

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



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५२०७
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/RDP/VP-0067/ 0292/2014-15

3 /01/2015

To,
M/s. Viva Swastik Developers through
Partner of Mr. Kishor D. Naik &
Mr. Nitin N. Patil
Swstik Spaces, Gulmohar Plaza,
Near Divekar Hospital, Virar (W),
Tal-Vasai, Dist - Palghar.

Sub: Revised Development Permission for proposed Residential With Shopline Building No.1 & 2 on land bearing S.No.242 of Village: Nilemore, Taluka: Vasai, Dist: Palghar.

- Ref: - 1) Commencement certificate granted vide letter No. VVCMC/TP/CC/VP-0067/699/2011-12, Dated: 22/07/2011.
2) N.A. order No. REV/D-1/T-9/NAP/SR/61/2010, dated 15/06/2010 from the collector, Thane.
3) T.I.L.R. M.R. No. 2205/2008, dated 03/10/2007 for measurement.
4) Your Registered Engineer's letter dated 03/04/2014.

Sir / Madam,
Revised Development Permission is hereby granted for the proposed Residential with Shopline Building No. 1 & 2 under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Viva Swastik Developers through Partner of Mr. Kishor D. Naik & Mr. Nitin N. Patil.

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-0067/699/2011-12, Dated: 22/07/2011.

The details of the layout is given below :-

1	Name of Assessee owner / P.A. Holder	:	M/s. Viva Swastik Developers through Partner of Mr. Kishor D Naik & Mr. Nitin N. Patil
2	Location	:	Nilemore
3	Land use (Predominant)	:	Residential with shopline
4	Gross Plot Area	:	22320.00 Sq. Mt.
5	Deduction-	:	1031.59 Sq. Mt.
	a) 30.00m W.D.P. Road	:	
6	Net Plot Area	:	21288.41 Sq. Mt.
7	Deduction for	:	
	a) Recreation ground 15% R.G	:	3193.26 Sq. Mt.
	b) C.F.C. 5%	:	1064.42 Sq.Mt.
8	Buildable of plot area	:	18095.15 Sq. Mt.
9	Permissible F.S.I	:	1.00
10	Permissible floor area	:	18095.15 Sq.mt.
12	Proposed Built Up Area	:	17734.34 Sq.mt.



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).

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31/01/2015

The balance amount The amount of Rs. 5,93,700/- (Five Lacs Ninety Three Thousand Seven Hundred Only) deposited vide receipt No.136327 dated 13/07/2011 & 035234 dated 31/01/2015 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 Residential with Shopline Buildings on land bearing S.No. 242 of Village: Nilemore, Taluka Vasai, Dist. Palghar.

as per the following details:-

No. of Bldg.	Wing	Predominant Use	No. of Floors	No. of Shops	No. of Flats	Total B.U.A. (in Sq.m.)
1	A	Residential	Stilt+7	-	27	652.57
	B	Residential with shopline	Stilt(pt)+7	7	41	1239.77
	C	Residential with shopline	Stilt(pt)+9	8	71	2027.15
	D	Residential with shopline	Stilt(pt)+9	8	71	2057.77
	E	Residential with shopline	Stilt(pt)+8	8	63	1832.73
	F	Residential with shopline	Stilt(pt)+9	8	70	2046.88
	G	Residential	Stilt+9	-	71	1921.44
	H	Residential with shopline	Stilt(pt)+9pt	10	53	1640.16
	I	Residential with shopline	Stilt(pt)+9pt	9	71	2074.50
2	A	Residential with shopline	Stilt(pt)+10pt	8	71	2241.37
Total				66	609	17734.34



The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. VVCMC/TP/CC/VP-0067/699/2011-12, Dated: 22/07/2011, 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.

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- 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. 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.
- 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 at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai virar city municipal Corporation @ 30 per Sq.m of BUA and @ 10 per Sq.m of R.G.
- 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.



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- 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, 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 a 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 the 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 the 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 the Concerned Authority.
 - 16) As per notification no: TPB-4312/CR-45/2012/(I)/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, Grihanirmaa Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
 - 17) You shall submit NOC from Chief Fire Officer within three months from the date of issuing this letter.



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. Ajay Wade & Associates
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : Palghar