

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०३  
ई-मेल : [csavirarcorporation@yahoo.com](mailto:csavirarcorporation@yahoo.com)

जायक क्र. : च.वि.श.म.  
दिनांक :

VVCMC/TP/CC/VP-PMAY-1/246/2019-20

Date: 25/10/2019

To,  
M/s. Conceptual Advisory Services LLP, (P.A.Holder)  
3, Narayan Building, 23, L.N.Road  
Dadar (East), Mumbai - 400 014.

**Sub: Development Permission for the proposed development under PMAY Scheme on land bearing S.No.3, 4, S.No.5, H.No.1, 2, 3/1, 3/2, 3/3, 3/4, 3/5, 3/6, 3/7, S.No.6, H.No.1,2, S.No.7, H.No.1, 2, 3, 4, S.No.8, H.No.1, 2, 3, S.No.9, H.No.1, 2, 3, S.No.11, H.No.1, 2, 3, 4, 5, 6, 7, S.No.13, H.No.1, 2, 3, 4, 5, 6, S.No.14, H.No.1, 2, 3, 4, 5, 6, S.No.15, H.No.1, 2, 3, 4, 5, S.No.16, H.No.1, 2, 3, 4, 5, 6, 7 S.No.17, H.No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, S.No.18, H.No.1, 2, 3, 4, 5, S.No.19, H.No.1, 2, 3, 4, 5, 6, 7, 8, 9, S.No.20, H.No.1, 2, 3, 4, S.No.21, H.No.1, 2, 3, S.No.22, H.No.1, 2, 3, 4, S.No.23, H.No.1, 2, 3, S.No.24, H.No.1, 2, 3, 4, 5, S.No.25, H.No.1, 2, 3, S.No.26, H.No.1, 2, 3, 4, 5, S.No.27, H.No.1, 2, 3, 4, 5, S.No.28, H.No.1,3, 4, 5, S.No.29, H.No.2,3,4,5,6, S.No.30, H.No.1,2,3,4,5, S.No.31, H.No.1,2,3, S.No.32, H.No.1,2,3,4, 5,6,7, S.No.33, H.No.1,2,3,4, S.No.34, H.No.1,2,3,4,5,6, S.No.35, H.No.1,2,3,4,5,6, S.No.36, H.No.1,2,3.S.No.37, H.No.1,2, S.No.38, H.No.1, 2, 3, 4, 5, 6, 7, 8, S.No.39.H.No.1,2, S.No.40, S.No.41, H.No.1,2,3,4,5.No.42, S.No.44, S.No.45.H.No.1,2,3,4,5,6,7.S.No.46,H.No.1,2,3,4,5,6,7,8,S.No.47,H.No.1,2,4, 5,6,S.No.48,H.No.1,2,3Pt., S.No.49,H.No.1,2,3, S.No.50,H.No.1,2,3,4,5,6,7,8, S.No.51,H.No.1,2,3,4,5,6,S.No.52,H.No.1,2,3,4,S.No.53,H.No.1,2,3,4,5,6,7,8, 9, S.No.54, H.No.1,2, S.No.55, S.No.56, H.No.1,2,3,4,5, S.No.57, H.No.1,2,3,4, 5,6,7, S.No.58, H.No.1,2,3,4,5,6, S.No.59, H.No.1, 2, S.No.60, S.No.61, H.No.1, 2/Pt.,2/Pt.,3,4, S.No.62, H.No.1/Pt., 1/Pt., 2, 3, S.No.63, H.No.1,2,3,4,5,6,7,8, S.No.64, S.No.65, H.No.1,2, S.No.66, H.No.1,2, S.No.67, H.No.1,2,3,4,5,6,7, S.No.68, H.No.1,2, S.No.69, H.No.1,2,3,4,5,6, S.No.70, H.No.3,4, S.No.71, S.No.72, H.No.1,2,3,4, S.No.73, H.No.1&2, S.No.74, S.No.75,H.No.1,2,S.No.76,H.No.1,2,S.No.77,S.No.78/Pt.,S.No.79,H.No.1,2/P t.,3,4/Pt.,5,S.No.80,S.No.81,H.No.1/1A,1/1B,2,S.No.82,H.No.1,2,S.No.84,5, No.85,S.No.86,H.No.1,2,S.No.87,H.No.1,2,3,4,5A,5B,6,7,8,9,10,S.No.88,S.No.89,S.No.91, H.No.1,2, S.No.92, H.No.1,2,3,4,5,6, S.No.93, H.No.1,2,3, S.No.95, H.No.1,2,3,4,5, S.No.96, H.No.1,2,3, S.No.97, H.No.1,2,3,4, S.No.98,H.No.1,2,3,S.No.99,H.No.1,2,3,S.No.100,H.No.1,S.No.103,S.No.104, S.No.105,H.No.1,2,4,5B,S.No.181,H.No.7/1Pt.,S.No.185,H.No.4/Pt.5,6,7,8/P t,9/1,S.No.189,H.No.2/1,3/1,S.No.191,H.No.1,2,5A/Pt.5B,6,7,8,9,10,11,12, of Village: Rajawali, Taluka:Vasai, District: Palghar.**

