

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 : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./०७२/पु.जा.५/५४/२०११-१२
दिनांक : १४/०७/२०११

VVCMC/RDP/VP-0574/054/2011-12

14/07/2011

To
Mr. John Anton Ghosal & 6 other through,
P.A.Holder Mr. Sunil R. Shah,
Shop No.1, Lake Gardens,
Vasai (W), Tal: Vasai,
DIST: THANE.

Sub : **Revised Development Permission for the proposed Residential Building on land bearing C.T.S No. 2690 (S.No.2, H.No.7) of Village Dhovali, Tal. Vasai, Dist. Thane.**

Ref: -

1. Commencement Certificate No.CIDCO/VVSR/CC/BP-3441/W/612 dated 16/06/2010.
2. Your Registered Engineer letter dated 29/06/2011.

Sir / Madam,

Revised development permission is hereby granted for the proposed Residential Building on land bearing C.T.S No. 2690 (S.No.2, H.No.7) of Village Dhovali, Tal. Vasai, Dist. Thane. Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. John Anton Ghosal & 6 other through, P.A.Holder Mr. Sunil R. Shah.

This drawing shall be read with the conditions mentioned in the letter No.CIDCO/VVSR/CC/BP-3441/W/612 dated 16/06/2010. The details of the layout are given below:

1	Location	C.T.S No. 2690 (S.No.2, H.No.7) of Village Dhovali.
2	Gross plot area	510.00 sq.m
3	Area under 20mt D.P. Road	15.00 sq.m
4	Net plot area	495.00 sq.m
5	Permissible F.S.I.	1.00
6	Permissible Area	495.00 sq.m
7	Proposed B.U.A	459.92 sq.m

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The additional amount of Rs. Nil (Rupees Nil only) deposited vide Receipt No. Nil dated/...../2011 with Vasai Virar City Municipal Corporation as interest free Security Deposit shall be forfeited either in whole or in part at the absolute

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दिनांक : १४/०७/२०११

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14/07/2011

discretion of the corporation for break of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building on land bearing C.T.S No. 2690 (S.No.2, H.No.7) of Village Dhovali, Tal. Vasai, Dist. Thane, as per the following details:-

The revised development permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate issued vide letter No.CIDCO/VVSR/CC/BP-3441/W/612 dated 16/06/2010. Stands applicable to this approval of amended plans along with the following conditions :

Sr. No	Predominant Use	Bldg. No.	No. of Floor	No. of Flats	Total B.U.A. (in Sq.m.)
1.	Residential	1	Still+3 pt.	10	459.92 sq.m

- 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 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.

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ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म/०७२/मु.श.प/५४/२०११-१२
दिनांक : १४/०७/२०११

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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 submit Lift NOC before applying for Occupancy Certificate.
- 9) Your permission is hereby revalidated upto 15/06/2012.

Yours faithfully,

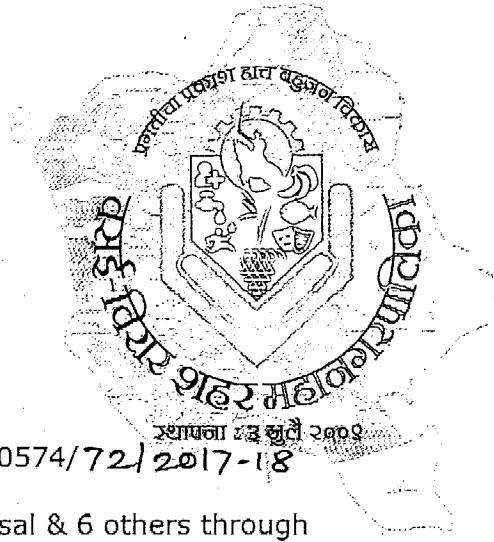


[Handwritten Signature]
Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

1. M/s. En-Con Project & Architectural Consultants
G-7/8, Wing - D, Sethi Palace
Ambadi Road, Vasai (W), Taluka Vasai,
DIST: THANE.
2. Dy. Commissioner, CUC,
Vasai-Virar City Municipal Corporation.

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फॅक्स : ०२५०-२५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म/न-२/७२/२०१७-१८

दिनांक : Dt 24/11/2017

VVCMC/TP/PCC/VP-0574/72/2017-18

To,

Mr. John Anton Ghosal & 6 others through

P.A. Holder Mr. Sunil R. Shah,

Shop No.1, Lake Gardens,

Vasai (W), Vasai,

DIST-PALGHAR.

Sub: Grant of Plinth Completion Certificate for proposed Residential Building on land bearing CTS.No. 2690(s.No.2, H.No.7)of Village-Dhovali, Taluka- Vasai ,Dist. -Palghar.

Ref:

- 1) Commencement Certificate No. VVCMC/TP/CC/VP-0574/1547/2017-18 Dt. 26/05/2017.
- 2) Your Registered Engineer letter dated 27/10/2017.

Sir/ Madam,

This has reference to your intimation letter dated 27/10/2017 from your Licensed Engineer's regarding completion of construction work upto Plinth level in proposed Residential Building on land bearing CTS.No. 2690(s.No.2, H.No.7)of Village-Dhovali, Taluka- Vasai ,Dist. -Palghar. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the O.C.C. or as per the conditions of N.A. order as the case may be.

You shall obtain mosquito proof treatment certificate from the concerned Public Health Department of this Municipal Corporation before applying for occupancy certificate.

You shall implement rain water harvesting scheme as per the notification dated 10 March 2005 at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

Contd.....2....



