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 :

16/02/2024

VVCMC/TP/RDP/VP-369/ 272/2023-24

To,

1) Shri. L.N Agarwal & others
9, Gokul Annexe, Gokul Township,
Bolinj, Virar (W)
Tal: Vasai, Dist. Palghar

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

Sub.:Grant of Revised Development Permission for Residential/ Residential with shopline buildings Type 1 to 6 & Regularization and Revised Development Permission for Residential Bungalow RH3 157 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.

Ref: -

1. Commencement Certificate No. CIDCO/VVSR/CC/BP-362/W/7518 dated. 26/11/1996.
2. Commencement Certificate No. CIDCO/VVSR/CC/BP-3357/W/1117 dated. 19/01/2005
3. Amended plan approved vide letter dated 10/08/1998, 03/04/2002, 30/07/2002,31/10/2002, 18/08/2003, 09/11/2004, 04/08/2005, 29/12/2006, 31/03/2008 & 19/11/2009, 21/03/2013.
4. Revised Development Permission No. VVCMC/TP/RDP/VP-0369/180/2011-12 dated 11/01/2012.
5. Revised Development Permission No. VVCMC/TP/RDP/VP-0369/314/2012-13 dated 10/02/2013.
6. Revised Development Permission No. VVCMC/TP/RDP/VP-0369/247/2015-16 dated 26/10/2015.
7. Revised Development Permission No. VVCMC/TP/RDP/VP-0369/22/2018-19 dated 11/05/2018.
8. Revised Development Permission No. VVCMC/TP/RDP/VP-0369/417/2022-23 dated 14/11/2022
9. NOC for N.A Permission granted vide letter No. CIDCO/VVSR/NAP/BP-3393/W/W/2449 dated 03/03/2004.
10. N.A Order No. REV/D-1/T-9/NAP/SR-94/2003 dated 21/06/2004 .
11. N.A Order No. REV/D-1/T-9/NAP/SR-44/2004 dated 12/07/2004.
12. N.A.Order No. REV/D-1/T-9/NAP/SR-2/97 dated 1/12/1999.
13. TILR M.R No. 216/2000 dated 15/02/2000 for S.No. 173, H.No. 3/1
14. TILR M.R No. 249/2000 dated 03/04/2000 for S.No. 188, H.No. 6/2
15. TILR M.R No. 2535/2000 dated 20/08/2003 for S.No. 173, H.No. 3/1
16. EE (VV BP) Report dated 05/02/2013
17. Your Licensed Architect letter dated 04/10/2023 & 12/12/2023

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

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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, 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-362/W/7518 Dated. 26/11/1996 &. Certificate No. CIDCO/VVSR/CC/BP-3357/W/1117, Dated. 19/01/2005.

The details of the layout is given below : -

1	Name of Assessee owner / P.A. Holder	: Shri. L.N Agarwal & Others		
2	Location	: New S.No.164, S.No.173H.No3/1, S.No188 /C& S.No.334 of Village: Bolinj. Tal:Vasai, Dist: Palghar.		
3	Land use (Predominant)	: Residemtial/Residential with Shopline bldg.		
4	Area of plot			
	a) As per Ownership Document (7/12, CTS extract	:	175780.00	Sqmt
	b) Area under Society conveyance	:	9846.00	Sqmt
	c) Balance plot area	:	165934.00	Sqmt
5	Deduction For	:		
	a) Area under D.P.Road	:	14373.59	Sqmt
	b) Area under Channel Reservation	:	541.93	Sqmt
	c) Total (a to c)	:	14915.52	Sqmt
6	Balance area of plot (4c-5c)	:	151018.48	Sqmt
7	Amenity Space	:		
	a) Required-5% of CFC (As Approved)	:	8043.22	Sqmt

