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

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

जावक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-3338/ 67/2024-25 Dated 15/ 07/2024

To,

1) Shri. Mahesh Kanti Dhangar and 2 others
Anu Waman Smruti, Vitthal Mandir,
Waliv, Vasi(E), Taluka Vasai.
Dist. Palghar.

2) Mr. Divyesh Shah, Architect.,
103, Lucky Palace, Station Road,
Vasai (West), Taluka : Vasai,
Dist: Palghar

Sub:- Development Permission for Proposed Residential with Shopline building Type 2 (Gr+7) floors (EWS scheme) on land bearing S. No. 22B,H.No.1,2,3,5,6,7,8,9,10,11,12,13,14, 15, 16,17, 18,19, 20,21,22,23,24,25, 26,27,28, 29,30,31,32,33, Plot No. 1,2,3,4,5,6, 7,8,9, 10,11,12,13, 14,15,16,17, 18,19, 20, 21, 22,23,24,26,27 n of Village: Waliv, Tal. Vasai, Dist. Palghar.

Ref:

1) NOC. For N.A Permission issued by CIDCO vide letter No. CIDCO/ VVSR/BP-2496/E/01 DATED. 01/04/1999
2) N.A Order No. REV/D-1/T-9/NAP/SR-96-99. dated 02/11/2000 from The Collector Thane.
3) TILR M. R. No. 67,68,69 & 70 dated 02/05/1998 for measurement.
4) EE (BP-VV)'s Report dated. 15/06/2004.
5) Appeal passed vide. Appeal order No. TPS-1204/510/CR105/UD-12 dated. 16/07/2004.
6) Commencement Certificate No. CIDCO/VVSR/CC/BP-2496/E//408 dated.26/10/2004.
7) Commencement Certificate No. CIDCO/VVSR/CC/BP-2496/E//992 dated.31/12/2004
8) Revised Development Permission No. CIDCO/VVSR/AM/BP-2496/E/1546 dated.31/12/2004
9) Commencement Certificate No. VVCMC/TP/CC/VP3338/2885/2013-14 Dated. 20/01/2014.
10) Revised Development Permission No. VVCMC/TP/RDP/VP-3338/ 197/2015-16 Dated. 11/09/2015
11) Commencement Certificate No. VVCMC/TP/CC/VP3338/7008/2017-18 Dated. 24/08/2018.
12) Your Architects letter dated. 10/07/2024

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

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-

VVCMC/TP/CC/VP-3338/ 67/2024-25 Dated 15 / 07/2024

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, Doliv, 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. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/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. CIDCO/VVSR/CC/BP-2496/E//408 dated.26/10/2004.

The detail of the Layout are given below

1	Name of Assessee owner / P.A. Holder	:	Mr. Mahesh Kanti Dhanghar
	Location		S.No.22-B ,H.No 1 TO 33,Plot No. 1 to 27 at Village. Waliv Tal : Vasai, Dist Palghar
2		:	
3	Land use (Predominant)	:	Residential building/Residential with Shopline Building , School Etc
4	Area of plot (minimum area a,b,c,d to be considered)	:	43470.00 Sqm.
5	a) As per Ownership Document (7/12 CTS extract:	:	43470.00 Sqm.
	c) Area uNot in Possetion(Plot No 25)		828.00 Sqm.
	c) Balance Plot area (a-b)	:	42642.00 Sqm.
6	**Deduction for**		
	a) Area under D.P Road		4082.15 Sqm.
	b) Area under PS-489 Reservation		3726.00 Sqm.
	c) Area under PS-490 Reservation		2875.00 Sqm.
	d) Area under HS-491 Reservation		11472.43 Sqm.
	f) Total		22155.58 Sqm.
7	a) Balance plot area		20486.42 Sqm.
	Amenity Space		
	a) Required CFC 5%		1024.32 Sqm.
	b)Approved CFC		1082.23 Sqm.
8	Net plot area		19404.19 Sqm.
9	**Receration openspace**	:	
	Required 10% Physical R.G		1940.41 Sqm.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

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

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

जावक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-3338/67/2024-25 Dated 15/ 07/2024

	Approved R.G		4328.94	Sqm.
10	**Built-up area with reference to basic F.S.I as per front road width (19404.19X1.10)**	:	21344.61	Sqm.
11	Permissible Premium area FSI- based on road width/TOD Zone (42642.00x0.50)	:	21344.61	Sqm.
12	**In-Situ FSI/ TDR loading**			
	a) Maximum permissible TDR- FSI – based on road width (42642.00 X 0.90)	:	38377.80	Sqm.
	b) Total In situ DR/TDR loading proposed	:	0.00	Sq.m
13	**Total entitlement proposal (10)**	:	21344.61	Sqm.
14	Existing Builtup area (O.C Received)	:	4420.82	Sqm.
15	a) Balance potential area (13-14)	:	16923.79	Sqm.
	b) Permissible Ancillary area up to 60% on payment	:	10154.27	Sqm.
	c) Total potential Permissible P line area	:	**27078.06**	**Sqm.**
16	a) Proposed Basic FSI	:	1211.22	Sqm.
	b) Proposed Ancillary	:	742.07	Sqm.
	c) Propose P-line area Type 2	:	1953.28	Sqm.
	d) Total P-Line / Builtup area of proposal	:	6374.11	Sqm.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