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- Ref:
- 1) Govt. of India Notification dt. 03/12/2015.
  - 2) Govt. of Maharashtra Notification dt. 11/01/2018.
  - 3) Govt. of Maharashtra order dt. 26/02/2018 u/s 154 of MRTP Act, 1966.
  - 4) Minutes dt. 12/12/2018 of 40<sup>th</sup> meeting of Central Sanctioning & Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban).
  - 5) TILR M.R. No. 7539/2018 dt. 07/09/2018.
  - 6) Environment Clearance no. SEAC-2016/CR.176/TC-1 dt.03/12/2016.
  - 7) NOC from MCZMA No. CRZ-2015/CR-60 /TC-4 dt.13/01/2016
  - 8) Clarification regarding the applicability of the Wetland Rules, 2017 vide order no. SEIAA-2018/CR-102/Est dt. 12/09/2018.
  - 9) N.A.Order No. REV/K-1/T-1/Land/KV/SR-120/2019 Dt. 16/02/2019 & others
  - 10) Class-I certificate No. Rev/K-1/T-1/Class-1/SR-1/2015 Dt.02-02-2015 & others, N.A. Conversion Tax Receipt No. MH008552753 dt. 22/11/2018 & others.
  - 11) Your Undertaking dt. 25/10/2019
  - 12) Your Licensed Engineer letter dated. 25/10/2019.

VVCMC/TP/CC/VP-PMAY-1/246/2019-20

Date: 25/10/2019

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. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. 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 Arnala, Arnala Killa, Patlipada, Mukkam, Tembl, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & 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 MRTF 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/CC/VP-PMAY-1/246 Dt.25/10/2019.

The details of the layout is given below:-

1	Name of assessee owner/ P.A.Holder	M/s. Conceptual Advisory Services LLP, (P.A.Holder)
2	Location	Vill: Rajawali, Tal: Vasai, Dist.: Palghar
3	Land Use (Predominant)	Residential
4	GROSS PLOT AREA	14,67,400.00
5	Less D.P. Reservations	
A.		
1	HS-High School	37,520.84
2	CL-College	19,104.95
3	PG-Play Ground	53,896.50
4	PS-Primary School	30,997.77
5	G-Garden	36,963.96
6	BT&BD-Bus Terminus & Depot	13,880.28
7	ADM Offices	18,899.34
8	HC-Health Centre	3,079.28
9	M-Market	3,236.58
10	TE-Telephone Exchange	4,235.33
11	H-Hospital	17,614.28
12	CC-Community Centre	10,243.69
13	M&SC-Market & Shopping Centre	6,948.81
14	D.TH-Drama Theatre	1,315.04
	<b>SUB TOTAL---- A</b>	<b>2,57,936.65</b>
B.		
1	40 M. DP ROAD	26,483.66
2	30 M. DP ROAD	33,937.72
3	20 M. DP ROAD	1,21,278.82
4	Dumping Ground	1,250.95
5	CHANNEL	33,146.70



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फॅक्स : ०२५० - २५२५१०१३  
ई-मेल : vasai@citymunicipalcorp.com

जाचक क्र. : व.वि.श.म.  
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	SUB TOTAL-----B	2,16,097.85
C.1	DFCC AREA	20226.04
2	MAHSR	12822.90
	SUB TOTAL-----C	33048.94
6	Less D.P. Reservations TOTAL (A + B+C)	5,07,083.44
7	NET PLOT AREA (1-2)	9,60,316.56
8	R. G.	1,92,063.31
9	C. F. C	48,015.83
10	BUILDABLE PLOT AREA	8,16,269.08
11	PERMISSIBLE F.S.I	2.50
12	PERMISSIBLE B.U.A (BASIC)	20,40,672.69
13	PERMISSIBLE B.U.A (LAND POOLING)	77,545.56
14	TOTAL PERMISSIBLE B.U.A	21,18,218.25
15	TOTAL PROPOSED B.U.A	1,53,579.02

The details of the Buildings is given below :

