

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

जाचक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0019, VP-5062/ 251/2024-25

Dated 29 / 11 /2024

To,
1. Shri Ashutosh M. Joshi,
B/301, Parijat Apartment,
Virar (west), Tal.: Vasal,
Dist.: Palghar.

2. M/s. Prithvi Arch Consultant
122, Gauri Complex, 1st Floor,
Near Bank of Baroda, Vasal (East),
Tal.: Vasal, DIST: PALGHAR

Revised Assessment Order

SUB -- Revised Development Permission for proposed Residential With Shopline Building No. 06 and CFC Building on land bearing S. No. 242, H. No. B/1, B/2 and B/3, of Village: Virar, Tal.: Vasal, Dist.: Palghar.

Ref -- 1) Your Architect's letter dated 20/01/2023.

Madam,
Find enclosed Assessment order issued herewith as per Sec 124(E) of MR & TP Act 1966.

- 1 Name of Assessee owner / P.A. Holder : Shri Ashutosh M. Joshi.
2 Location : S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar
3 Land use (Predominant) : Residential with Shopline and CFC Building

Total Area in Sq.Mts.

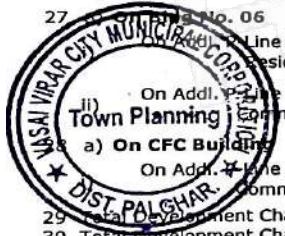
4 Area of Plot (Minimum Area to be considered.)	:	14490.000
a Area as per 7/12 Extract	:	14490.000
b Area as per Measurement Sheet (TILR)	:	14878.880
5 Deductions for	:	
a Area under 12.0 mtr wide DP Road	:	1538.315
b Area under Garden Reservation	:	1077.820
c Total Reservation Area	:	2616.135
6 Balance Plot Area	:	11873.865
7 Amenity Space (If Applicable)	:	
a Required	:	
b Proposed	:	593.693
8 Net Plot Area	:	--
9 Recreational Open Space (If applicable)	:	11280.172
a Required, 10%	:	1128.017
b Proposed	:	1254.000
10 Built-Up Area with reference to Basic FSI as per front road width (Sr. No. 8 x basic FSI) @ 1.10	:	12408.189
11 Addition of FSI on payment of Premium	:	
a Maximum permissible premium FSI - based on road width / TOD Zone @ 0.50	:	6948.155
b Proposed FSI on payment of Premium @ 0.50	:	6948.155
12 In-Situ FSI / TDR Loading permissible as per road width	:	
a In-Situ FSI/TDR loading permissible as per Road Width @ 0.65	:	9032.602
b In-Situ area against DP Road (1538.315 + 1077.82) x 2	:	5232.270
c TDR loading proposed from DRC No. 210, dated 11/12/2020	:	3800.000
d Total TDR loading proposed	:	9032.270
13 Total entitlement of FSI in the proposal	:	
a (10 + 11b + 12d)	:	28388.614
14 Total Built-up area in the proposal permissible	:	
a Approved Built-Up Area	:	8987.691
b Balance Potential Built-Up Area in the proposal	:	19400.923
c Permissible Built-Up Area - Residential	:	19055.703
d Permissible Built-Up Area - Commercial	:	345.220
e Permissible Ancillary Area @ 60% - Residential	:	11433.422
f Permissible Ancillary Area @ 80% - Commercial	:	276.170
g Total Permissible Ancillary Area	:	11709.592
h Total Potential Area Permissible	:	31110.515
i Total entitlement of the proposal	:	40098.206
15 Proposed Built-Up Area in the Proposal	:	
a Approved Built-Up Area	:	8987.690
b Proposed Built-Up Area - Residential	:	19053.550
c Proposed Built-Up Area - Commercial	:	345.220
d Proposed Ancillary Area - Residential	:	11431.990
e Proposed Ancillary Area - Commercial	:	276.170

