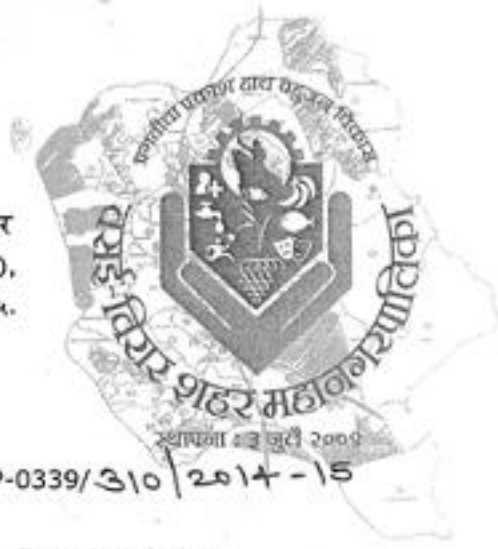


मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.रा.म./न.र./

दिनांक : ०२  
०७/०१/२०१५

VVCMC/TP/RDP/VP-0339/310/2014-15

To,  
Mr. Raghunath Jadhav & Others,  
Mr. Valerian Dias,  
Post Sativali, Vasai (E),  
Tal-Vasai,  
**DIST:PALGHAR.**

**Sub: Revised Development Permission for proposed layout of Residential/ Residential with Shopline Buildings on land bearing S.No.48, H.No.1A to 1D/2(pt), H.No.1A to 1D/3 of Village Sativali, Tal: Vasai ,Dist Palghar.**

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-0339/2317 dated 21/02/2012.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-0339/043/2013-14 dated 08/05/2013.
3. Your Registered Engineer's letter dated 10/10/2014.

Sir / Madam,

Revised Development Permission is hereby granted for proposed layout of Residential/ Residential with Shopline Buildings in under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Raghunath Jadhav & Others, Mr. Valerian Dias,

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0339/2317 dated 21/02/2012. The details of the layout is given below : -

1	Name of assess owner/P.A. Holder	Mr. Raghunath Jadhav & Others, Mr. Valerian Dias,
2	Location	Sativali
3	Land use (predominant)	Residential/ Residential with Shopline Buildings
4	Gross plot area (As per 7/12)	5920.00 sq.m
5	Area Under Existing Road	756.22 sq.m
6	Area Under Encroachment	36.03 sq.m
7	Area Under D.P. Road	472.00 sq.m
8	Area Under channel Reservation	Nil
9	Balance Plot Area	4655.75 sq.m
10	R.G.@ 15%	698.36 sq.m



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

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11	CFC @ 5%	232.79 sq.m
12	Buildable plot area (4655.75 X 0.85%)	3957.39 sq.m
13	Permissible F.S.I.	1.00
14	Permissible Built Up Area	3957.39 sq.m
15	Add: Area Under D.P. Road	472.00 sq.m
16	Add: Area Under channel Reservation	1068.00 sq.m
17	Total Permissible Built Up Area	5497.39 sq.m
18	Proposed Built Up Area	5331.13 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.20900/- (Rupees Twenty thousand Nine hundred only) deposited vide receipt No. 305609 dated 31/01/2015 & Rs.15000/- (Rupees Fifteen thousand only) receipt No. 305634 dated 03/02/2015 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 proposed layout of Residential/ Residential with Shopline Buildings on land bearing S.No.48, H.No.1A to 1D/2(pt), H.No.1A to 1D/3 of Village Sativali, 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.)
1.	Residential with Shopline Building (Amendment)	Bldg.No. 1 /Wings A&B	Stilt/Gr. +7	16	68	2774.91 sq.m
2.	Residential Building (Newly Proposed)	Bldg.No. 3	Stilt/Gr. +3	--	5	376.15 sq.m



The revised development permission duly approved is for the above mentioned building only. All the earlier approvals for buildings other than mentioned in the above table stand valid. The conditions of Commencement Certificate letter No. VVCMC/TP/CC/VP-0339/2317 dated 21/02/2012 stands applicable to this approval of amended plans along with the following conditions:

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

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- 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 Corporation.
- 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.



मुख्य कार्यालय, विरार  
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VVCMC/TP/RDP/VP-0339/ 310 | 2014-15

जा.क्र. : व.वि.श.म./व.र./


दिनांक :

०२  
०७/०१/२०१५

- 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 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 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.



