

Sanat Mehta & ASSOCIATES

Civil Engineers & Architectural Project Consultants



Rameshwar Tower, A-103, Shimpoli Road, Next to Gokhale School, Borivall (W), Mumbai - 400 092. Tel.: 022-28999298.

REF NO.: SMA/317/175A/20,

March 23, 2020,

To,
Shri Devendra R. Ladhani P.A. Holder
D-II/1&2, Aakansha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai, Dist: Palghar.

Dear Sir,

SUB: Proposed Residential with shophline building no. 9, Wing A in Sector - I on land bearing
S.No. 274, H.No.1&2, Village: Gokhiware, Taluka:Vasai, District: Palghar.

REF: Development Permission Application to VVCMC bearing File No. VP-0329,0815&0509

We are pleased to inform you that we have received approval of Development Permission from VVCMC for the proposed development on above cited property based on documents & details provided by you.

Please find enclosed herewith Original Development Permission with Approved Building Plans for Residential with shophline building no. 9, Wing A in Sector - I (Stilt + Gr +23) situated on above cited property. The details are as under:-

Date	Order No
23/03/2020	VVCMC/TP/CC/VP-0329,0815&0509/459/2019-20

You are required to observe and comply with all the conditions of aforesaid order and you alone shall be responsible for any lapse for the same and any actions as may be initiated by any authority in this matter for above cited proposed development. You will ensure that the construction work executed on site is in strict accordance of this approval and the prevailing D.C. regulations. If required, you shall obtain any permission from any other authority, as per the conditions of the aforesaid orders within the specified time limit, as may be applicable. We shall not be responsible for the works, which are carried out without our written consent, or in absence of our drawing and supervision. You shall appoint qualified site supervisor for above cited proposal for continuous supervision. You shall not commence any work on land which does not vest in you. You shall also be responsible to comply with directives of any court of law as may be applicable.

Thanking You.

Yours Faithfully,
For SANAT MEHTA & ASSOCIATES,

SANAT MEHTA.
Reg. No. VVCMC/ENGR/09.

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



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फैक्स : ०२५० - २५२५१०७
ई-मेल : vasaiVirarcorporation@yahoo.com

नामक क्र. : व.वि.श.व.
दिनांक :

VVCMC/TP/CC/VP-0329, 0815 & 0509/459/2019-20

Date: 23/03/2020

To,
Shri Devendra R. Ladhani P.A. Holder
D-II/1&2, Aakansha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai, Dist: Palghar.

Sub: Commencement Certificate for the proposed Residential with shopline building no. 9, Wing A in Sector - I on land bearing S.No. 274, H.No. 1&2 Vill: Gokhiware, Tal:Vasai, Dist: Palghar.

- Ref:
- 1) N.A. Order No. REV/D-1/T-IX/NAP/Gokhivare-Vasai /SR-36/2012 Dt. 31/05/2012 for S.No. 274,H.No.2
 - 2) N.A. Tax Receipt No.MH010789662 & MH010789679 for S.No. 274, H.No.1.
 - 2) TILR M.R.No. 3247/10 dt. 13/07/2010
 - 3) Commencement certificate no. VVCMC/TP/CC/VP-329, 815, 509/1065/2012-13 dt.10/07/2012
 - 4) Revised Development Permission no. VVCMC/TP/RDP/VP-329, 815 &509/0223/2013-14 dt.25/07/2013.
 - 5) Revised Development Permission no.VVCMC/TP/RDP/VP-329, 815 &509/0189/2014-15 dt.15/11/2014.
 - 6) Revised Development Permission no.VVCMC/TP/RDP/VP-329,815 & 509/120/2015-16 dt.20/07/2015.
 - 7) Revised Development Permission no.VVCMC/TP/RDP/VP-329,815 & 509/123/2018-19 dt.12/10/2018.
 - 8) Revised Development Permission no. VVCMC/TP/RDP/VP-0329,0815&0509 /196 /2019-20 dt. 18/11/2019.
 - 9) Your Licensed Engineer letter dated 12/12/2019 & 20/03/2020.

mtt



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 vided 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. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdictions 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, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Dolly, Khardi, Khochlwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:.

The conditions mentioned in the letter No. VVCMC/TP/CC/VP-0329,0815&0509/..... /19-20 Dt...../...../2020. The details of the layout is given below :-

1	Name of assessee owner/ P.A.Holder	Shri Devendra R. Ladhani P.A. Holder
2	Location	Gokhiware
3	Land Use (Predominant)	Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no. 1&2, LWC

WCMC/TP/CC/VP-0329, 0815 & 0509/459/2019-20

Date: 23/03/2020

Welfare Center (Nursing Home),
Community Center building no.2,
Ancillary Building, High School Building,
CFC School building no. 1 & 2.