मुख्य कार्य
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f	Total P-Line - Residential	:	30485.540
g	Total P-Line - Commercial	:	621.390
h	Total P-Line Area	:	31106.930
i	Total Built-Up Area in the proposal (Approved + Proposed)	:	40094.620
16	Weighted Average of Open land value as per ASR 2021-22	Rs. 15,600.00	
17	Weighted Average of Open land value as per ASR 2024-25	Rs. 15,900.00	
Development Charges On Approved Area			
18	a) On Plot-Area		
i)	On Land Area- Commercial (CFC) : 593.69 Sq.m. x Rs. 156.00	15,600.00 x 0.50% x 2 =	Rs. 92,615.64
19	a) On Bldg No. 06		
i)	On Approved P-Line Area - Residential : 20928.16 Sq.m. x Rs. 312.00	15,600.00 x 2.00% x 1 =	Rs. 6,529,585.92
ii)	On Approved P-Line Area - Commercial : 504.08 Sq.m. x Rs. 624.00	15,600.00 x 2.00% x 2 =	Rs. 314,545.92
20	a) On CFC Building		
i)	On Approved P-Line Area - Commercial : 1165.73 Sq.m. x Rs. 624.00	15,600.00 x 2.00% x 2 =	Rs. 727,415.52
21	Total Development Charges		Rs. 7,664,200.00
22	Less : Development Charges Paid Vide		
a)	Receipt No. 30060, Dated 30/12/2021	=	Rs. 1,944,150.00
23	Total Development Charges paid	=	Rs. 1,944,150.00
24	Balance Development Charges to be paid	=	Rs. 5,720,050.00
25	Interest calculated on balance Development Charges @ 18% p.a. from 04/01/2022 to 31/08/2023 for 21 months	=	Rs. 1,801,900.00
26	Total balance Development Charges to be paid Including Interest amount	=	Rs. 7,521,950.00
Development Charges On Additional Area			
27	a) On Bldg No. 06		
i)	On P-Line Area - Residential : 9557.38 Sq.m. x Rs. 318.00	15,900.00 x 2.00% x 1 =	Rs. 3,039,246.84
ii)	On Addl. P-Line Area - Commercial : 117.31 Sq.m. x Rs. 636.00	15,900.00 x 2.00% x 2 =	Rs. 74,609.16
28	a) On CFC Building		
i)	On Addl. P-Line Area - Commercial : 977.90 Sq.m. x Rs. 636.00	15,900.00 x 2.00% x 2 =	Rs. 621,944.40
29	Total Development Charges on Additional Area		Rs. 3,735,900.00
30	Total Development Charges to be paid (Balance + Interest + Addl. Amount)		Rs. 11,257,850.00
31	Less : Development Charges Paid Vide		
a)	Receipt No. 106247, Dated 31/08/2023	=	Rs. 11,257,850.00
32	Total Development Charges paid	=	Rs. 11,257,850.00
33	Balance Development Charges to be paid	=	Rs. 0.00
34	Date of Assessment	=	/ /2024
35	Premium Components on Approved Area		
36	On Premium FSI		
a)	BUA on payment of Premium FSI @ area at the rate of 35% as per UDCPR : 6948.155 Sq.m. x 5460.00	15,600.00 x 35% x 1 =	Rs. 37,936,926.30
37	On Bldg No. 06		
a)	BUA on payment of Ancillary FSI @ area at the rate of 10% as per UDCPR : 8072.13 Sq.m. x 1560.00	15,600.00 x 10% x 1 =	Rs. 12,592,522.80
38	On CFC Building		
a)	BUA on payment of Ancillary FSI @ area at the rate of 10% as per UDCPR : 518.1 Sq.m. x 1560.00	15,600.00 x 10% x 1 =	Rs. 808,236.00
39	Total Premium Charges		Rs. 51,337,700.00
40	50% of the premium charges levied as per Govt. Order with the condition of that will pay stamp duty of the flats during sale		Rs. 25,668,850.00
41	Less :	=	Rs. 5,000,000.00
a)	Receipt No. 30061, Dated 30/12/2021	=	Rs. 5,000,000.00
42	Total Premium Charges paid	=	Rs. 20,668,850.00
43	Balance Premium Charges to be paid	=	Rs. 3,074,500.00
44	Interest calculated on balance Premium Charges @ 8.5% p.a. from 04/01/2022 to 31/08/2023 for 21 months	=	Rs. 23,743,350.00
45	Total balance Premium Charges to be paid Including Interest amount		



