



# Vasai-Virar City Municipal Corporation

## APPENDIX 'D-1'

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

**Building Name :** (THE MIDTOWN)

**Building Use :** Mixed Use

**Name of PWork :** -1 (THE MIDTOWN)

**Floor Name:** GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TERRACE FLOOR

**Building Name :** (TOWER PARKING)

**Building Use :** Mixed Use

**Name of PWork :** -1 (TOWER PARKING)

**Floor Name:** PARKING GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,THIRTYFIRST FLOOR,THIRTYSECOND FLOOR

**1. Road Width :** 30.00 Mt.

**2. Premium Area :** 2037.78 Sq Mt.

**3. Ancillary Area :** 7671.80 Sq Mt.

**4. TDR Area :** 5705.78 Sq Mt.

**5. Gross Plot Area :** 4075.56 Sq Mt.

**6. Existing built-up area:** 0.00 Sq Mt.

**7. Proposed built-up area :** 19177.83 Sq Mt.

**8. Total built-up Area :** 19177.83 Sq Mt.

To,

**M/s Innovision Estates Through Partner Mr. Omprakash K.  
Parasrampuria & Neha R. Shah (POA Holder) (Owner)**

**Aaradhya Nine Building B wing 1103 Naidu colony Ghatkopar  
East Mumbai 75**

**Megha Barry Fernandes (Lic:CA/2009/46223 ) Architect**

**flat No. 102, Padmaraj CHSL, opp St. Francis School, 100 feet  
road, Diwnaman, Vasai west, tal: Vasai, Dist: Palghar.**

Sir,

With reference to your application No. **0402/2022-23/1 (V.P.No.VVCMCB/0031/2025/AutoDCR)**, dated **28 November, 2024** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, **Maharashtra Regional and Town Planning Act, MRTP 1966** . to carry out development work / Building on **Plot No.:S.No. 149, Plot No. 4,5,6,7 & S.No. 149 (pt) / S.No. 157(pt)/ Plot No.8, & S.No.157/A, Village:Nilemor, Survey No.:S.No. 149, Plot No. 4,5,6,7 & S.No. 149 (pt) / S.No. 157(pt)/ Plot No.8, & S.No.157/A**, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : VVCMCB/0031/2025/AutoDCR

Date : 24 January, 2025

Office Stamp. :

OFFICE OF THE **Vasai-Virar City Municipal Corporation**

Building Permit No.: **VVCMCB/0031/2025/AutoDCR**

Date: **24 January, 2025**

Yours faithfully,  
**Commissioner**

**SANCTIONED**



Signature of the Authority

Scan QR code for verification of authenticity.

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## Terms and Condition :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. 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).
15. 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.
16. You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
17. 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.
18. 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.
19. You shall construct cupboard if any, as per UDCPR Regulation.
20. 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.
21. You shall provide two distinct pipelines for potable and for non-potable water.
22. 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.
23. You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
24. You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
25. 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.
26. You shall provide flush tanks in all W.C/Toilets with dual valve system.
27. 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.
28. 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.
29. 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.
30. 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.

31. 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
32. The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
33. 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.
34. 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.
35. 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
36. 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.
37. 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.
38. You shall provide Septic tank & Underwater tank on site as per IS Code 2470.
39. You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
40. You shall provide Grey Water recycling plant for said layout, if applicable.
41. You shall provide Solar Assisted water heating SWH system to said layout if applicable.
42. Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
43. Right to access agreement shall be submitted before Commencement of work failing to which this Commencement Certificate stands invalid.
44. You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
45. 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.
46. 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.
47. 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.
48. 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.
49. 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
50. 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
51. 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.
52. The following condition shall be followed as per Hon'ble Supreme Court directives in CIVIL APEAL No.14604 and 14605 OF 2024  
"(i) While issuing the building planning permission, an undertaking be obtained from the builder/applicant, as the case may be, to the effect that possession of the building will be entrusted and/or handed over to the owners/beneficiaries only after obtaining completion/occupation certificate from the authorities concerned. (ii) The builder/developer/owner shall cause to be displayed at the construction site, a copy of the approved plan during the entire period of construction and the authorities concerned shall inspect the premises periodically and maintain a record of such inspection in their official records. (iii) Upon conducting personal inspection and being satisfied that the building is constructed in accordance with the building planning permission given and there is no deviation in such construction in any manner, the completion/occupation certificate in respect of residential / commercial building, be issued by the authority concerned to the parties concerned, without causing undue delay. If any deviation is noticed, action must be taken in accordance with the Act and the process of issuance of completion/occupation certificate should be deferred, unless and until the deviations pointed out are completely rectified. (iv) All the necessary service connections, such as, Electricity, water supply, sewerage connection, etc., shall be given by the service provider / Board to the buildings only after the production of the completion/occupation certificate. (v) Even after issuance of completion certificate,

deviation / violation if any contrary to the planning permission brought to the notice of the authority immediate steps be taken by the said authority concerned, in accordance with law, against the builder / owner / occupant; and the official, who is responsible for issuance of wrongful completion /occupation certificate shall be proceeded departmentally forthwith. (vi) No permission /licence to conduct any business/trade must be given by any authorities including local bodies of States/Union Territories in any unauthorized building irrespective of it being residential or commercial building. (vii) The development must be in conformity with the zonal plan and usage. Any modification to such zonal plan and usage must be taken by strictly following the rules in place and in consideration of the larger public interest and the impact on the environment. (viii) Whenever any request is made by the respective authority under the planning department/local body for co-operation from another department to take action against any unauthorized construction, the latter shall render immediate assistance and co-operation and any delay or dereliction would be viewed seriously. The States/UT must also take disciplinary action against the erring officials once it is brought to their knowledge. (ix) In the event of any application / appeal / revision being filed by the owner or builder against the non-issuance of completion certificate or for regularization of unauthorized construction or rectification of deviation etc., the same shall be disposed of by the authority concerned, including the pending appeals / revisions, as expeditiously as possible, in any event not later than 90 days as statutorily provided. (x) If the authorities strictly adhere to the earlier directions issued by this court and those being passed today, they would have deterrent effect and the quantum of litigation before the Tribunal / Courts relating to house / building constructions would come down drastically. Hence, necessary instructions should be issued by all the State/UT Governments in the form of Circular to all concerned with a warning that all directions must be scrupulously followed and failure to do so will be viewed seriously, with departmental action being initiated against the erring officials as per law. (xi) Banks / financial institutions shall sanction loan against any building as a security only after verifying the completion/occupation certificate issued to a building on production of the same by the parties concerned. (xii) The violation of any of the directions would lead to initiation of contempt proceedings in addition to the prosecution under the respective laws."

53. You shall submit certificate for Solid waste management system, before applying for occ, if not the said permission stands cancelled without giving opportunity of being heard.
54. You shall submit certificate for solar assisted water heating system before applying for occ, if not the said permission stands cancelled without giving opportunity of being heard.
55. You shall submit certificate for Grey water recycling plant before applying for occ, if not the said permission stands cancelled without giving opportunity of being heard.
56. you shall submit revised NA order within 3 months from the date of issue, if not the said permission stands cancelled without giving opportunity of being heard.
57. You shall pay Instalment on Premium Charges as- a) 2nd instalment with Rate of Interest as total amount Rs. 6889733 /- On Due Date as 24th January 2026. b) 3rd instalment with Rate of Interest as total amount of Rs. 51,05,281 On 24th January 2027. c) 4th instalment with Rate of Interest as total amount of Rs8 Rs. 47,34,385/- On 24th January, 2028. if not the said permission stands cancelled without giving opportunity of being heard.
58. 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.