Sr. No.	Predominant Building	Sector No.	Bldg No.	No. of Floors	No. of Flats	Built up Area (in Sq. Mt.)
1.	Residential	IV	8	Stilt + 23	498	13,687.46
2.	Residential		9	Stilt + 23	471	12,967.90
3.	Residential		10	Stilt + 23	498	13,687.46
4.	Residential		14	Stilt + 23	498	13,687.46
5.	Residential		15	Stilt + 23	471	12,967.90
6.	Residential		16	Stilt + 23	498	13,687.46
7.	Residential		17	Stilt + 23	632	17,628.72
8.	Residential		18	Stilt + 23	632	17,628.72
9.	Residential		19	Stilt + 23	812	22,663.53
10.	Residential		20	Stilt + 23/Pt.	536	14,972.41
			<b>Total</b>		<b>5546</b>	<b>1,53,579.02</b>



- 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 48 of MR & TP Act, 1966 and Clause 2.4.2 & 2.6.1 of Sanctioned D.C. Regulations-2001).
- The amount of Rs.33,90,000/- (Rupees Thirty Three Lakhs Ninety Thousand only) deposited vide receipt No.835823 dated 25/10/2019 with Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any 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 Corporation.

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3. You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
4. You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
5. You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
6. 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 Vasai-Virar City Municipal Corporation.
7. 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.
8. You shall construct cupboard if any, as per D.C Regulations.
9. You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
10. You shall provide two distinct pipelines for potable and for non-potable water.
11. You shall provide Anti larvae treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BPMC Act, if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.
12. 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.
13. You shall construct the compound wall to the satisfaction of Corporation as directed.
14. You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
15. 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.
16. You shall provide flush tanks in all W.C/Toilets with dual valve system.
17. You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.

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ई-मेल : vasavirarcorporation@yahoo.com

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18. You shall carry out plantation by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
19. 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.
20. 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.
21. 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
22. The responsibility of obtaining any other statutory NOC / Permission from MHADA or any other concerned Authorities as per other acts shall be with the applicant.
23. 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 High Court orders.
24. You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to Occupancy Certificate.
25. You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
26. VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting your layout.

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27. You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
28. You shall submit Revised Environment Clearance for additional area and change in name of Project Proponent prior to commencement of additional work.
29. You shall obtain Revised CRZ clearance from MCZMA prior to commencement of work / Utilisation of FSI for proposed buildings in CRZ area as per approved CZMP.
30. You shall obtain necessary clearance from Competent Authority prior to commencement of any work with in Wetland affected area, if applicable.
31. You shall obtain all necessary permission as may be required as per law for Adivasi Land holdings prior to commencement of work for proposed buildings.
32. You shall obtain Revised Tree NOC prior to approaching this office for Plinth Completion Certificate. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing Tree Act.
33. You shall obtain Provisional NOC from Chief Fire Officer prior to commencement of work or within one month from grant of commencement certificate whichever is earlier.
34. You shall demarcate RG and CFC within the layout and develop the same as per provisions of sanctioned DCR.
35. You shall demarcate D.P.Roads and D.P.Reservations as per sanctioned DP and handover D.P.Roads as per TDR policy of State Government and as directed by Corporation.
36. You shall submit detailed Engineering Report prior to commencement of work. You shall obtain technical appraisal of engineering report regarding flood prevention/ storm water drainage system within layout and surrounding area from IIT, Mumbai prior to next stage and you shall carry out infrastructure works accordingly. You shall also be responsible to take necessary preventive actions to avoid flooding within the layout and surrounding area.
37. You shall submit necessary clearance from Competent Authority regarding shifting of High Tension Line prior to commencement of work and you shall commence the work of the buildings underneath of existing high tension line only after shifting of respective high tension line with prior permission of competent authority.
38. You shall not commence the work of proposed buildings abutting DFCC & MAHSR unless all necessary NOC's are obtained from Competent Authority.
39. If required, you shall be responsible for obtaining necessary clearance from the standing committee of National Board of Wild Life (NBWL) regarding Eco sensitive Zone of Tungareshwar Wild Life Sanctuary (TWLS) and Sanjay Gandhi National Park (SGNP) as may be applicable.
40. You shall submit fresh 7/12 & 8A with effect of owners name as per Conveyance deed and balance 7/12 with effect of N.A. before Plinth Completion Certificate.
41. You will Clear all encumbrances & submit NOC from all concerned before PCC of buildings situated on S.No.5, H.No.3/5, S.No.6, H.No.2, S.No.9, H.No.3, S.No.13,

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H.No.5, S.No.14, H.No.1, S.No.15, H.No.2, S.No.16, H.No.6,7, S.No.17, H.No.4, S.No.18, H.No.5, S.No.19, H.No.1,3,5, S.No.22, H.No.2, S.No.28, H.No.3, S.No.33, H.No.2, S.No.34, H.No.5, S.No.35, H.No.3, S.No.36, H.No.1,3, S.No.38, H.No.4,5, S.No.40, S.No.41, H.No.2, S.No.50, H.No.5, S.No.51, H.No.4, S.No.54, H.No.2, S.No.63, H.No.8, S.No.80, S.No.85, S.No.87, H.No.3 etc.