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46 Premium Components on Proposed Area

47 On Premium FSI

BUA on paymnet of Premium FSI @ area at the rate of 35% as per UDCPR	296.847	Sq.m.	x	5565.00	15,900.00	x	35% x 1	=	Rs. 1,651,953.56
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48 On Bldg No. 06

BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR	3636.03	Sq.m.	x	1590.00	15,900.00	x	10% x 1	=	Rs. 5,781,287.70
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49 On CFC Building

BUA on paymnet of Ancillary FSI @ area at the rate of 10% as per UDCPR	434.6	Sq.m.	x	1590.00	15,900.00	x	10% x 1	=	Rs. 691,014.00
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50 Total Premium Charges on additional area

51 Total Premium Charges to paid (Balance + Interest + Addl. Amount)

52 Less : = Rs. 8,124,300.00

a) Receipt No. 106248, Dated 31/08/2023

53 Total Premium Charges

54 Balance Premium Charges to be paid

55 Labour Charges on approved Area

56 On Bldg No. 06

a) On P-Line Area : 21432.24	Sq.m.	x	26620.00	x	1%	=	Rs. 5,705,262.29
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57 On CFC Building

a) On P-Line Area : 1165.73	Sq.m.	x	26620.00	x	1%	=	Rs. 310,317.33
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58 Total Labour Charges to be paid

59 Less : Labour Charges Paid Vide

a) Receipt No. 30062, Dated 30/12/2021

60 Total Labour Cess paid

61 Balance Labour Cess

62 Interest calculated on balance Labour Charges @ 24% p.a. from 04/01/2022 to 31/08/2023 for 21 months

63 Total balance Labour Charges to be paid including interest amount

64 Labour Charges on Addl. Area

65 On Bldg No. 06

a) On P-Line Area : 9674.69	Sq.m.	x	26620.00	x	1%	=	Rs. 2,575,402.48
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66 On CFC Building

a) On P-Line Area : 977.90	Sq.m.	x	26620.00	x	1%	=	Rs. 260,316.98
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67 Total Labour Charges to be paid

68 Total Labour Charges to paid (Balance + Interest + Addl. Amount)

69 Less : Labour Charges Paid Vide

a) Receipt No. 106249, Dated 31/08/2023

b) Receipt No. 161171, Dated 28/11/2024

70 Total Labour Cess paid

71 Balance Labour Cess

As requested by you vide letter _____ for balance payable amount, Installment facility is hereby granted . The balance amount will attract 18% Interest till the date of payment. The Schedule of payment is given below:

SCHEDULE OF PAYMENT				
Sr. No	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in. Rs.)	Amount fo Labour CESS (in	Due Date of Payment
	Nil	Balance premium charges of Rs. 2,47,00,350/- to be paid withing 7 days	Nil	
				Interest (in Rs.)



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

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VVCMC/TP/RDP/VP-0019 & 5062/ 252/2024-25

29 / 11 /2024

To,

1. Shri Ashutosh M. Joshi,
B/301, Parijat Apartment,
Virar (west), Tal.: Vasai,
Dist.: Palghar.
2. M/s. Prithvi Arch Consultant
122, Gauri Complex, 1st Floor,
Near Bank of Baroda, Vasai (East),
Tal.: Vasai, **DIST: PALGHAR**

Sub: **Revised Development Permission for proposed Residential With Shopline Building No. 06 and CFC Building on land bearing S. No. 242, H. No. B/1, B/2 and B/3, of Village: Virar, Tal.: Vasai, Dist.: Palghar.**

