

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



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

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/CC/VP-5621/3898/2014-15

30/1/2015

To,
M/s M. M. Enterprises through partners
Mr. Munir Ahmed M Sayyed Khan & 4 Others
A/2, Sahyog Apt., Behind Platform No. 1,
Vartak School Road, Anand Nagar,
Vasai (W), Tal: Vasai,
DIST: PALGHAR.

Sub: Commencement Certificate for Proposed Residential Bldg on land bearing S. No: 97/1/2+4/6/2 + 4/7/3+4/12/2+ 4/13/2+4/15, of Village: Waliv, Tal: Vasai, Dist: Palghar.

Ref:

1. N.A Order from Hon'ble Collector, Thane vide letter no. MHA/K-1/T-9/NAP/ SR - 155/2008 dated 26/02/2009.
2. TILR M.R. No.320/99 dated 07/07/1999.
3. Your Licensed Engineer's letter dated 17/11/2014.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential Building in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s M. M. Enterprises through partners Mr. Munir Ahmed M Sayyed Khan & 4 Others

The conditions mentioned in the letter No: VVCMC/ TP/ CC/ VP-5621/3898 Dated 30/01/2014 is binding on you. The detail of the layout is given below:

1	Name of assess owners / P.A. Holder	M/s M. M. Enterprises through partners Mr. Munir Ahmed M Sayyed Khan & 4 Others
2	Location	Village: Waliv
3	Land use (Predominant)	Residential Bldg.
4	Plot area as per 7/12 extract	1922.95 sq.m
5	Less:- Deduction	
	a) Existing Road	437.68 sq.m
6	Net plot Area	1485.27 sq.m
7	R.G. (10% Not Deductable)	148.52 sq.m
8	Balance plot area	1485.27 sq.m
9	FSI Permissible	1.00
10	Permissible BUA	1485.27 sq.m
11	Proposed Built-Up-Area	1484.79 sq.m

The detail of the Buildings is given below:

Sr. No.	Predominant Use	No.of.Bld g.	No. of Floors	No. of Flat	Built Up Area (In sq. mt.)
1.	Residential Bldg	1	St + Gr+ 7 th flr (pt)	43	1484.79 sqmt



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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. 39400/- (Rupees Thirty Nine Thousand Four Hundred only) deposited vide Receipt No: 267206 dated 16/01/2015 & Rs. 5600/- (Rupees Five Thousand Six Hundred only) deposited vide Receipt No:267291 dated 27/01/2015, with Vasai-Virar City Municipal Corporation 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/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 road to the satisfaction of Vasai-Virar City Municipal Corporation before applying 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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- 11) 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.
- 12) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate, if applicable.
- 13) You shall construct the compound wall before Plinth Completion Certificate.
- 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 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. Twice the number of trees cut shall be planted on site.
- 17) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 18) 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.
- 19) You shall plant the plants by taking the sapling/Plants available with the 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 of this office.
- 20) 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 others 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.
- 21) You are responsible for Complying with all conditions of N. A. Order/ sale permission/ other permission of other authorities including MOEF/CRZ 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 provision. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to



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validity of said order are not complied like validity of N. A. Order etc. Only you are liable for any action as may be contemplated by the said Authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

- 22) 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 the clauses 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 - 403051 contact no.02266405018.
- 23) You shall get the revised N. A. for change of use (Commercial & Residential) before applying for PCC.
- 24) You shall submit TILR & separate 7/12 extract for the particular land before applying for PCC.



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
5. M/s. Himesh Gupta & Associates.
103, Shubham Heritage,Behind Gopal Building
/Indusind Bank, Off Ambadi Road,
Vasai (W),Tal: Vasai, Dist:Palghar.