

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसाई, जि. पालघर - ४०१ ३०५.



दुरध्वनी : ०२५० - २५२५३०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५३०७

ई-मेल : vasavirarcorporation@yahoo.com

जायक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/CC/VP-0248/ 59/2023-24

27/07/2023

To,

1. M/s. Radheya Construction Co. through partner Mr. Jitendra K. Thakur & others 118, Goyal Shopping Center, Opp. Borivali Railway Station, Borivali (w), Mumbai- 400 092.

2. ABHAY RAUT 1104, Gold Crest Business Centre, L. T. Road, Borivali (West), Mumbai - 400 092.

Sub: **Commencement Certificate for proposed RG building (Meditation Hall Gr. floor only) on land bearing S.No.317, H. No. 3, 6C(new S.No.317B, H.No.3), 8, 9, 10, 11, 13, 14 situated at Village- Juchandra, Taluka: Vasai, Dist: Palghar.**

Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-0248/2106 dated 18/01/2012.
2. Revised Development permission dated 16/07/2014, 18/03/2015 & 30/12/2021
3. Letter from wetland dtd 26/09/2017.
4. Letter from Govt. of Maharashtra regarding wetland dtd 19/07/2019.
5. Minutes of the 183rd meeting of the State Level Expert Appraisal Committee-II (MMR & Kokan Region) dtd. 17/08/2022 & 18/08/2022.
6. Your Architect's letter dated 21/03/2023.

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 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 Commencement Certificate No. VVCMC / TP / CC / VP-0248 / 2106 dated 18/01/2012.

The details of the layout are as given below:

Sr. No.	Predominant Building	No. of Floors	No. of Flats/Hall	Built Up Area (In sq. mt.)
1	RG Building (Meditation Hall)	Gr. floor only	1	58.50





VVCMC/TP/CC/VP-0248/ 59/2023-24

27/07/2023

- 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 (B.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.

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

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.

- 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 Corporation.





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VVCMC/TP/CC/VP-0248/ 59/2023-24

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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 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.
- 21) 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.
- 22) 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
- 23) 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.
- 24) 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.
- 25) You shall provide Septic tank & Underwater tank on site as per IS Code 2470.
- 26) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.



- 27) You shall provide Grey Water recycling plant for said layout, if applicable.
- 28) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 29) You shall submit Combined TILR before applying for next stage if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 30) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra
- 31) This location is affected by Wetland as per wetland atlas. In PIL 87/2023 Hon'ble High Court of Mumbai gave directives to State Govt. M.C to follow wetland atlas and in case if any development is envisaged leave of court is to be taken. Also, High Court directed to prepare brief document. Collector, Palghar prepared and submitted brief document to Govt. and Govt. submitted the same to Hon'ble High Court. As well the Govt. of Maharashtra in their letter क. संकीर्ण २०१८/१३६६/ता.क.४ (for S.No.317/3, 8, 14, 6C (New S.No.317B H.No.3) and क. वेदलैंड - २०१९ प्र.क.२२२/ता.क.४ letter dtd.19/07/2019 clearly states that S.No.317/3, 8, 14, 6C (New S.No.317B H.No.3) S. No, 317, H. No.9, 10, 11 & 13 Village: Juchandra is not mentioned as wetland or mentioned in the brief document of Collector, Palghar. Recently in three cases Hon'ble High Court gave verdict to follow verdict to follow brief document. The case number Writ Petition No. 303 of 2019 with Interim Application No. 2312 of 2022 with Interim Application No. 1072 of 2021, Writ Petition No. 4365 of 2022 and Writ Petition no. 7132 of 2021 are enclosed. In this case the Environment Dept has mentioned in the letter dated 11 Jan, 2019 and 19th July, 2019 that the location is not covered in definition of wetland as per clause no. 2(1)(G) of wetland rules 2017. However, decision regarding Writ Petition no. 87/2013 will be binding upon you.
- 32) The said permission is approved on the basis of Consent to Establish from Maharashtra Pollution Control Board letter dtd. 16/12/2022 for construction BUA area of 41182.30 sq.mt.
- 33) You shall submit Revised Environment Clearance from Environmental Department till then no construction shall be started, if started said order stands cancelled.
- 34) Any breach of any condition mentioned or conditions not followed in specified 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



bd/-
Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.



