

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



दूरध्वनी : ०२५०-२५२५२०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५२०७  
ई-मेल : vasaiVirarCorporation@yahoo.com

जा.क्र. : प.वि.श.म./न.र./  
दिनांक :

VVCMC/TP/RDP/VP-012// ०६७/२०१५-१६

०९/०६/२०१५.

To,  
Shri. Deepak P. Shah Partner of  
M/s. Sharp Realtors  
Mirza Shopping Center,  
19A, 1<sup>st</sup> floor, Opp .Railway station,  
Virar (E), Taluka Vasai,  
**DIST: PALGHAR.**

**Sub: Revised Development Permission for the proposed layout of Residential with shophine, Residential & Commercial Buildings on land bearing S.No.49, 50, 51, 52, 53, 54, 55, 56, 77 & S.No. 57, H.No.1 of Village Achole, Tali, Vasai, Dist Palghar.**

Ref:

1. Appeal vide Order No. TPS 1292/1824/UD-12 dated 28/05/1993.
2. Commencement Certificate No.CIDCO/VVSR/BP-687/II/2925 dated 21/09/1993.
3. Commencement Certificate No.CIDCO/VVSR/BP-687/I/3158 dated 08/02/1994.
4. Commencement Certificate No.CIDCO/VVSR/CC/BP-687/E/3138 to 3166 dated 12/09/2008.
5. Amended approval vide letter No.CIDCO/VVSR/RDP/BP-687/E/4712 dated 18/08/2009 & No.CIDCO/VVSR/RDP/BP-687/E/1036, dtd. 07/07/2010.
6. Revised Development Permission No.VVCMC/TP/RDP/VP-0127/224/2011-12 dtd. 21/07/2012.
7. Revised Development Permission No.VVCMC/TP/RDP/VP-0127/010/2013-14 dtd. 06/04/2013.
8. Revised Development Permission No.VVCMC/TP/RDP/VP-0127/0131/2013-14 dtd. 29/06/2013.
9. Commencement Certificate No.CIDCO/VVSR/CC/BP-4515/E/5358 dated 24/11/2009
10. Revised Development Permission No. VVCMC/TP/RDP/VP-0127/024/2014-15 dtd. 28/04/2014.
11. Your Registered Engineer's letter dated 06/06/2015.

**Colour Copy**

Sir / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no IPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. IPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD 12 dtd 19/09/2009,



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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-762/2010/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, Palilpada, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Salpala & 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 MRIP 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. VVCMC/TP/RDP/VP-0127/224/2011 12 dtd. 21/02/2012. The details of the layout are as given below:

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1	Name of assess owner/P.A.Holder	Shri. Deepak P. Shah Partner of, M/s. Sharp Realtors
2	Location	Achole
3	Land use (predominant)	Residential with shoptine, Residential & Commercial Buildings
4	Gross plot area (As per 7/12)	262300.00 sq.m
5	Less:	
	a) 20 M. D.P. Road	34519.06 sq.m
	b) G Reservation	15869.00 sq.m
	c) P.G. Reservation	19948.00 sq.m
	d) CC Reservation	4449.00 sq.m
	e) PS Reservation	2420.00 sq.m
	f) HS Reservation	6087.00 sq.m
	g) Channel Reservation	7122.28 sq.m
	h) NDZ	5033.24 sq.m
6	Total of DP reservation	95417.58 sq.m
7	Net plot area	166852.42 sq.m
8	R.G. @ 15%	25027.86 sq.m
9	CFC @ 5%	8342.62 sq.m



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VCMC/TP/RDP/VP-0127/ 067 / 2015-16		09 / 06 / 2015
10	Eligible FSI (166852.42 X 0.85 )	
11	Permissible F.S.I	141824.56 sq.m
12	Buildable Plot Area	1.00
13	Add:	141824.56 sq.m
	a) 20.00Mt D.P Road	
	b) G Reservation	34514.78 sq.m
	c) P.G. Reservation	15869.00 sq.m
	d) PS 2 FSI 20% Ancillary	19948.00 sq.m
	e) HS 2 FSI 20% Ancillary	968.00 sq.m
	f) Channel Reservation	2434.80 sq.m
	g) Add. TDR Area From DRC No. 44	7070.80 sq.m
14	Permissible BUA With DR/TDR.	7600.00 sq.m
15	Add. Land Pooling FSI (141824.56 X 9.5%)	230729.94 sq.m
16	Total Permissible BUA	13473.33 sq.m
17	Proposed Bullt Up Area	243703.27 sq.m
18	Proposed BUA of Community center	240290.61 sq.m
		4441.44 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.2,16,500/- (Rupees Two lac sixteen Thousand five Hundred only) deposited vide receipt No. 350528 dated 09/06/2015, Rs.39,700/ (Rupees Thirty nine Thousand Seven Hundred only) deposited vide receipt No. 350539 dated 09/06/2015 & Rs.1,89,100/- (Rupees One lac Eighty Nine Thousand one Hundred only) deposited vide receipt No.350536 dated 09/06/2015 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. Further security deposit for remaining basement area to be paid with interest.

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Please find enclosed herewith the approved Revised Development Permission for the proposed layout of Residential with shopline, Residential & Commercial Buildings on land bearing S.No.49, 50, 51, 52, 53, 54, 55, 56, 77 & S.No. 57, H.No.1 of Village Achole, Tal: Vasai, Dist Palghar., as per the following details:-



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The details of the Buildings is given below:

Sr. No.	Predominant Building	Building No. /Sector No.	Wings	No. of Floors	No. of Flats	No. of Shops/ Halls	Built Up Area ( in sq. mt.)
1.	Residential With Shopline Building	Building No.1/ Sector-I	A	St/Gr. +14	110	14	4799.78 sq.m
2.	Commercial Bldg. (Departmental store, Banquet, Hall, 5 Multiplexes, Restaurants, Game Zone. )	Building No.1/ Sector-II	--	2 Basement +lower Gr. +Gr. Floor +3(Pl)	--	As per Building Plan	21387.65 sq.m
3.	Residential With Shopline Building	Building No.1/ Sector-III	A, D, E & H	St/Gr. +14	335	33	13503.79 sq.m
4.	Residential With Shopline Building	Building No.3/ Sector-VI	D, E, G & H	St/Gr. +14	221	26	10260.20 sq.m
5.	Community Center Building (Newly Proposed)	Sector-VI	--	St+2 Podiums+3	--	4 Halls	4441.44 sq.m

The revised development permission duly approved is for the above mentioned buildings only. All the earlier approvals for buildings other than mentioned in the above table stand valid. The conditions of Commencement Certificate issued vide letter No. VVCMC/TP/RDP/VP 0127/224/2011-12 dtd. 21/02/2012 stands applicable to this approval of Revised Development Permission along with the following conditions:

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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



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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. Vasal-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.

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- 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. **Colour Copy**
- 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



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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, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 19) You shall submit NOC from Chief Fire Officer for buildings above 16m height proposed in this revised development permission before occupancy certificate.
- 20) You shall abide by applicable provisions as per MOEF notification dated 14/09/2006.

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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 .....C.....
2. M/s. En-Con, Project Consultants,  
G-7,8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W)  
Taluka Vasai, Dist:-Palghar.