

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./सु.वि.प/०१३०/२०१४-१५
दिनांक : ११/०९/२०१४

VVCMC/TP/RDP/VP-5341/0130/2014-15

11/09/2014

To,
✓ Mr. Thomas Albert Rodrigues,
Angel Palace, At. Rajodi,
Near Velankani Church,
Post Kalamb,
Tal - Vasai, Dist - Palghar.

Sub: Revised Development Permission for Residential with Shopline Building on land bearing CTS.No.550 A & B, 551, 552, 553 & 554 of Village: Malonde, Taluka Vasai, Dist - Palghar.

- Ref: - 1) Commencement Certificate No.VVCMC/TP/CC/VP-5341/1267/2013-14 dated 30/07/2013.
2) Your Architect's letter dated 22/05/2014.

Sir / Madam,

Revised Development Permission is hereby granted for the proposed Residential with shopline Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Thomas Albert Rodrigues, Angel Palace, At. Rajodi.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No.VVCMC/TP/CC/VP-5341/1267/2013-14 dated 30/07/2013.

The details of the layout is given below : -

1	Name of assess owner/P.A.Holder	: Mr. Thomas Albert Rodrigues, Angel Palace, At. Rajodi,
2	Location	: CTS.No.550 A & B, 551, 552, 553 & 554 of Village: Malonde
3	Land use (predominant)	: Residential with Shopline
4	Area of plot (As per 7/12)	: 617.30 sq.m.
5	Balance Plot Area	: 617.30 sq.m.
6	Permissible FSI	: 1.00
7	Permissible Built Up Area	: 617.30 sq.m.
8	Tenant FSI	: 343.11 Sq.m.
9	Proposed BUA	: 959.83 Sq.m.

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/०९३०/२०१४-१
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VVCMC/TP/RDP/VP-5341/०१३०/२०१४-१५^{2...}

11/09/2014

The balance amount of Rs. 27555/- (Twenty Seven Thousand five hundred fifty five only) deposited vide Receipt No.141865 dated.04/07/2013, & Receipt No. 226976 dtd. 25/08/2014 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 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.

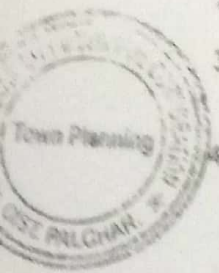
Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with shopline Building on land bearing CTS.No.550 A & B, 551, 552, 553 & 554 of Village: Malonde, Taluka Vasai, Dist - Palghar.
The details of the building is given below:

Bldg.No.	Wings	Predominant Use	No. of Floors	Total B.U.A. (in Sq.m.)
1.	--	Residential with shopline	Gr +4	959.83

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No.VVCMC/TP/CC/VP-5341/1267/2013-14 dated 30/07/2013.

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 MRTA 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 it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of for non-bio degradable & bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 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.



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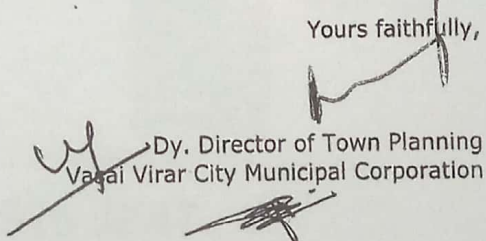
VVCMC/TP/RDP/VP-5341/0/30/20/4-15^{...3...}

11/09/2014

- 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 final 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 Railway, 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) Asst. Commissioner,UCD
Vasai Virar City Municipal Corporation
Ward No.....E..... (०२ नकाशे)
- 2) M/s. Nirman Architects
Architects, Engineers & Int. Designers
Pandurang Wadi, Azad Road, Parnaka,
Vasai (W) Tal: Vasai, Dist: Palghar,
Pin - 401 201.