CERTIFIED TRUE COPY

JAGDISH TRYAMBAKRAO DONGARIVE
ADVOCATE & NOTARY (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Akurli Road, Kandivli (East),
Mumbai - 400101

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VVCMC/TP/RDP/VP-0248/70/2023-24

Dated 27/07/2023

To,
1. M/s. Radhesa Construction Co. through partner
Mr. Mendha K. Thakur & 2 others,
118, Goyal Shopping Center,
Opp. Borivali Railway Station,
Borivali (w), Mumbai - 400 202.

2. ABHAY BAUF
1194, Gold Crest Business Centre,
L. T. Road, Borivali (West),
Mumbai - 400 092

Rev. Assessment Order

SUB - Revised Development Permission for the proposed Residential Cum- Commercial Building No.2 as per (EWS/LIG requirements) of the Building S.No.317, H. No. 3, GC(new S.No.317B,H.No.3), B, 9, 10, 11, 13, 14 situated at Village- Juchandra, Taluka Vasai, Dist. Palghar.

Ref - 1) Minutes of the 183rd meeting of the State Level Expert Appraisal Committee-II (MH&R & K&K Region) dtd. 17/08/2022 & 18/08/2022
2) Your Architect's letter dated 21/03/2023

Sir / Madam,

First enclosed Assessment order issued herewith as per Sec 124(E) of MR & TP Act 1964.

