

मुख्य कार्यालय,

यशवंत नगर, विरार (प.)

ता. वसई, जि. पालघर - ४०१ ३०३



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

जावक क्र.: व.वि.श.म.

दिनांक :

WCCMC/TP/RDP/VP-0453/04/2025-26

Dated:- 21/05/2025

To,

1) M/s. Evershine Developers

215, Veena Beena Shopping Centre
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

2)

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

Sub: Revised development permission for Residential/Residential with Shopline buildings in Avenue D2 (wing A,B&C)& Avenue K1(wing A,B,C&D) & Avenue P Sector 2 (wing A,B,C,D,E,F & G)& C.F.C 8 wing B on land bearing New S. No. 5/1,5/2, 5/3, 5/4, 5/5A, 5/5B, 5/5C, 5/5D, 5/5E, 5/6, 5/7, 5/8 Village: Dongre, Tal : Vasai, Dist :Palghar

Ref:

- 1) Commencement Certificate No. CIDCO/VWSR/CC/BP-3519/W/2617 Dated. 02/12/2005.
- 2) Commencement Certificate No. CIDCO/VWSR/CC/BP-3519/Layout/ W/ 151 Dated. 29/01/2008.
- 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010.
- 4) Revised Development Permission granted vide letter no. WCCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
- 5) Revised Development Permission granted vide letter no. WCCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
- 6) Revised Development Permission granted vide letter no. WCCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.
- 7) Revised Development Permission granted vide letter no. WCCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.
- 8) Revised Development Permission granted vide letter no. WCCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012.
- 9) Revised Development Permission granted vide letter no. WCCMC/TP/ RDP /VP-0453/0229/2012-13 dated 14/03/2013.
- 10) Revised Development Permission granted vide letter no. WCCMC/TP/ RDP/VP.0453/0279/2013-14. Dated 28/10/2013
- 11) Revised Development Permission granted vide letter no. WCCMC/TP/ RDP/VP.0453/077/2014-15. Dated 02/07/2014
- 12) Revised Development Permission granted vide letter no. WCCMC/TP/ RDP/VP.0453/2758/2014-15. Dated 09/10/2014
- 13) Revised Development Permission granted vide letter no. WCCMC/TP/ RDP/VP.0453/0276/2014-15. Dated 17/01/2015
- 14) Revised Development Permission granted vide letter no. WCCMC/TP/ RDP/VP.0453/262/2015-16. Dated 07/11/2015
- 15) Revised Development Permission granted vide letter no. WCCMC/TP/ RDP/VP.0453/028/2017-18. Dated 20/05/2017
- 16) Revised Development Permission granted vide letter no. WCCMC/TP /RDP/VP.0453/091/2017-18. Dated 13/10/2017
- 17) Revised Development Permission granted vide letter no. WCCMC/TP/ RDP/VP.0453/025/2018-19. Dated 14/05/2018



- 18) Revised Development Permission granted vide letter no. VCMC/TP/RDP/VP.0453/081/2018-19. Dated 16/07/2018
- 19) Revised Development Permission granted vide letter no. VCMC/TP/RDP/VP.0453/150/2018-19. Dated 05/11/2018
- 20) Revised Development Permission granted vide letter no. VCMC/TP/RDP/VP.0453/246/2018-19. Dated 20/02/2019
- 21) Revised Development Permission granted vide letter no. VCMC/TP/RDP/VP.0453/59/2019-20. Dated 31/07/2019
- 22) Revised Development Permission granted vide letter no. VCMC/TP/RDP/VP.0453/213/2020-21. Dated 02/03/2021
- 23) Revised Development Permission granted vide letter no. VCMC/TP/RDP/VP.0453/37/2022-23. Dated 24/05/2022
- 24) Commencement Certificate granted vide letter no. VCMC/TP/ RDP/VP-0453/326/2023-24. Dated 16/02/2024
- 25) Revised Development Permission granted vide letter no. VCMC/TP/RDP/VP-0453/470/2023-24. Dated 05/03/2024
- 26) Commencement Certificate granted vide letter no. VCMC/TP/CC/VP-0453/460/2023-24. Dated 05/03/2024
- 27) Revised Development Permission granted vide letter no. VCMC/TP/RDP/VP-0453/147/2023-24. Dated 15/07/2024
- 28) Revised Development Permission granted vide letter no. VCMC/TP/RDP/VP-0453/248/2024-25. Dated 24/10/2024
- 29) Environment Clearance from ministry of Environment and forest Department, Government of India vide letter No. 21-186/2017-IA-III dated 12/10/2017
- 30) State Government UD department letter TPS-1219/1162/SR.NO. 99/23/UD-12 dated 27/10/2023
- 31) State Government UD department Notification TPS-1824/225/CR96/2024/UD-13 dated 05/09/2024
- 32) Your Architects letter dated 29/03/2023, & 21/03/2025

/ 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 vide 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, Patlipada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Majipada, Satpala & Kalammb, notification no. TPS-1214/UDR-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

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WVCMC/TP/RDP/VP-0453/04/2025-26

Dated:-21 /०५/2025

jurisdiction and SPA for 21 villages WVCMC 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/WSR/CC/BP-3519/W/2617. Dated. 2/12/2005 & CIDCO/WSR/CC/BP-3519/Layout/W/151, Dated. 29/01/2008. The Revised Development Permission's are granted from time to time by Planning Authority.