Yours faithfully,

  
Dy. Director of Town Planning  
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office .....
2. M/s. En-Con, Project Consultants,  
G-7,8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W)  
Taluka Vasai, Dist:-Palghar.

NO.	DESCRIPTION	AREA (SQR. FT.)	VOLUME (CU. YDS.)	NO.	DESCRIPTION	AREA (SQR. FT.)	VOLUME (CU. YDS.)
1	GRAVEL DRIVE	1000	1000	10	PAVING DRIVE	1000	1000
2	GRAVEL DRIVE	1000	1000	11	PAVING DRIVE	1000	1000
3	GRAVEL DRIVE	1000	1000	12	PAVING DRIVE	1000	1000
4	GRAVEL DRIVE	1000	1000	13	PAVING DRIVE	1000	1000
5	GRAVEL DRIVE	1000	1000	14	PAVING DRIVE	1000	1000
6	GRAVEL DRIVE	1000	1000	15	PAVING DRIVE	1000	1000
7	GRAVEL DRIVE	1000	1000	16	PAVING DRIVE	1000	1000
8	GRAVEL DRIVE	1000	1000	17	PAVING DRIVE	1000	1000
9	GRAVEL DRIVE	1000	1000	18	PAVING DRIVE	1000	1000
<b>TOTAL</b>		<b>9000</b>	<b>9000</b>				



LOCATION PLAN  
SCALE 1:500

NO.	DESCRIPTION	AREA (SQR. FT.)	TOTAL
1	RECTANGLE	1000 x 1000 = 1,000,000	1,000,000
2	TRIANGLE	1/2 x 1000 x 1000 = 500,000	500,000
3	CIRCLE	π x (500) <sup>2</sup> = 785,398	785,398
<b>TOTAL</b>			<b>2,285,398</b>



FLOOR	NO.	DESCRIPTION	AREA (SQR. FT.)	TOTAL
1	1	REAR GARAGE	1000	1000
1	2	KITCHEN	1000	2000
1	3	LIVING ROOM	1000	3000
1	4	DINING ROOM	1000	4000
1	5	BED ROOM	1000	5000
1	6	BATH	1000	6000
1	7	HALL	1000	7000
1	8	CL. (CLOSET)	1000	8000
<b>TOTAL</b>				<b>58000</b>



FLOOR	NO.	DESCRIPTION	AREA (SQR. FT.)	TOTAL
1	1	REAR GARAGE	1000	1000
1	2	KITCHEN	1000	2000
1	3	LIVING ROOM	1000	3000
1	4	DINING ROOM	1000	4000
1	5	BED ROOM	1000	5000
1	6	BATH	1000	6000
1	7	HALL	1000	7000
1	8	CL. (CLOSET)	1000	8000
<b>TOTAL</b>				<b>58000</b>



FLOOR	NO.	DESCRIPTION	AREA (SQR. FT.)	TOTAL
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1	4	DINING ROOM	1000	4000
1	5	BED ROOM	1000	5000
1	6	BATH	1000	6000
1	7	HALL	1000	7000
1	8	CL. (CLOSET)	1000	8000
<b>TOTAL</b>				<b>58000</b>



AREA UNDER ENCLOSURE  
SCALE 1:500

1. AREA STATEMENT	2. TOTAL AREA STATEMENT
3. BALCONY AREA STATEMENT	4. TOTAL STATEMENT ON THE PLOT
5. TRANSPORT VEHICLES PARKING	6. TRANSPORT VEHICLES PARKING
7. TRANSPORT VEHICLES PARKING	8. TRANSPORT VEHICLES PARKING



**EM-CON**  
Engineering & Construction Services  
10/10/2024  
10/10/2024

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

7. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

8. ALL FINISHES SHALL BE AS SPECIFIED IN THE SCHEDULES.

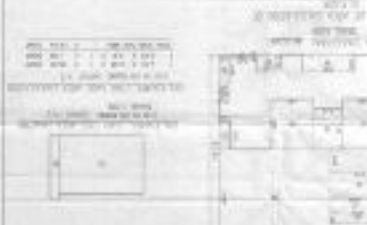
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NO.	DESCRIPTION	QTY.	UNIT
1	CEMENT CONCRETE	100	CU YD
2	REINFORCING BARS	100	TON
3	BRICK	100	1000
4	GLASS	100	SQ FT
5	PAINT	100	GALES
6	PLASTER	100	SQ YD
7	ROOFING	100	SQ FT
8	MECHANICAL	100	HR
9	ELECTRICAL	100	HR
10	LABOR	100	HR