Please find enclosed herewith the approved Revised Development Permission for Residential/ Residential with shopline buildings No.1 to 6 (Stilt+Gr/Com, 1st podium/com, 2nd podium/Comm/Resi, 2nd Podium Central & 1st to 25th floors) & Rregularization along with Revised Development for Residential Bungalow RH3 157 (Gr+2pt) on land bearing New S.No.164, S.No. 173 H.No.3/1, S.No. 188, H.No C & S.No.334, H.No.1 to 33 of Village: Bolinj, Tal: Vasai, Dist: Palghar.
as per the following details:-

AREA SUMMARY

Sr No	Predominant Use	Bldg. Type	No. of Floors	No of Flats	No of Shops	Total B.U.A./ P line area (in sq.m.)
1	Residential with Shopline	Type 2	St/Gr+7	28	5	1953.28

VVCMC/TP/CC/VP-3338/ 67/2024-25 Dated 15/ 07/2024

The revised plan duly approved here with supersedes all the earlier approved plans of the conditions of Commencement Certificate No. CIDCO/VVSR/RDP/BP-4461/W/159, dated: 21/04/2010 Stands applicable to this approval of amended plans along with the following conditions:

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 (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).

2) 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.

3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

4) 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.

5) 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.

6) You shall construct cupboard if any, as per UDCPR Regulation.

7) 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.

8) You shall provide two distinct pipelines for potable and for non-potable water.

9) 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.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.

11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.

12) 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.

13) You shall provide flush tanks in all W.C/Toilets with dual valve system.

14) 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.

15) 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

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

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

जावक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-3338/ 67/2024-25 Dated 15/ 07/2024

Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.

16) 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, NOC from Eco Sensitive Zone, TWLS, 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.

17) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS 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.

18) 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

19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.

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.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

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 tojlets blocks shall be demolished before final Occupancy Certificate.

24) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.

25) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.

26) You shall provide Solar Assisted water heating SWH system to said layout if applicable.

27) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra, if applicable.

28) You shall dispose of the debris/ Material generated by demolition of the existing structures to the appropriate locations as specified by VVCMC and shall submit the Geo tagged photos regarding the same before commencement of work at site, failure to do so if not will compel us to impose fine as per the directive of Hon'ble High Court in PIL 3/2023.

29) You shall provide Grey water recycling as per clause 13.4 of UDCPR failure to provide Grey Water recycling as per clause 13.4 of UDCPR will compel us to take necessary actions including refusal of Occupancy to the buildings.

30) As you shall provide STP as per MPCB letter dtd.19/12/2023 if the Sewage generation is above 10 CMD. If the same is not provided Occupancy Certificate will not be granted to the buildings.

31) You shall provide safety grill for windows and other opening of habitable or non habitable rooms and other rooms in non Residential users also, in case of any mishap you shall face the civil and criminal cases arising out of this eventuality.

32) If any legal matter arises at any Civil/Criminal Courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.

33) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.

34) The responsibilities of Architect, Licensed Engineer and structural Engineer shall be as per C-2.3, C-3.3, C-4.3, C-8 of UDCPR if any of the responsibilities are violated the eventuality shall be faced by the concerned technical person accordingly.

35) You shall be responsible for any dispute that may arise in future with flat owners / society members and you shall not held not VVCMC responsible for any such disputes.

36) The pending premium charges, labour cess charges are to be deposited by the applicant to VVCMC on due dates if fails to do so then the said order stands cancelled without giving any opportunity to be heard.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

37) You shall ensure that the metal sheets around the construction sites are erected of sufficient height to ensure that dust from the construction sites shall not be spread over.

38) All the buildings under construction shall be compulsorily enclosed by wet green cloth / wet jute sheet/ tarpaulin from all sides.

39) All structures under demolition shall be covered with tarpaulin/wet green cloth/ wet jute sheet from top to bottom. There shall be continuous sprinkling/ spraying of water during the process of demolishing the structure.

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

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

जावक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-3338/ 67/2024-25 Dated 15 / 07/2024

40) You shall also ensure that storage piles at construction site are properly covered and cleared in terms of the guidelines issued by the state Government, Local authority and also by the CPCB.

41) You shall submit Provisional Tree NOC within 1 month from the date of issue, if not the said order stands cancelled without giving opportunity to be heard.

42) Revised tittle remarks to be obtained within 15 days from the date of issue, if not the said order stands cancelled without giving opportunity to be heard.

43) Any breach of any conditions mentioned above and not complied in given timelines will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.

VASAI VIRAR CITY MUNICIPAL CORPORATION * Town Planning * DIST. PALGHAR

Commissioner
Vasai Virar City Municipal Corporation

Encl.: a/a.
c.c. to:

1. Asst. Commissioner, UCD,
   Vasai-Virar city Municipal Corporation.
   Ward office .....

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.