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	b) Proposed cfc area	:	8043.22	Sqmt
8	Net Plot Area (6-7)	:	142975.26	Sqmt
9	Recreational Open Space	:		
	a) Required R.G (as approved)	:	24129.67	Sqmt
	b) Proposed R.G area	:	24661.17	Sqmt
10	Built-up area with reference to basic F.S.I. as per front road width	:	157272.79	Sqmt
11	Additional of FSI on payment of premium as	:	82967.00	Sqmt
	a) Maximum permissible premium FSI based on road width /ROD zone			
	b) Approved FSI on payment of premium	:	2900.00	Sqmt
	c) Proposed FSI on payment of premium	:	7250.00	Sq.mt
12	In-Situ F.S.I. / TDR loading	:	--	
	a) In-situ area against D.P. Road (earlier approved)	:	14373.59	Sqmt
	b) TDR area from DRC No. 062 (earlier approved)	:	8702.24	Sqmt
	c) Total In situ DR/TDR loading proposed	:	23075.83	Sqmt
13	Total entitlement of FSI in the proposal	:		
	a) whichever is applicable	:	190498.62	Sqmt
	b) Earlier approved built up area	:	141482.14	Sqmt
	c) Balance Potential base F.S.I. of the plot (a-b)	:	49016.48	Sqmt
	d) Total Permissible Ancillary area with payment of charges	:	27767.27	Sqmt
	e) Proposed Ancillary area with payment of charges	:	2190.15	Sqmt
	f) Permissible P Line area	:	78973.90	Sqmt
	g) Previous approved P line area	:	67333.86	
	h) Total Permissible P line area	:	11640.04	Sqmt
14	Total Built-up Area In Proposal	:	--	
15	a) Proposed Built-up Area (As Per 'P-Line')	:	11359.09	Sqmt
	b) Total P line area in proposal	:	78692.95	Sqmt
16	Area for Inclusive Housing, if any	:		
	a) Required area	:	2859.51	Sqmt
	b) Proposed area	:	2870.49	Sqmt

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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

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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:-

Sr No	Predominant Use	Bldg. Type	No. of Floors	No of Flats	No of Shops/other	Proposed 'P'line area /BUA (insq.m)	Remark
1	Residential with shopline	Type 1 to 6	(Stilt+Gr/ Com, 1st podium/com, 2nd podium/ Comm/Resi, 2nd Podium Central & 1st to 25th floors)	924	52-Shops 1 – Gymnesium,1 Driver room,1 society office,1 Creche	78484.37	Now Amended
2	Residential	Type 2,3,4,5& 6 Mahada	1st,2nd 3rd floor	41	0	2870.49	Now amended
5	Residential Bungalow	RH3-157	Gr+2pt	1 Bungalow	0	620.28	Now Regularized

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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) 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.

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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 VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

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 VVCMC.

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 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.

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, VVCMC under intimation to this office.

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 VVCMC is not responsible for the lapses from your side.

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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, onlyyou 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. Onlyyou 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.
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 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
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 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
27) 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.
28) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/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 Assited 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 lightening 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 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.

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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 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.

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) The Environment clearance granted vide order SEAC-2013/CR-232/TS-2 dated 26th June 2013 is for expansion in exiting layout of Gokul Township. The Environment clearance is granted for amalgamated S.No 334 of Village Bolinj for net plot area of 27,490.00 sq.mt. and total construction area of 1,07,658.07 sq.mt out of which consent to operate is obtained on dated 14/02/2020 for area 50,232.00 sq.mt for Occupancy & new consent to operate is to be submitted for construction area above 50,232.00 sq.mt

41) You shall handover MHADA allotted area 2859.51sq.mt to MHADA authority before final Occupancy of project.

42) Revised Environmental Clearance is to be submitted before commencement of work.

43) You shall add the names of societies who have obtained deemed conveyance/conveyance in the federation / Apex body within 1 year after granting final O.C of Bldg. 1 to 6.

44) 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 natural justice.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR.

Sd/-
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.

SK