Ref :

1. Commencement Certificate No. CIDCO/VVSR/CC/BP-1564 & 1566/E/5791, Dated 04/02/2010.
2. Revised Development Permission No. VVCMC/TP/CC/VP-0019 & 5062/0133/2013-14, Dated 03/07/2013.
3. Revised Development Permission No.: VVCMC/TP/RDP/VP-0019 & 5062/782/2021-22, Dated 04/01/2022.
4. Revised Development Permission No.: VVCMC/TP/RDP/VP-0019 & 5062/408/2022-23, Dated 04/11/2022.
5. Environment Clearance from MOEF vide No.: SIA/MH/INFRA2/455637/2023, Dated 09/10/2024.
6. Consent to Establish from MOEF vide No.: EC24B038MH166694, dated 09/10/2024.
7. Your Architect's letter dated 20/01/2023.



Sir/ Madam,

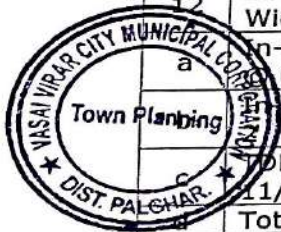
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved 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, 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:.

VVCMC/TP/RDP/VP-0019 & 5062/ 252/2024-25

29/11/2024

1. The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. CIDCO/VVSR/CC/BP-1564 & 1566/E/5791, Dated 04/02/2010. The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	Shri Ashutosh M. Joshi.
2	Location	S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar
3	Land use (Predominant)	Residential with Shopline Building
4	Area of Plot (Minimum area to be considered)	14490.00 Sqm.
a	Area of Plot (as per 7/12 extract)	14490.00 Sqm.
b	Area as per TILR	14878.880 Sqm.
5	Deductions For	
a	Area under 12.0 mtr wide DP Road	1538.315 Sqm.
b	Area under Garden Reservation	1077.820 Sqm.
c	Total Reservation Area	2616.135 Sqm.
6	Balance Plot Area (4b-5b)	11873.865 Sqm.
7	Amenity Space (if applicable)	
a	Required	593.693
8	Net Plot Area	11280.172 Sqm.
9	Recreational Open Space (if applicable)	
a	Required - 10%	1128.017 Sqm.
b	Proposed	1254.00 Sqm.
10	BUA with reference to basic FSI as per front road width (Sr. No. 8 X 1.10)	12408.189 Sqm.
11	Additions of FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width / TOD Zone @ 0.50	6948.155 Sqm.
b	Proposed Premium FSI @ 0.50	6948.155 Sqm.
12	In-situ FSI / TDR Loading permissible as per Road Width	
a	In-Situ FSI/TDR loading permissible as per Road Width @ 0.65	9032.602 Sqm.
b	In-Situ area against DP Road (1538.315 + 1077.82) x	5232.270 Sqm.
c	TDR loading proposed from DRC No. 210, dated 11/12/2020	3800.00 Sqm.
d	Total TDR loading proposed	9032.270 Sqm.
13	Total entitlement of FSI in the proposal	
a	(10 + 11b + 12d)	28388.614 Sqm.
14	Total Built-up area in the proposal permissible	
a	Approved Built-Up Area	8987.691 Sqm.
b	Balance Potential Built-Up Area in the proposal	19400.923 Sqm.
c	Permissible Built-Up Area - Residential	19055.703 Sqm.
d	Permissible Built-Up Area - Commercial	345.220 Sqm.
e	Permissible Ancillary Area @ 60% - Residential	11433.422 Sqm.
f	Permissible Ancillary Area @ 80% - Commercial	276.170 Sqm.
g	Total Permissible Ancillary Area	11709.592 Sqm.
h	Total Potential Area Permissible	31110.515 Sqm.
i	Total entitlement of the proposal	40098.206 Sqm.
15	Proposed Built-Up Area in the Proposal	
a	Approved Built-Up Area	8987.69
b	Proposed Built-Up Area - Residential	19053.550 Sqm.
c	Proposed Built-Up Area - Commercial	345.220 Sqm.
d	Proposed Ancillary Area - Residential	11431.990 Sqm.
E	Proposed Ancillary Area - Commercial	276.170 Sqm.