NO.	DESCRIPTION	QTY.	UNIT
11	CEMENT CONCRETE	100	CU YD
12	REINFORCING BARS	100	TON
13	BRICK	100	1000
14	GLASS	100	SQ FT
15	PAINT	100	GALES
16	PLASTER	100	SQ YD
17	ROOFING	100	SQ FT
18	MECHANICAL	100	HR
19	ELECTRICAL	100	HR
20	LABOR	100	HR

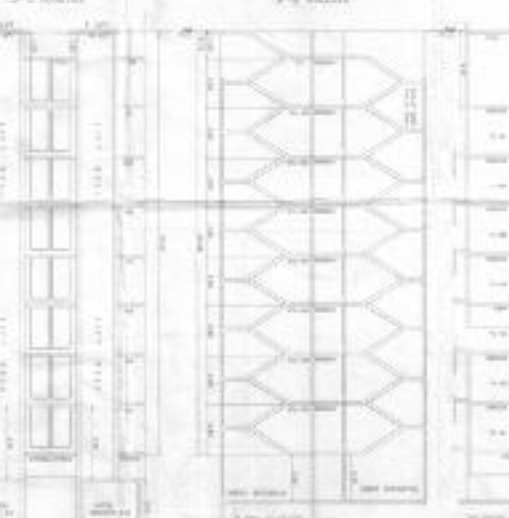
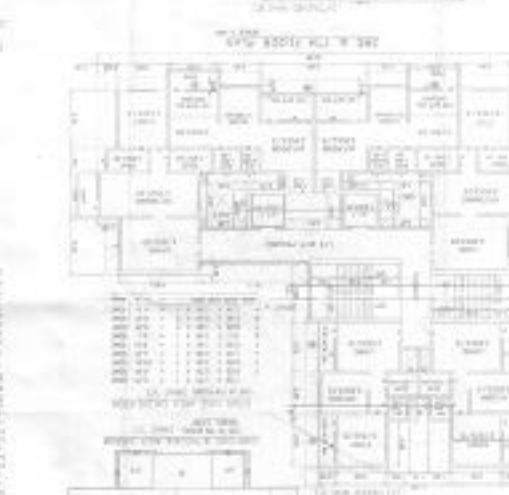
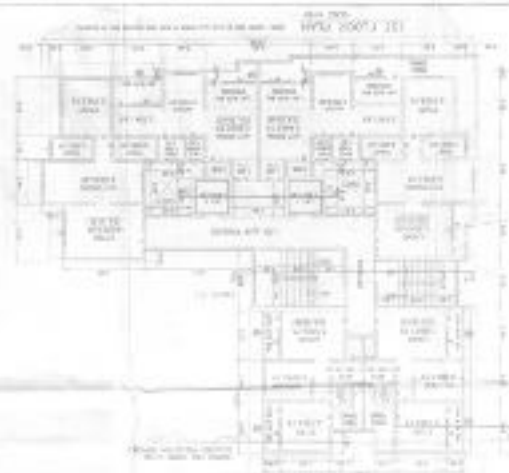


NO.	DESCRIPTION	QTY.	UNIT
21	CEMENT CONCRETE	100	CU YD
22	REINFORCING BARS	100	TON
23	BRICK	100	1000
24	GLASS	100	SQ FT
25	PAINT	100	GALES
26	PLASTER	100	SQ YD
27	ROOFING	100	SQ FT
28	MECHANICAL	100	HR
29	ELECTRICAL	100	HR
30	LABOR	100	HR

