

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



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

जा.क्र. : य.वि.श.म./न.र./
दिनांक :

WVCMC/TP/CC/NP-5184/2944/2013-14

23/01/2014

To,
M/s. Lodha Builders & Developers
Mr. Sanjay D. More & Mr. Shailendra M. Lodha,
A/101, Galaxy CHS, Jay Vijay Nagar,
100 feet road, Nallasopara (E),
Tal : Vasai, Dist - Thane.

Sub : Commencement Certificate for the proposed Residential with Commercial Building No.1 on land bearing S.No. 232 H.No. C. of Village- Rajavali, Taluka Vasai, Dist. Thane.

- Ref : 1) NANOC No. WVCMC /TP/NANOC/NP-5184/3408/2012-13 dtd. 18/3/2013.
2) TILR M.R. No. 52/2002, dated 20/03/2002.
3) Your Architect's letter dated 07/10/2013.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential With Commercial Building No.1 named under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Lodha Builders & Developers, Mr. Sanjay D. More & Mr. Shailendra M. Lodha.

It is conditions mentioned in the letter No. VWSR/TP/CC/NP-5184/2943 dated 23/01/2014 The detail of the layout is given below:

The details of the building is given below:

Bldg.No.	Wings	Predominant Use	No. of Floors	No. of Flats	No. of Shops	Total B.U.A. (in Sq.m.)
1.	A,B & C	Resi & Comm.	Stilt (pt)+7	123	28	3992.60 sq.m

- 1) 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 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs.194600/- (Rupees One Lac Ninety-Four Thousand Six Hundred Only) deposited vide receipt No.169690 & 169691 dated 18/01/2014 with WVCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the 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 Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 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 WVCMC. 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 unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by WVCMC.
- 7) You shall develop the road to the satisfaction of WVCMC applying before PCC. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for PCC.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.



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- 9) You shall responsible for disputes occur due to access & title.
- 10) 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.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) Rain Water Harvesting system shall be provided by drilling bore and recharging the underground aquifer as per Government Notification Dtd. 10/03/2005 & 06/07/2005.
- 13) You shall construct the compound wall before PCC.
- 14) 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.
- 15) You are responsible for the disputes that may arise due to title/ access matter. VVCMC is not responsible for any such disputes.
- 16) You shall submit NOC from Chief Fire Officer before applying for Plinth Completion Certificate.
- 17) You shall develop the 12 mt. wide road before applying for PCC.



Encl.: a/a.

c.c..... to

M/s. Render Point through
Arch.Umesh S. Kekre
F-208, Vishwakarma,
Nagar, Bldg 3, Ambadi Rd.,
Vasai (W), Tal - Vasai,
Dist-Thane

Yours faithfully,


Deputy Director Town Planning
Vasai Virar City Municipal Corporation