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F	Total P-Line - Residential	30485.540 Sqm.
G	Total P-Line - Commercial	621.390 Sqm.
H	Total P-Line Area	31106.930 Sqm.
I	Total Built-Up Area in the proposal (Approved + Proposed)	40094.62 Sqm.

For CFC

1	Land use (Predominant)	CFC Building
2	Area of Plot (Minimum area to be considered)	593.693 Sqm.
A	Area of Plot (as per 7/12 extract)	593.693 Sqm.
3	Deductions For	
4	Net Plot Area	593.693 Sqm.
5	BUA with reference to basic FSI as per front road width @ 1.1	653.062 Sqm.
6	Additions of FSI on payment of premium	
A	Maximum permissible premium FSI - based on road width / TOD Zone @ 0.50	296.847 Sqm.
B	Proposed Premium FSI @ 0.50	296.847 Sqm.
7	In-situ FSI / TDR Loading permissible as per Road Width	
A	In-Situ FSI/TDR loading permissible as per Road Width @ 0.65	385.900 Sqm.
B	TDR loading proposed	255.590 Sqm.
	Total entitlement of FSI in the proposal (5 + 6b + 7b)	1205.499 Sqm.
	Total Built-up area in the proposal permissible	
A	Permissible Built-Up Area - Commercial	1205.499 Sqm.
B	Permissible Ancillary Area @ 80% - Commercial	964.399 Sqm.
	Total Permissible P-Line Area	2169.898 Sqm.
H	Total Potential Area Permissible	31110.515 Sqm.
10	Proposed Built-Up Area in the Proposal	
A	Proposed Built-Up Area - Commercial	1190.930 Sqm.
B	Proposed Ancillary Area - Commercial	952.700 Sqm.
C	Total P-Line - Commercial	2143.630 Sqm.

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).

Please find enclosed herewith the approved Revised Development Permission for the proposed Industrial Cum commercial Building on land bearing S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar,, Tal.: Vasai, Dist.: Palghar, as per the following details:-

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Flats	No. of Shops	P-Line Area (in sq. mt.)	Remarks
1.	Residential With Shopline	06	Bsmt + Stilt + 3 Podium + Gr + 25 Pt	469	18	31106.930	Now Amended
			Total	469	18		

VVMC/TP/RDP/VP-0019 & 5062/ 252/2024-25

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Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Conventional Center	P-Line Area (in sq. mt.)	Remarks
1.	CFC	01	Stilt + 7 Floors	7	2143.630	Now Amended
Total				7		

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Revised Development Permission granted by VVMC office letter No. VVMC/TP/RDP/VP-0019 & 5062/408/2022-23, Dated 04/11/2022, 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 VVMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVMC.
- 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 VVMC.
- 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.



मुख्य कार्यालय, विरार
विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०९

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

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- 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.



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.

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.

- 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 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

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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 Swachh 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.

Right to access agreement shall be submitted before Commencement of work failing to which this Commencement Certificate stands invalid.

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.
- 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 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.



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- 38) 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
- 39) All the buildings under construction shall be compulsorily enclosed by wet green cloth/wet jute sheet/tarpaulin from all sides.
- 40) 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.
- 41) 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.
- 42) 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.
- 43) 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.
- 44) 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
- 45) 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.
- 46) You shall pay the balance premium charges within the 7 days from the approval of this order, fail to do so will attract the action under MR & TP Act 1966
- 47) You shall be held Responsible for any future disputes arising regarding the Access Road to the plot, if any disputes arises in future it is to be purely delt by you and VVCMC shall not be responsible for the same
- 48) 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.



Encl.: a/a.

c.c. to:

1. 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 VVCMC, Virar.

Deputy Director
VVCMC, Virar.