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ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म./न.२/७२/२०१७-१८

दिनांक : Dt. 24/11/2017

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: 2 :

Plantation of trees at site as per C.C. conditions to be certified by owner as well as engineer / architect before applying for final occupancy certificate.

You shall provide dual pipe line system, one for cooking/ drinking and other for non potable purpose with separate overhead & U. G tank.

You shall provide all the flush tank in W.C/ toilets shall have dual valve system to regulate the flow of water.

You shall provide lay bay of 3.00 mt. width as per DCR-2001 for parking of vehicles.

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.

You shall provide separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016 prior to Occupancy Certificate.

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.

You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

Yours faithfully,

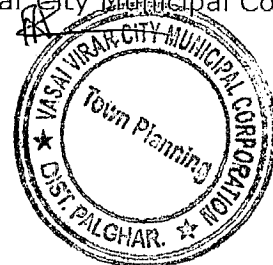
(Issued as per approved by the Commissioner)

Deputy Director
Town Planning

Vasai Virar City Municipal Corporation

C.C. to:

M/s. En-Con Project & Architectural Consultants
G-7/8, Wing -D, Sethi Palace
Ambadi Road, Vasai (W), Tal.Vasai
DIST: Palghar.



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जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-0574/109/2019-20

23/09/2019

To
✓ Mr. John Anton Ghosal & 6 other through,
P.A.Holder Mr. Sunil R. Shah,
Shop No.1, Lake Gardens,
Vasai (W), Tal: Vasai,
DIST: PALGHAR.

Sub : **Revised Development Permission for proposed Residential Building on land bearing C.T.S No. 2690 (S.No.2, H.No.7) of Village Dhovali, Tal: Vasai, Dist: Palghar.**

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-0574/1547/2017-18 dtd. 26/05/2017.
2. Your Licensed Engineer letter dated 17/01/2019

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 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, Dolliv, Khardi, Khochiwada, Pali, 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 drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0574/1547/2017-18 dtd. 26/05/2017 are binding on you. The details of the layout is given below:-

1	Name of Assessee owner / P.A. Holder	Mr. John Anton Ghosal & 6 other through, P.A.Holder Mr. Sunil R. Shah.
1	Location	Dhovali
2	Land use (Predominant)	Residential bldg
3	Gross plot area (As per 7/12)	510.00 sq.m
4	Area under Encroachment	Nil



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5	Area under 20mts D.P Road	15.00 sq.m
6	Net plot area	495.00 sq.m
7	Buildable plot area	495.00 sq.m
8	Permissible F.S.I.	1.00
9	Permissible Area	495.00 sq.m
10	Max Permissible BUA With DR/TDR (495.00 + 495.00 X 1.40)	693.00 sq.m
11	Add. TDR FSI from DRC No. 118 (8850/8850) X 185 sq.mt	185.00 sq.m
12	Total Permissible BUA (9+10)	680.00 sq.m
13	Total Proposed Built-Up-Area	677.44 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).

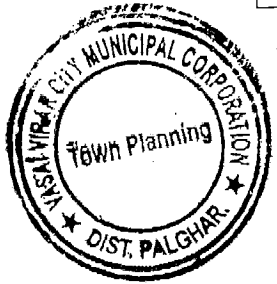
The amount of Rs. 21,300/- (Rupees Twenty one thousand Three hundred One only) deposited vide receipt No. 558591 dated 25/05/2017 & Rs. 5000/- (Rupees Five thousand only) deposited vide receipt No. 808747 dated 23/09/2019, with Vasai Virar City Municipal Corporation as interest from security deposit 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 Building on land bearing C.T.S No. 2690 (S.No.2, H.No.7) of Village Dhovali, as per the following details:

Sr. No.	Predominant Building	No of Bldg	No. of Floors	No. of flats	Built Up Area (in sq. mt.)
1.	Residential bldg.	1	Stilt+4.	16	677.44 sq.m

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-0574/1547/2017-18 dtd. 26/05/2017. 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 it shall be lawful to the planning authority to direct the removal or alteration of any



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ई-मेल : vasaivirarcorporation@yahoo.com

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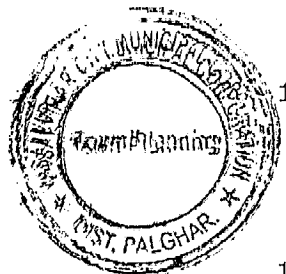
VVCMC/TP/CC/NP-0574/109/2019-20

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structures erected or use contrary to the provisions of this grant within the specific time.

- 4) 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.
- 5) 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.
- 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 Municipal Corporation.
- 7) 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.
- 8) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) 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.
- 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 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.

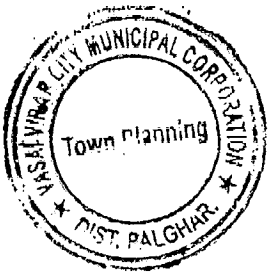
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VVCMC/TP/CC/VP-0574/109/2019-20

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- 14) 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.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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.
- 19) 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.



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VVCMC/TP/CC/VP-0574/109/2019-20

23/09/2019

- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 21) 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.
- 22) 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.
- 23) 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.
- 24) You shall handover area under DP road reservations before applying for Final Occupancy Certificate.

Yours faithfully,

(Issued as per approved by the Commissioner)

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

c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office I
2. M/s. En-Con Project & Architectural Consultants
G-7/8, Wing - D, Sethi Palace
Ambadi Road, Vasai (W), Taluka Vasai,
DIST: PALGHAR.