1	Name of Assessee (owner / P.A. Holder)	M/s. Radhesa Construction Co. through partner Mr. Mendha K. Thakur & others								
2	Location	Juchandra								
3	Land use (Predominant)	Residential Cum- Commercial Building No.2								
4	Gross plot area	11580.00 sqm								
5	Area under 20m & 40m wide D.P.Road	4570.21 sqm								
6	Area under Hospital	656.96 sqm								
7	Balance Plot Area	8372.83 sqm								
8	RG required	837.28 sqm								
9	RG Proposed	864.54 sqm								
10	Plottable area	8172.83 sqm								
11	SIUA with reference to basic FSI as per from road width	8210.24 sqm								
12	Maximum permissible premium FSI based on road width	29007.64 sqm								
13	Proposed FSI on payment of Premium	11865.17 sqm								
14	Add 10% for	3851.66 sqm								
15	official notification and whichever is applicable	24926.94 sqm								
16	Existing SIUA	8716.21 sqm								
17	a) Balance plottable area	16212.71 sqm								
18	Ancillary area FSI up to 50% or 10% with payment of charges	9816.79 sqm								
19	Total entitlement of FSI on the proposal	34743.72 sqm								
20	Approved SIUA	23884.06 sqm								
21	Proposed SIUA as per 'B' rule	10838.56 sqm								
22	Total SIUA Proposed + Approved	34722.62 sqm								
23	As per UDCPB Regulation dtd 02/12/2020 Charges are as follows									
	Weighted Average of Open land value as per ASR 2021-22								Rs. 9,460.00	
a)	On Plot/Land area									
	Common	662.42	Sq.m.	94.60	Rs. 9,460.00	x	0.50%	x	2 =	Rs. 62,664.83
	Res.	3937.57	Sq.m.	47.30	Rs. 9,460.00	x	0.50%	x	1 =	Rs. 185,301.06
b)	On Construction Area									
	Common	662.42	Sq.m.	378.40	Rs. 9,460.00	x	2.00%	x	2 =	Rs. 250,659.73
	Res.	14507.41	Sq.m.	189.70	Rs. 9,460.00	x	2.00%	x	1 =	Rs. 2,744,801.97
										Rs. 9,650.00
	Weighted Average of Open land value as per ASR 2023-24									
a)	On Plot/Land area									
	Common	140.01	Sq.m.	96.30	Rs. 9,650.00	x	0.50%	x	2 =	Rs. 13,510.87
	Common	140.01	Sq.m.	386.00	Rs. 9,650.00	x	2.00%	x	2 =	Rs. 54,043.86
	Common	58.50	Sq.m.	386.00	Rs. 9,650.00	x	2.00%	x	2 =	Rs. 22,581.00
	Res.	10096.55	Sq.m.	191.00	Rs. 9,650.00	x	2.00%	x	1 =	Rs. 2,064,820.15
										Rs. 5,398,383.67
17	Less - Development Charges Paid Vtd									
a)	Receipt No. 29603 dated 23/12/2021									Rs. 1,000,000.00
b)	Receipt No. 65785 dated 21/02/2023									Rs. 1,434,537.63
c)	Receipt No. 85020 dated 11/03/2023									Rs. 1,541,100.00
d)	Receipt No. 96981 dated 28/06/2023									Rs. 1,423,000.00
										Rs. 5,398,637.63
										Nil
18	Balance development charges to be paid									/ / 2023
19	Date of Assessment									
20	Premium Components									
a)	SIUA on payment of premium FSI @ the rate of 35%/15% as per UDCPB	5265.17	Sq.m.	3311.00	Rs. 9,460.00	x	35%	x	1 =	Rs. 17,432,977.87
b)	SIUA on payment of Ancillary FSI @ area at the rate of 10% as per UDCPB	5792.53	Sq.m.	946.00	Rs. 9,460.00	x	10%	x	1 =	Rs. 5,479,733.38
										Rs. 22,912,711.25
	Concession 30% as per GR dtd-14/01/2021									Rs. 11,456,355.63
	Nil on payment of Ancillary FSI @ area at the rate of 10% as per UDCPB	4024.25	Sq.m.	965.00	Rs. 9,650.00	x	10%	x	1 =	Rs. 3,881,401.25
c)	SIUA on payment of premium FSI @ the rate of 35%/15% as per UDCPB (RM area)	6600.00	Sq.m.	1447.30	Rs. 9,650.00	x	15%	x	1 =	Rs. 9,553,900.00
										Rs. 24,893,256.88
21	Less - Premium Paid Vtd									
a)	Receipt No. 29609 dated 23/12/2021									Rs. 1,500,000.00
b)	Receipt No. 29605 dated 23/12/2021									Rs. 1,000,000.00
c)	Receipt No. 29607 dated 23/12/2021									Rs. 936,600.00
d)	Receipt No. 65790 dated 21/02/2023(1984605-00-762190-2)									Rs. 1,223,315.57
e)	Receipt No. 85021 dated 11/03/2023									Rs. 4,047,300.00
										Rs. 8,707,215.57
22	Balance Premium Charges to be paid									Rs. 16,186,041.31
23	Labour Cost Charges									





VVCMC/TP/RDP/VP-0248/70/2023-24

Dated 27/07/2023

A1	On Construction Area Free of FSI	: 15149.83 Sq m x 26620.00 x 1%	=	Rs. 4,030,206.79
B1	On Construction Area Free of FSI	: 11238.44 Sq m x 26620.00 x 1%	=	Rs. 3,151,292.71
				Rs. 7,189,601.47
Less : Labour Charges Paid Vide				
	a) Receipt No. 29006 dated 23/12/2021		=	Rs. 1,000,000.00
	b) Receipt No. 85022 dated 31/03/2023		=	Rs. 500,000.00
			=	Rs. 1,500,000.00
	Balance Labour CESS Charges to be paid		=	Rs. 5,689,601.47

24 As requested by you vide letter 00/00/2023 for balance payable amount, installment facility is hereby granted. The balance amount will attract interest till the date of payment as per clause no. 2.2.14 B (option 2) of UDCPR on page no. 31. The Schedule of payment is given below:

SCHEDULE OF PAYMENT (VP - 248)

1. Amount for Premium charges (in Rs.) (Balance Premium charges as per Assessment order dated)

sr.no.	Balance principal Amount (in Rs.)	Installment	Installment Amount (in Rs.)	Balance principal Amount (in Rs.)	Rate of Interest 8.5% per annum & amount (in Rs.)	Amount to be recovered on the due date (in Rs.)	Due date of Payment
1	24,893,256.88	Paid at the time of RDP(14.97%)	8,707,215.57	14,106,041.31			18/06/2023
2	16,186,041.31	Balance amount				To be paid at the time of final OCC.	

