

मुख्य कार्यालय, विहार
विहार (पूर्व),
हा. बसटॉ, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०२/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जा क्र. : व.वि.श.म./न.र./सु/११/०१०४/२०१४
दिनांक : १३/०७/२०१४

VVCMC/TP/RDP/VP-5007/0104/2014-15

13/07/2014
०८

To,
✓ Mr. Kamlesh J. Doshi,
Amit Apartment, C-209,
Dadabhai Cross Road No.3,
Vilveparle (W)
MUMBAI

Sub: Revised Development Permission for the proposed Residential Buildings on land bearing S.No.47, H.No. 8 of Village - Waliv, Tal- Vasai, Dist-Palghar.

Ref: - 1) Commencement Certificate Letter No. CIDCO/VVSR/CC/BP-4438/E/5435 dated 10/12/2009.
2) Your Licensed Engineer's letter dated 18/03/2014.

Sir / Madam,
Revised Development Permission is hereby granted for the proposed Residential Buildings under Section 45 of Maharashtra Regional and Town Planning Act, 1965 (Mah. XXVII of 1965) to Mr. Kamlesh J. Doshi,

The drawing shall be read with the layout plan approved along with this letter and Conditions mentioned in the letter No. CIDCO / VVSR / CC / BP-4538 / E / 5432 dated 10/12/2009.

The details of the layout is given below : -

1 Name of assess owner/P.A.Holder	:	Mr. Kamlesh J. Doshi,
2 Location	:	S.No.47, H.No.8 of Village - Waliv, Tal-Vasai, Dist-Palghar.
3 Land use (predominant)	:	Residential
4 plot area as per 7/12	:	4840.00 Sqm.
5 20 mt.wide D.P.Road	:	9.19 Sqm.
6 Nalla Area	:	47.72 Sqm.
7 Balance area of plot	:	4783.09 Sqm.
8 Recreation Garden	:	717.46 Sqm.
9 C.F.C.	:	239.15 Sqm.
10 Buildable plot area	:	4065.63 Sqm.
11 FSI Permissible	:	1.00
12 Total Permissible BUA	:	4065.63 Sqm.
13 Total BUA Proposed	:	4052.38 Sqm.

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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फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasairvirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./कुछि/०९०४/२०११-१५
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The amount of Rs. 53300 /- (Rupees Fifty Three Thousand Three Hundred Only) deposited vide Challan No.24251 & 24254 dated 02/12/2009 with CIDCO & Receipt No.226754 dated 21/07/2014 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 proposed Residential Buildings on land bearing and Sr.No. 47 H.No. 8 of Village - Waliv, Tal-Vasai, Dist-Palghar as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Shops	No. of Flats	Built Up Area (in sq. mt.)
1	Residential	1	Gr+7	--	64	2873.51
2	Residential	2	Gr.+5pt	--	48	2119.16

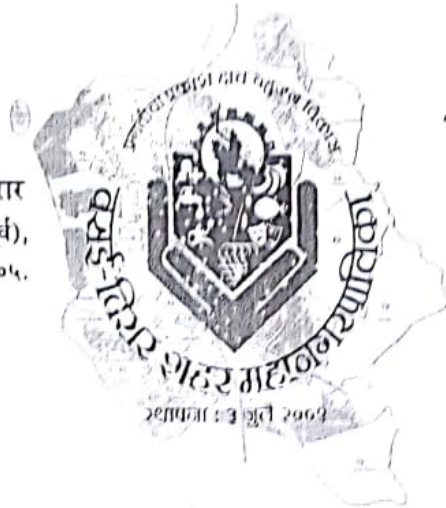
The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO / VVSR , CC / BP-4538 / E / 5432, dated 10/12/2009.

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.
- 3) Notwithstanding anything contained in the commencement certificate condition shall be lawful to the planning authority to direct the removal or alteration of a structures erected or use contrary to the provisions of this grant within the specified time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1 CUM. Capacity for every 50 tenements or part thereof for non-bio degradable & biodegradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection, maintenance of infrastructure facilities during reasonable hours of the day and prior notice.



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VVCMC/TP/RDP/VP-5007/0104/2014-15

13/07/2014
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- 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 shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 9) You are responsible for the disputes that may arise due to title/ access matter. VVCMC is not responsible for any such disputes.
- 10) 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, NOC from Railway, NOC from Highway, NOC from MSEB etc., as may be applicable and N.A. TILR as required as per N.A. order, if any of the compliances as per other Dept./ Acts requirements are not done, you shall only faces the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 11) You are responsible for complying with all conditions of N.A. order sale permission / other permissions of other authorities. Any violation with reference to conditions of N.A. order / permissions of other Authorities. You shall follow the same. 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 and the responsibility of obtaining fresh permissions / revalidation orders etc. from revenue and other authority with you notwithstanding the permission granted by VVCMC.



Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

- 1) Dy. Commissioner,UCD
Vasai Virar City Municipal Corporation.
Ward No....D..... 03
- 2) M/S Ajay Wade & Associates,
A/6, Sai-Tower, 1 st floor,
Ambadi Road, Vasai (W)
Taluka - Vasai, Dist-Palghar.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/CC/BP-4538/E/5435

Date : 10/12/2009

To
Mr. Kamlesh J. Doshi,
Amit Apartment, C-209,
Dadabhai Cross Road No.3,
Vileparle (W),
MUMBAI

Sub : Commencement Certificate for proposed Residential Building No.1 on land bearing S.No. 47, H.No.8 of Village Waliv, Taluka Vasai Dist Thane.

- Re:
- 1) NOC for N.A. permission issued by this office vide letter No. CIDCO/VSR/ BP/NA NOC-124/E/1931, dated 07/08/2008.
 - 2) N.A Order No.REV/D-1/T-9/NAP/SR/120/2008,dated 04/10/2008 from the Collector, Thane..
 - 3) TILR M.R. No.632/Vasai dt. 27/05/1998 for measurement.
 - 4) EE (BP-VV)'s Report dated 18/12/2008.
 - 5) NOC from Waliv Grampanchyat vide letter dated 21/12/2006 for construction.
 - 6) GSDA certificate vide letter No.LGW 10-2008/CN 11-2/55/1228/2008 dated 26/11/2008 for potable water supply.
 - 7) Your Licensed Surveyor's letter dated 05/10/2009.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential Building No.1 under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) Mr. Kamlesh J. Doshi,

The drawing shall be read with the layout plan approved vide letter No.CIDCO/VSR/CC/BP-4538/E/5433 dated 10/12/2009 & It is conditions mentioned in the letter No.CIDCO/VSR/CC/BP-4538/E/5432 dated 10/12/2009. The detail of the layout is given below:

Sr.No.	Predominant Use	Bldg.No.	No. of Floors	No. of Flats	Total B.U.A.(in Sq.m.)
1.	Residential	1	Gr+7	64	1889.84

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).

Contd.... 2.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/CC/BP-4538/E/ ~~45~~ 5435

Date : /12/2009

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The amount of 23,500/- (Rupees Twenty Three Thousand Five Hundred only) deposited vide challan No.24251 dated 02/12/2009 with CIDCO 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.

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 CIDCO

You shall construct cupboard if any, as per sanctioned D.C. Regulations.

You shall submit Chief Fire Officers NOC also developed the road to the satisfaction of CIDCO before approaching this office for first plinth completion certificate.

Yours faithfully,

Devi
ASSOCIATE PLANNER//ATPO (VV)

Encl.: a/a.

c.c. to:

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