Shri. Kashinath Ambo Patil & 2 others through,  
P.A. Holder M/s. Magnates Enterprises and  
M/s. Unitech Ltd., through P.A. Holder  
M/s. Ameya Builders & Property Developers through,  
Substitute P.A. Holder M/s. Magnates Enterprises  
103, 'A' wing, Garden View Apt.,  
Virat Nagar, P.P. Marge, Virar (W), Tal: Vasai,  
**DIST: THANE.**

TRUE COPY

**N. B. D. MUKH**  
B.A., B.L., LL. B.

Office: Aaral Road, Vasai Road,  
VIRAR (W), Tal. Vasai-401 303

**Sub: Revised Development Permission for proposed Residential Building No. 5, (Wing A & B), Residential with Commercial Building No.9 (Wing A & B), Building No. 12, (Wing A & B), Residential Building No.12A & School Building on land bearing S.No. 157/B, S.No.423, H.No.A2, A3 & A4; S.No.316B of Village. Bolinj, Tal: Vasai Dist Thane.**

Ref: -

1. Commencement Certificate No.CIDCO/VVSR/CC/BP-271/W/1137 dated 19/11/1998.
2. Commencement Certificate No.CIDCO/VVSR/CC/BP-3045, 3047 & 2990/W/2331 dated 20/02/2004.
3. Ameded plan approved dated 20/01/1998, 03/10/2000, 22/12/2000, 25/05/2001, 11/02/2004, 25/05/2004, 25/10/2004, 04/04/2005, 30/12/2005, 09/05/2006, 13/11/2006, 07/08/2007, 28/01/2008, 08/07/2008, 16/04/2009, 14/09/2009,03/06/2010, 23/06/2010, 30/01/2012.
4. Revised development permission no.VVCMC/TP/RDP/VP-0489/0123 dtd .06/11/2012.
5. Revised Development Permission No.VVCMC/TP/RDP/VP-0489/020 dtd.22/02/2013.
6. Your letter dated 19/03/2013.

Sir / Madam,

Revised Development Permission is hereby granted for the proposed Residential Building No. 5, (Wing A & B), Residential with Commercial Building No.9 (Wing A & B), Building No. 12, (Wing A & B), Residential Building No.12A & School Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Shokinkumar S.Jain, & Others, and, Shri. Kashinath Ambo Patil & 2 others through, P.A. Holder M/s. Magnates Enterprises and M/s. Unitech Ltd., through P.A. Holder, M/s. Ameya Builders & Property Developers through, Substitute P.A. Holder M/s. Magnates Enterprises.

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-271/W/1137 dated 19/11/1998 & CIDCO/VVSR/CC/BP-3045, 3047 & 2990/W/2331 dated 20/02/2004. The details of the layout is given below : -



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|    |   |   |
|----|---|---|
| 1  | Name of assess owner/P.A.Holder                       | Shri. Shokinkumar S.Jain, & Others, and, Shri. Kashinath Ambo Patil & 2 others through, P.A. Holder M/s. Magnates Enterprises and M/s. Unitech Ltd., through P.A. Holder, M/s. Ameya Builders & Property Developers through, Substitute P.A. Holder M/s. Magnates Enterprises |
| 2  | Location  | Bolinj  |
| 3  | Land use (predominant)                                | Resi. Bldg. No. 5, Resi+Comm. Bldg No.9 Bldg No. 12, Resi bldg No.12A & School Bldg.  |
| 4  | Gross plot area (As per 7/12)                         | 117178.00 sq.m  |
| 5  | Less :  |   |
|    | a) Encroachment                                       | 888.37 sq.m   |
|    | b) D.P. Road 20.00m & 12.00m                          | 9167.72 sq.m  |
|    | c) Balance Amenity                                    | 448.57 sq.m   |
|    | d) School Reservation                                 | 1693.97 sq.m  |
| 6  | Net Plot Area   | 104979.43 sq.m  |
| 7  | R.G. @15%   | 12379.61 sq.m   |
| 8  | CFC 5%  | 4431.35 sq.m  |
| 9  | Buildable Plot area                                   | 87544.54 sq.m   |
| 10 | Permissible FSI                                       | 1.00  |
| 11 | Permissible BUA                                       | 87544.54 sq.m   |
| 12 | Add   |   |
|    | a) Credit by Amenity                                  | 3852.93 sq.m  |
|    | b) D.P. Road FSI 100%                                 | 8023.67 sq.m  |
|    | c) Incentive land pooling FSI (7.5%) Earlier approved | 7621.56 sq.m  |
| 13 | Total Permissible BUA                                 | 107042.70 sq.m  |
| 14 | Proposed Built Up Area                                | 99494.36 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 deposited to CIDCO 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 Building No. 5, (Wing A & B), Residential with



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VCMC/TP/RDP/VP-0489/051/2013-14  
Commercial Building No.9 (Wing A & B), Building No. 12, (Wing A & B),  
Residential Building No.12A & School Building on land bearing S.No. 157/B,  
S.No.423, H.No.A2, A3 & A4; S.No.316B of Village. Bolinj, as per the following  
details:-

| Sr. No | Predominant Building | No. of Bldg & wing . | No. of Floors | No. of Flats | No. of Offices          | Built Up Area ( in sq. mt.) |
|--------|----------------------|----------------------|---------------|--------------|-------------------------|-----------------------------|
| 1      | Resi.                | 5 (Wing A & B)       | Stilt+7       | 54           | --                      | 2171.05 sq.m                |
| 2      | Resi with Comm.      | 9 (Wing A & B)       | G+14          | 152          | 46                      | 10106.91 sq.m               |
| 3      | Resi with Comm.,     | 12 (Wing A & B)      | G+14          | 54           | 06 offices / 02 Classes | 3639.73 sq.m                |
| 4      | Resi                 | 12A                  | G+14          | 54           | --                      | 1884.38 sq.m                |
| 5      | School Bldg.         | --                   | Stilt+7       | -            | -                       | 2937.50 sq.m                |

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide CIDCO office letter No.CIDCO/VVSR/CC/BP CIDCO/VVSR/CC/BP-271/W/1137 dated 19/11/1998 & CIDCO/VVSR/CC/BP-3045, 3047 & 2990/W/2331 dated 20/02/2004. 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



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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) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activates.
- 12) You shall submit revised Engineering report before approaching for next stage.
- 13) You shall submit Chief Fire Officer NOC before applying for Plinth Completion Certificate.

Yours faithfully,



Dy. Director of Town Planning  
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Word office .....
2. Mr. Abhay D. Raut  
1104, Gold Crest Business Center,  
L.T. Road, Borivali(W)  
Mumbai-92.

TRUE COPY

N. B. DESHMUKH

Office: Aarti Apartment, Vastak Road,  
VIRAR (W), Tal. Vasai, 401 303