2. Amount for Labour cess charges (in Rs.) (Balance Labour cess charges as per Assessment order dated)

sr.no.	Balance principal Amount (in Rs.)	Installment	Installment Amount (in Rs.)	Balance principal Amount (in Rs.)	Rate of Interest 24% per annum & amount (in Rs.)	Amount to be recovered on the due date (in Rs.)	Due date of Payment
1	7,189,601.47	Paid at the time of RDP(20.86%)	1,500,000.00	5,689,601.47			18/07/2023
2	5,689,601.47	2nd installment (30%)	2,156,880.44	3,532,721.03	1,363,504.55	3,572,394.79	18/07/2024
3	3,532,721.03	3rd installment (30%)	2,156,880.44	1,375,840.59	847,633.05	3,004,713.49	18/07/2025
4	1,375,840.59	3rd installment (19.17%)	1,375,840.59		130,201.79	1,706,042.33	18/07/2025
		TOTAL	7,189,601.47				



sd/-
Commissioner
Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.



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2. ABHAY RAUT
1104, Gold Crest Business Centre,
L. T. Road, Borivali (West),
Mumbai - 400 092.

Sub: **Revised Development Permission for Residential Cum - Commercial building No.2, wing-A, B, C (Part Stilt + Part Gr. +23) and Commencement Certificate for RG building (Meditation Hall Gr. floor only) as per EWS/LIG scheme with on land bearing S.No.317, H. No. 3, 6C(new S.No.317B, H.No.3), 8, 9, 10, 11, 13, 14 situated at Village- Juchandra, Taluka: Vasai, Dist: Palghar.**

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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-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, Doliiv, 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 MRTTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. VVCMC / TP / CC / VP-0248 / 2106 dated 18/01/2012. The details of the layout are as given below:

1	Name of Assesse owner / P.A. Holder	M/s. Radheya Construction Co. through partner Mr. Jitendra K. Thakur & others
2	Location	Juchandra
3	Land use (Predominant)	Residential Cum- Commercial Building & RG



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		Building (Meditation Hall)	
4	Gross plot area		13580.00 sq.mt
5	Area under 20m & 40m wide D.P.Road		4570.21 sq.mt
6	Area under Hospital		636.96 sq.mt
7	Balance Plot Area		8372.83 sq.mt
8	RG required		837.28 sq.mt
9	RG Proposed		864.59 sq.mt
10	Plotable area		8372.83 sq.mt
11	BUA with reference to basic FSI as per from road width		9210.11 sq.mt
12	Maximum permissible premium FSI based on road width		20007.64 sq.mt
13	Proposed FSI on payment of Premium		11865.17 sq.mt
14	Add TDR for		3851.66 sq.mt
15	a) Total entitlement area whichever is applicable		24926.94 sq.mt
	b) Existing BUA		8714.23 sq.mt
	a) Balance potential area		16212.71 sq.mt
16	Ancillary area FSI up to 60% or 80% with payment of charges		9816.78 sq.mt
17	Total entitlement of FSI in the proposal		34743.72 sq.mt
18	Approved BUA		23884.06 sq.mt
19	Proposed BUA as per 'p-line'		10838.56 sq.mt
	Total BUA Proposed + Approved		34722.62 sq.mt



Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Cum - Commercial building No.2, wing-A, B, C (Part Stilt + Part Gr. +23) and Commencement Certificate for RG building (Meditation Hall Gr. Floor only) as per EWS/LIG Scheme on land bearing S.No.317, H. No. 3, 6C (new S.No.317B, H.No.3), 8, 9, 10, 11, 13, 14 situated at Village- Juchandra, as per the following details:-

Sr. No.	Predominant Building	Building NO./wing	No. of Floors	No. of Flats /Hall	No. of Shops (Commercial units)	Built Up Area (in sq. mt.)	Remarks
1.	Residential Cum-Commercial Building	2/A, B & C	Part Stilt+Part Gr.+23	384	02	26008.39	Now amended
2.	RG Building (Meditation Hall)	--	Gr. floor only	1	--	58.50	Newly proposed

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC / TP / CC / VP-0248 / 2106 dated 18/01/2012 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.