The detail of the Layout are given below

1)	Name of assesses/ Owner	:	M/s. Evershine Developers
2)	Location	:	Dongre
3)	Land Used (Predominant)	:	Residential/ Residential with Shopline Buildings/ CFC
4)	Area of Plot (Minimum area of a,b,c to be considered)	:	878781.01 Sq.mt
	a As per ownership document (7/12, CTS extract)	:	26975.00 Sq.mt
	b Area deleted from layout	:	4681.85 Sq.mt
	c Plot area(Society Conveyance) 3553.25+1128.60	:	31656.85 Sq.mt
	d Total area (b+c)	:	847124.16 Sq.mt
	e Balance area of plot(a-d)	:	
5)	Deduction for	:	
	a Area under D.P Road	:	126654.40 Sq.mt
	b Area D.P Reservation(84795.31)+Channel (17200.00)	:	101995.31 Sq.mt
	c Total area (a+b)	:	228649.71 Sq.mt
	Balance area of plot (4e-5c)	:	618474.45 Sq.mt
	Amenity Space (if applicable)	:	
	a Required-5% of CFC	:	30923.72 Sq.mt
	b 5% CFC Approved	:	33366.57 Sq.mt
	Net Plot Area (618474.45-33366.57)	:	585107.88 Sq.mt
	Recreational Open space (if applicable) of -8	:	58510.79 Sq.mt
	a Required R.G as per UDPCR 10%	:	100883.02 Sq.mt
	b Required 15% R.G (Approved)	:	100893.30 Sq.mt
	c Proposed R.G area	:	
10)	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 8xbasic FSI)(585107.88x1.10)	:	643618.67 Sq.mt
11)	Addition of FSI on payment of premium	:	
	a Maximum permissible premium FSI - (847124.16X0.50)	:	423562.08 Sq.mt
	b Approved FSI on payment of premium	:	224000.00 Sq.mt
	In situ/FSITDR loading	:	
	a Maximum permissible TDR- FSI - based on road width (847124.16x1.40)	:	1185973.82 Sq.mt
	b In Situ Area Against DP road (Approved)	:	94990.80 Sq.mt
	c Approved construction TDR (78087.42)+ Balance 25% D.P road (31663.60)	:	109751.02 Sq.mt



13)	Total entitlement Of proposal	:
a	Total Permissible builtup area(643618.67+ 224000.00+94990.80+109751.02)	Sq.mt
b	Previous approved Builtup area (720774.35+1243.04+6309.20)- Conveyanced BUA (4681.85)	Sq.mt
c	Balance potential area (1072360.49-723644.74)	Sq.mt
d	Area FSI up to 60% payment of charges (348715.75X60%)	Sq.mt
e	Total permissible P line area(348715.75+209229.45)	Sq.mt

14)	Total Built-up area in proposal	:
a	Earlier approved P-line area (64417.97+310.37+491708.45)	Sq.mt
b	Balance P-line area (557945.20-556436.79)	Sq.mt
c	Proposed P-line area	Sq.mt
d	Total Built-up Area of Proposal	Sq.mt
15)	Inclusive Housing (20%)	:
a	Required MHADA Area (643618.67-618474.45)X 20%	Sq.mt
b	Approved MHADA area	Sq.mt

Please find enclosed herewith the approved Revised development permission for land bearing New S. No. 5/1,5/2,5/3, 5/4,5/5A, 5/5B,5/5C,5/5D,5/5F,5/6,5/7,5/8 Village: Dongre, Tal : Vasai, Dist : Palghar.