42. You shall submit Registered Right of Access as may be applicable prior to commencement of work of buildings deriving such access.
43. You shall appoint Structural Engineer and Structural Proof Checking Consultant from the panel of VVCMC.
44. You shall submit proof checking certificate for structure above 24 mt. height before approaching this office for grant of Occupancy Certificate.
45. The Architectural features provided as per Structural design requirements as certified by Structural Engineer shall not be enclosed in usable room & not used as usable area.
46. You shall submit required Registered Power of Attorney before Plinth Completion Certificate.
47. The saleable area of each tenement shall be governed by MahaRERA norms and other applicable law.
48. You shall not commence work on tribal lands/Class-II and suit property land prior to obtaining necessary clearance from all Competent Authorities.
49. You shall obtain Sanad for land under Class-I Certificates prior to Occupancy Certificate.
50. All terms and conditions mentioned in Notification & Directives issued by Central & State Government from time to time regarding PMAY shall be binding upon the Applicant.
51. As this approval is considered for 2.50 FSI as per Government Notification dt. 11/01/2018 and directives u/s 154 of MRTP Act dt. 26/02/2018, all terms and conditions mentioned in the said Notifications and said directives including size of tenements etc. shall be binding upon the Applicant and any change in PMAY Notification & Directives shall be forthwith applicable to this project.
52. You shall obtain necessary permissions from MHADA/State/Central Govt. or any appropriate Authority regarding PMAY approval for this proposal as may be applicable.



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53. You shall be solely responsible for compliance of all above conditions in time bound manner and you shall indemnify VVCMC against any complaint/action from any authority for lapse in compliance of the above conditions and you shall ratify the same at your own cost & risk.
54. The Commencement Certificate granted based on your undertaking dt. 25/10/2019 may be revoked for non-compliance of any of above conditions as may be decided by the corporation.

(Issued as per approved by the Commissioner)

Yours faithfully,

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



c.c. to:

1. Vice President & CEO,  
Maharashtra Housing & Area Development Authority,  
Bandra (E), Mumbai - 400 051.
2. The Collector,  
Office of the Collector, Palghar.
3. The Tahasildar  
Office of the Tahasildar, Vasai .
4. Dy. Municipal Commissioner, DMC-2  
Vasai-Virar City Municipal Corporation.
5. Asst. Commissioner, UCD,  
Vasai-Virar City Municipal Corporation,  
Ward office .....
6. M/s Sanat Mehta & Associates,  
103, Rameshwar Tower 'A', Shimpoli Road,  
Borivali (W) Pin-400 092.



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



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

जाचक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/CC/VP-PMAY-1/246/2019-20

Date: 25/10/2019

### 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 up to 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 along with 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 on 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 form part of the public street.

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8. No new building or part thereof shall be occupied or allowed to be occupied or used 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 unauthorized 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 plot as stipulated by the Municipal Corporation (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage 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, twice the number of trees cut shall be planted on site.
15. 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 & Regulations) Act 1969 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not 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 Surveyors of 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 the roads, open space or other reservations. The demarcated layout measurement plan 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.
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.
- a) Internal access roads along with storm water drains.
  - b) Channelization of water courses and culverts, if any.
  - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
  - d) Arrangements for collection of solid waste.
  - e) All fire fighting requirement along with necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
  - f) 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.



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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.
26. 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., etc.
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 of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Municipal Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. 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 through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the 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 and its surroundings takes place.

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39. You will not take up any development activity on the aforesaid property till the court 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 due to violation of court order shall be borne by you. VVCMC is not responsible for any violations.
40. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
41. You will construct the society room as proposed and approved in the plan and it will 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.
42. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
43. This development permission shall enable you to construct up to plinth level only. For further construction, plinth completion certificate has to be obtained from this office.
44. 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.
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 or 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.



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50. You shall develop 5.0mt wide access road of W.B.M. standard before Commencement of work.

51. You shall provide all arrangement for labours as per governing statues 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 approved by the Commissioner)

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