मुख्य कार्यालय, विरार
विरार (पूर्व),
जिल्हा - ४०२ ३०५.



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

फॅक्स : ०२५० - २५२५१०३

ई-मेल : vasavirarcorporation@yahoo.com

जावळ क्र. : व.वि.श.म.

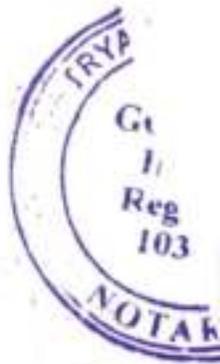
दिनांक :

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- 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 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.





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- 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.
- 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 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 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.





कार्यालय, विरार
विरार (पूर्व),

जि. पालघर - ४०१ ३०५.



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

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

जाचक क्र. : व.वि.श.म.

दिनांक :

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- 26) 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.
- 27) 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
- 28) 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.
- 29) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 30) 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.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar Assited water heating SWH system to said layout if applicable.
- 33) You shall submit Combined TILR before applying for next stage if not the said permission stands cancelled without giving prior notice or opportunity being heard..
- 34) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra
- 35) This location is affected by Wetland as per wetland atlas. In PIL 87/2023 Hon'ble High Court of Mumbai gave directives to State Govt. M.C to follow wetland atlas and in case if any development is envisaged leave of court is to be taken. Also, High Court directed to prepare brief document. Collector, Palghar prepared and submitted brief document to Govt. and Govt. submitted the same to Hon'ble High Court. As well the Govt. of Maharashtra in their letter क्र. संकीर्ण २०१८/१२६६/ता.क.४ (for S.No.317/3, 8, 14, 6C (New S.No.317B H.No.3) and क्र. वेटलॅंड - २०१९ प्र.क.२२३/ता.क.१ letter dtd.19/07/2019 clearly states that S.No.317/3, 8, 14, 6C (New S.No.317B H.No.3) S. No, 317, H. No.9, 10, 11 & 13 Village: Juchandra is not mentioned as wetland or mentioned in the brief document of Collector, Palghar. Recently in three cases Hon'ble High Court gave verdict to follow verdict to follow brief document. The case number Writ Petition No. 303 of 2019 with Interim Application No. 2312 of 2022 with Interim Application No. 1072 of 2021, Writ Petition No. 4365 of 2022 and Writ Petition no. 7132 of 2021 are enclosed. In this case the Environment Dept has mentioned in the letter dated 11 Jan, 2019 and 19th July, 2019 that the location is not covered in definition of wetland as per clause no. 2(1)(G) of wetland rules 2017. However, decision regarding Writ Petition no. 87/2013 will be binding upon you.
- 36) The said permission is approved as per clause no. 7.7.1 (EWS/LIG tenements) of UDCPR.
- 37) Structural stability is given by Mr. Haresh L Patel stating that "the structural design is as per the I.S.Code of practice (I.S.456 & I.S.1893) building is also designed for the earthquake (Zone III) & wide forces as per the latest I.S.Codes of practice. Structural



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design of Resi cum Commercial Bldg No.2, G+23, is safe & stable for the purposed for which it is intended".

- 38) You shall submit Revised Provisional Fire NOC from Chief Fire Officer of bldg no.2 (Gr+23) before Commencement of work above 22 floors, if not the said permission stands cancelled without giving prior notice or opportunity being heard.
- 39) The said permission is approved on the basis of Consent to Establish from Maharashtra Pollution Control Board letter dtd. 16/12/2022 for construction BUA area of 41182.30 sq.mt.
- 40) You shall submit Revised Environment Clearance from Environmental Department till then no construction shall be started, if started said order stands cancelled.
- 41) Any breach of any condition mentioned or conditions not followed in specified 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.



CERTIFIED TRUE COPY

JAGDISH TRYAMBAKRAO DONGARIVE
ADVOCATE & NOTARY (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai - 400101