4	Gross Plot area (as per 7/12 extract)	4,27,465.00Sq.mt.
5	Less:	
	a) 20mt D.P. Road	4,599.96 Sq.mt.
	b) 30mt D.P. Road	26,806.66 Sq.mt.
	c) 40mt D.P. Road	30,622.33 Sq.mt.
	d) M & SC	1,904.62 Sq.mt.
	e) Water body	17,851.82 Sq.mt.
	f) Garden	11,551.83 Sq.mt.
	g) PG	5,212.52 Sq.mt.
	h) DFCC	16,411.64 Sq.mt.
	i) NDZ	214.10 Sq.mt.
	j) LWC	20,908.85 Sq.mt.
	k) PS	3,304.17 Sq.mt.
	l) HS	13,129.96 Sq.mt.
	m) MAHSR	2,901.24 Sq.mt.
6.a	Net Plot Area	2,72,045.30 Sq.mt.
6.b	Balance Net Plot Area (excluding CRZ-I)	2,58,554.88 Sq.mt.
7	R.G. 20 %	51,710.98 Sq.mt.
8	C.F.C @ 5%	12,927.74 Sq.mt.
9	Buildable Plot Area	2,19,771.65 Sq.mt.
10	Permissible FSI	1.00
11	Permissible BUA (Basic)	2,19,771.65 Sq.mt.
12	Add: Land Pooling FSI	17,396.96 Sq.mt.
13	Add: Inclusive Housing (20%)	20,001.87 Sq.mt.
14	Total Permissible B.U.A.	2,57,170.48 Sq.mt.
15	Total Proposed BUA	2,36,647.08 Sq.mt.
16	LWC building no. 1	3,984.14 Sq.mt.
17	LWC building no. 2	4,012.39 Sq.mt.
18	LWC Welfare Center (Nursing Home)	2687.43 Sq.mt.
19	Community Center Building no. 2	1073.39 Sq.mt.
20	Ancillary Building	4,146.99 Sq.mt.
21	High School Building	11,625.92 Sq.mt. Sq.mt.
22	CFC School building no. 1	1,816.77 Sq.mt.
23	CFC School building no. 2	705.03 Sq.mt.
24	FSI consumed	0.998

mt



The details of the Buildings is given below :

Sr. No.	Predominant Building	Sector No.	Bldg No.	Wing	No. of Floors	No. of Flats	No. of Shops	Built up Area (In Sq. Mt.)
1.	Residential with shopline	I	9	A	Stilt + Gr +23	180	12	6372.21

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ई-मेल : vasavirarcorporation@yahoo.com

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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. 36,01,100/- (Rupees Thirty Six Lakhs One Thousand One Hundred only) deposited vide Receipt No. 856605, 856606, 856607, 856608, 856609, 856610, 856611, 856612, 856613, 856614, 856615, 856616, 856617, 856618, 856619 dt.28/02/2020 and Receipt No. 856628, 856629, 856630, 856631, 856632 dt. 03/03/2020 & Receipt No. 856645, 856646 dt. 12/03/2020 & 856652 dt. 20/03/2020 & Receipt No. 856655 dt. 23/03/2020 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.
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 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 submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate., if applicable
14. You shall construct the compound wall before Plinth Completion Certificate.



15. You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
16. 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.
17. 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 VVMC before applying for occupancy certificate regarding compliance to governing tree act also.
18. You shall provide flush tanks in all W.C/Toilets with dual valve system.
19. 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.
20. You shall plant the plants 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, VVMC under intimation to this office.
21. 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 VVMC is not responsible for the lapses from your side.
22. 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 VVMC as the same need to be ensured by Concerned Authority.
23. 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 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.
24. 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 VVMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
25. The responsibility of obtaining any other statutory NOCas per other acts shall be with the applicant.



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26. 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.
27. You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to Occupancy Certificate.
28. 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.
29. 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 for your layout.
30. 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.

(Issued as per approved by the Commissioner)

Yours faithfully,

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

A



c.c. to:

1. The Collector,
Office of the Collector, Palghar.
2. The Tahasildar
Office of the Tahasildar, Vasai .
3. Dy. Municipal Commissioner
Vasai-Virar City Municipal Corporation.
DMC-2
4. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward officeG.....
5. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A'
Shimpoli Road,
Borivali (W) Pin-400 092.