The details of buildings is given below:



Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops/ other	Proposed 'P'line area (in sq.m)	Remarks
1	Residential with Shopline	K1	Wing A,B,C, D	still/Gr+1 st to 3 rd podium+ 4 th floor (Amenity)+ Resi 5 th to 22 floors	420	16 Shops, Meter room, Driver room, ,Crèche, ,Crèche, Society office, Health	40404.13	Now Amen ded
	Residential with Shopline	Avenue D2	(wing A,B&C)	still/Gr+1 st comm/podium & 2nd Residential/ podium+ 3 rd Resi/ Amenity + Resi. 4 th to 22 floors	358	10 Shops, Meter room, Driver room, , Health club, Society office	27488.81	Now Amen ded
3	Residential with Shopline	P Sector 2	Wing A	Still/Gr+1 st & 2 nd comm./ podium+	76	9 Shops, Fitness center, Meter	10098.31	Now Amen ded

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				central garden+ resi 3 rd to 21 floors		room		
4	Residential with Shophline	P Sector 2	Wing B	Stilt/Gr+1 st & 2 nd comm./ podium+ central garden+ resi 3 rd to 21 floors	38	10 Shops, Meter room	7426.86	Now Amen ded
5	Residential with Shophline	P Sector 2	Wing C	Stilt/Gr+1 st & 2 nd comm./ podium+ central garden+ resi 3 rd to 21 floors	76	10 Shops, Meter room, Creche	10843.43	Now Amen ded
6	Residential	P Sector 2	Wing D	Stilt/Gr+1 st & 2 nd Resi./ podium+ central garden+ resi 3 rd to 22 floors	126	Meter room	10083.76	Now Amen ded
7	Residential	P Sector 2	Wing E	Stilt/Gr+1 st & 2 nd Resi./ podium+ central garden+ resi 3 rd to 22 floors	165	Meter room, Society office, Servant room	11232.24	Now Amen ded
8	Residential	P Sector 2	Wing F	Stilt/Gr+1 st & 2 nd Resi./ podium+ central garden+ resi 3 rd to 22 floors	165	Meter room, Multipurp ose hall, Society office, Driver room	11482.52	Now Amen ded
9	Residential with Shophline	P Sector 2	Wing G	Stilt/Gr+1 st & 2 nd Resi./ podium+ central garden+ resi 3 rd to 22 floors	126	10 Shops, Meter room	10423.39	Now Amen ded
10	Commercial	C.F.C 8	Wing B	Gr+2pt	--	64Shops, Meter room	2465.33	Now Amen ded

The revised plan duly approved here with supersedes all the earlier approved plans of the conditions of Commencement Certificate No. CIDCO/WVS/RDP/BP-4461/W/159, dated: 21/04/2010 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 structures erected or use contrary to the provisions of this grant within the specific time.
- 4) 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).
- 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 shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) 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 VCCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VCCMC.
- 8) 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.
- 9) 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 VCCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) 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.
- 12) 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.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VCCMC. 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 VCCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 17) 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.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 19) 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.
- 20) 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 Corporation and shall plant the same as will be directed by DMC, VCCMC under intimation to this office.



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- 21) 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 WCCMC is not responsible for the lapses from your side.
- 22) 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 WCCMC as the same need to be ensured by Concerned Authority.
- 23) 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 WCCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) 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.
- 26) 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 Swachh Bharat Mission and guidelines from WCCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate WCCMC 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.
- 28) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by WCCMC/any other competent authority.
- 29) 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.
- 30) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 31) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 32) Right to access agreement shall be submitted before Commencement of work failing to which this Commencement Certificate stands invalid.
- 33) You should provide lightning resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 34) You shall dispose of the debris/Material generated by demolition of the existing structures to the appropriate locations as specified by WCCMC 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.



- 35) 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
- 36) As you shall provide STP as per MPCB letter dttd. 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
- 37) 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.
- 38) 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.
- 39) The responsibilities of Architect, Licensed Engineer and Structural Engineer shall be as per C-2.3, C-3.3, C-4.3, C-8.3 of UDCPR if any of the responsibilities are violated the eventuality shall be faced by the concerned technical person accordingly.
- 40) You shall not do any construction activity on CRZ and Wetland affected area, if it is found the said permission stands cancelled.
- 41) The State Government UD department has accorded permission to grant Construction TDR vide letter dated 27/10/2023 and as per worked out by Executive Engineer, Vasai Virar City Municipal Corporation the said permission is granted.
- 42) The area conveyed to society (4681.85 sqmt) is deducted by the applicant from the proposal, if any disputed arises due to same shall be solely dealt by applicant and VWCMC shall not be held responsible for same.
- 43) Applicant has proposed Electrical Sub Station in the layout as per Clause no. 3.6 UDCPR 2020 with consultation with the Power Supply Company and if any complaint of what so nature i.e. legal and technical issue shall be dealt by applicant, VWCMC is no way concern with the same.
- 44) Applicant shall submit revised provisional Fire NOC from Chief fire officer, Fire department of VWCMC within 3 months from the date of issue, if not the said permission stand cancelled without giving prior notice or opportunity being heard.
- 45) Any breach of any condition 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 authority.

Encl.: a/a.

c.c. to:

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



Commissioner

Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VWCMC, Virar.

[Signature]
Deputy Director, &
VWCMC, Virar.