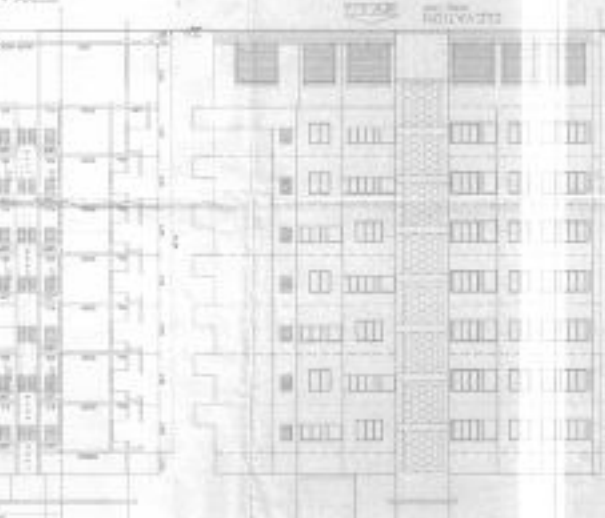
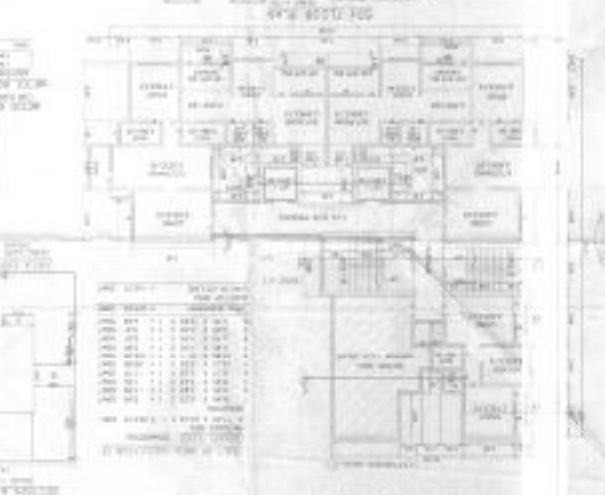
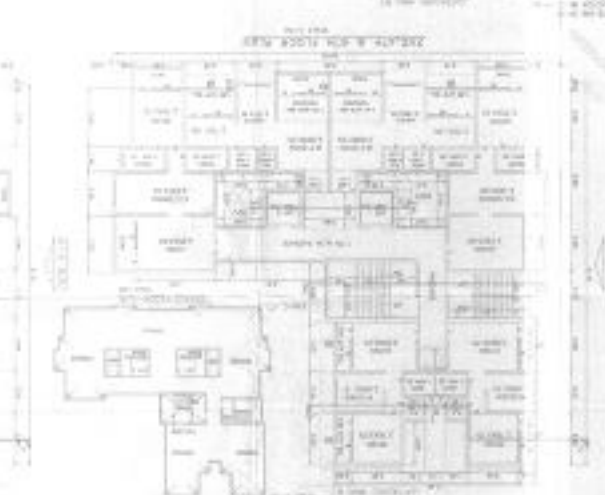


NO.	DESCRIPTION	QTY.	UNIT
31	CEMENT CONCRETE	100	CU YD
32	REINFORCING BARS	100	TON
33	BRICK	100	1000
34	GLASS	100	SQ FT
35	PAINT	100	GALES
36	PLASTER	100	SQ YD
37	ROOFING	100	SQ FT
38	MECHANICAL	100	HR
39	ELECTRICAL	100	HR
40	LABOR	100	HR

NO.	DESCRIPTION	QTY.	UNIT
41	CEMENT CONCRETE	100	CU YD
42	REINFORCING BARS	100	TON
43	BRICK	100	1000
44	GLASS	100	SQ FT
45	PAINT	100	GALES
46	PLASTER	100	SQ YD
47	ROOFING	100	SQ FT
48	MECHANICAL	100	HR
49	ELECTRICAL	100	HR
50	LABOR	100	HR



NO.	DESCRIPTION	QTY.	UNIT
51	CEMENT CONCRETE	100	CU YD
52	REINFORCING BARS	100	TON
53	BRICK	100	1000
54	GLASS	100	SQ FT
55	PAINT	100	GALES
56	PLASTER	100	SQ YD
57	ROOFING	100	SQ FT
58	MECHANICAL	100	HR
59	ELECTRICAL	100	HR
60	LABOR	100	HR



NO.	DESCRIPTION	QTY.	UNIT
61	CEMENT CONCRETE	100	CU YD
62	REINFORCING BARS	100	TON
63	BRICK	100	1000
64	GLASS	100	SQ FT
65	PAINT	100	GALES
66	PLASTER	100	SQ YD
67	ROOFING	100	SQ FT
68	MECHANICAL	100	HR
69	ELECTRICAL	100	HR
70	LABOR	100	HR