

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



दूरध्वनी : ०२५०-२५२५१०५/०६/२५२९८८८/२५२९८९०  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/CC/VP-5718/ 4472/2017-18

13/09/2017

To,  
Mr. Jayendra K. Patil & Mr. Bhagvati K. Jain P.O.A. Holder  
for Mr. Chandrakant D. Patil & others, M/s.Vastu Developers  
through Mr. Raj H. Thakur & M/s. Raj Enterprises through  
Partner Mr. Sandeep V. Sankhe.  
3rd floor, Thakur Arcade, Station Road, Virar (W.)  
Tal : Vasai, DIST: Palghar

Sub: **Development Permission for proposed Residential with shipline Building on land bearing S.No. 5, H.No.A-14, S.No. 5A(pt) of Village: Dongare, Taluka Vasai, Dist. Palghar.**

- Ref: - 1) Commencement Certificate No. VVCMC/TP/CC/VP-0198 & 4033 /419/2012-13  
Dt.18/05/2012.  
2) Your Registered Engineer's letter dated 17/05/2017

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 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-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, 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 MRTP Act 1966. The details of permission are as under:.

The conditions mentioned in the letter No. VVCMC / TP / CC /VP-5718/ 4472/2017-18 Dated 13/09/2017 are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	:	Mr. Jayendra K. Patil & Mr. Bhagvati K. Jain P.O.A. Holder for Mr. Chandrakant D. Patil & others, M/s.Vastu Developers through Mr. Raj H. Thakur & M/s. Raj Enterprises through Partner Mr.Sandeep V. Sankhe.
2	Location	:	Dongare
3	Land use (Predominant)	:	Residential With Shipline
4	Gross Plot Area	:	8270.00 Sqm.
5	Deduction	:	
	Area under 30 Mt. Wide DP Road	:	
a.		:	
6	Balance area of plot	:	267.56 Sqm.
7	15 % R.G.	:	8002.44 Sqm.
8	5% C.F.C.	:	1200.37 Sqm.
9	Net area of plot (8002.44 x 0.85)	:	400.12 Sqm.
	Additional FSI issued for MHADA (4x20%)	:	6802.07 Sqm.
10		:	
11	FSI Permissible	:	1360.41 Sqm.
12	Permissible BUA	:	1.00
13	Proposed BUA for sale	:	8162.48 Sqm.
		:	2578.56 Sqm.



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14	Minimum required built up area for MHADA (2578.56 x 20 %)	:	515.71	Sqm.
15	Proposed BUA (MHADA)	:	518.92	Sqm.
16	Total BUA proposed	:	3094.27	Sqm.

**The details of the Buildings is given below:**

Bldg No.	Wing	Floor	Use	Departmental Store	No. of Shops	Flats	Office	BUA
1	A	St+Gr+2	Resi/Shopline	1	4	11	4	1237.02
1	B	St+Gr+2	Resi/Shopline	--	6	20	--	945.27
1	C	St+Gr+2	Resi/Shopline	--	7	16	--	911.98
Total								3094.27

- 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.113100/- (One Lakh thirteen thousand one hundred Only) deposited vide receipt No.591889 & 591893 dated 06/09/2017 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.  
You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.  
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.



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- 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 VVCMC 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, VVCMC 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 VVCMC 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 VVCMC as the same need to be ensured by Concerned Authority.



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- 23) 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 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 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.
- 25) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 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 Court Orders.
- 27) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to occupancy certificate.

(Issued as per approved by the Commissioner)

Yours faithfully,

Dy. Director of Town Planning  
Vasai-Virar City Municipal Corporation

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

