

मुख्य कार्यालय,
यशवंत नगर, विरार (प.)
ता. वसई, जि. पालघर - ४०१ ३०३



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

जावक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0453/248/2024-25

Dated: 24/10/2024

- To,
- 1) M/s. Evershine Developers
215, Veena Beena Shopping Centre
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.
 - 2) Mr. Divyesh Shah, Architect.
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai,
Dist: Palghar

Sub: Revised development permission for Residential/Residential with Shopline buildings in Avenue P Sector-1, Avenue P Sector-2, Avenue U, Avenue K2-1A & Development permission for Residential/ Residential with shopline buildings Avenue P Sector-3, Avenue P Sector-4, Avenue M1, Avenue V, Avenue K1, Avenue N, Avenue G1, Avenue D2, Residential with shopline building Avenue D3, Commercial Building 2 in Avenue D3 & Revised Development Permission layout on land bearing New S. No. 5/1, 5/2, 5/3, 5/4, 5/5A, 5/5B, 5/5C, 5/5D, 5/5E, 5/6, 5/7, 5/8 Village: Dongre, Tal : Vasai, Dist : Palghar

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



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- 14) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/ VP.0453/262/2015-16. Dated 07/11/2015
- 15) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP.0453/028/2017-18. Dated 20/05/2017
- 16) Revised Development Permission granted vide letter no. VVCMC/TP /RDP/VP.0453/091/2017-18. Dated 13/10/2017
- 17) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP.0453/025/2018-19. Dated 14/05/2018
- 18) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP.0453/081/2018-19. Dated 16/07/2018
- 19) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP.0453/150/2018-19. Dated 05/11/2018
- 20) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP.0453/246/2018-19. Dated 20/02/2019
- 21) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP.0453/59/2019-20. Dated 31/07/2019
- 22) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP.0453/213/2020-21. Dated 02/03/2021
- 23) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP.0453/37/2022-23. Dated 24/05/2022
- 24) Commencement Certificate granted vide letter no. VVCMC/TP/ RDP/VP- 0453/326/2023-24. Dated 16/02/2024
- 25) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP-0453/470/2023-24. Dated 05/03/2024
- 26) Commencement Certificate granted vide letter no. VVCMC/TP/CC/VP- 0453/460/2023-24. Dated 05/03/2024
- 27) Revised Development Permission granted vide letter no. VVCMC/TP/ RDP/VP-0453/147/2023-24. Dated 15/07/2024
- 28) Environment Clearance from Ministry of Environment and Forest Department, Government of India vide letter No. 21-544/2006-1A-III dated 13/03/2007
- 29) Environment Clearance from Ministry of Environment and Forest Department, Government of India vide letter No. 21-186/2017-IA-III dated 12/10/2017
- 30) Consent to Establish from Maharashtra Pollution Control Board vide order No. BO/RO(P & P)/170 dated 10/11/2006
- 31) Revalidation of Consent to Establish from Maharashtra Pollution Control Board vide order No. BO/RO-HQ/TN-5221-14/CE-Revalidation/CC-11702 dated 09/12/2014
- 32) Revalidated of Consent to Establish from Maharashtra Pollution Control Board vide order No. Format1.0/BO/CAC-cell/UAN No. 0000038761/Revalidation of CE with Exp/CAC-1809002086 dated 19/09/2018
- 33) State Government UD department letter TPS-1219/1162/SR.NO. 99/23/UD- 12 dated 27/10/2023
- 34) State Government UD department Notification TPS-1824/225/CR 96/2024/UD-13 dated 05/09/2024



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- 35) Executive Engineer, VVCMC letter VVCMC/PWD/854/2024 dated 27/09/2024
- 36) Complaint regarding Sub station dtd.09/10/2024.
- 37) This office asking clarification to applicant, dated 11/10/2024.
- 38) Applicant's reply to complaint dtd.15/10/2024.
- 39) Your Architects letter dated 29/03/2023, 15/07/2024

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:.

Development permission is granted to the layout by then Planning Authority CIDCO on dated 02/12/2005 and 29/01/2008. And Revised Development permission's are granted from time to time by Planning Authority.

In said case the 20.00mt and 30.00mt DP road is handed over to Vasai Virar City Municipal Corporation on dated 25/05/2012 and part compensation of DP road which is 0.75 Development Rights is utilised in layout as per amendment dated 13/06/2012. The Applicant M/s. Evershine developers has requested this office for remaining 0.25 FSI of DP Road and construction TDR of DP road vide letter dated 05/04/2019 and with reference to same this office had requested opinion from UDD department for grant of remaining DR and construction TDR. The Desk Officer, UD-12 have given the reply on dated 27/10/2023 stating that

"मे. एव्हरशाईन डेव्हलपर्स यांनी संदर्भाधिन पत्र क्र.१ व ३ अन्वये वसई-विरार शहर महानगरपालिका क्षेत्रातील मौजे-डोंगरी, ता. वसई जि. पालघर येथील स.क्र. ५, ५ब, ५ड, ५एफ, ५ जी या जमिनीवरील प्रस्तावित विकास योजना रस्त्याखालील क्षेत्र महानगरपालिकेस बांधकाम करून हस्तांतरित केले असल्याने, सदर हस्तांतरित केलेल्या जमिनीच्या क्षेत्राचा वाढीव मोबदला तसेच विकास योजना रस्त्याचे बांधकामापोटीचा मोबदला एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुदीनुसार देण्याची विनंती शासनास केली असून, आपलेकडील संदर्भाधिन पत्र क्र.२ अन्वये शासनास अहवाल प्राप्त झाला आहे. त्या अनुषंगाने आपणांस खालील प्रमाणे कळविण्याचे मला आदेश आहेत.

वसई-विरार महानगरपालिका क्षेत्रातील मौजे डोंगरी ता. वसई जि. पालघर येथील स.क्र. ५, ५ब, ५ड, ५एफ, ५ जी या जमिनीवरील प्रस्तावित विकास योजना रस्त्याने बाधीत १.२६.६५४.०० चौ.मी. क्षेत्राचे वसई-



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विवरण शहर महानगरपालिकेच्या तत्कालिन नियमावलीमधील तरतुदीनुसार १.०० चर्टई क्षेत्र निर्देशांकाप्रमाणे एकुण अनुज्ञेय होणाऱ्या मोबदल्याच्या १,२६,६५४.४० चौ.मी. क्षेत्रापैकी ७५ % प्रमाणे ९४, ९९०.८० चौ.मी. चर्टई क्षेत्र निर्देशांक DR च्या स्वरूपात जमिनमालकास दिला असल्याने सदर उर्वरीत २५% बाधित जमीन क्षेत्राच्या दुप्पट मोबदला सन २०१६ च्या अधिसूचनेमधील विनियम क्र.४११ नुसार तसेच UDCPR मधील विनियम क्र.११.२.४ मधील तरतुदीनुसार आता देय होणार नाही. परंतु तत्कालीन मंजूरी नुसार देय असलेल्या २५ % क्षेत्राचा मोबदला महानगरपालिका यांनी विकास योजना रस्त्याखालील क्षेत्राची मोजणी करून, मोजणी प्रमाणे विकास योजना रस्त्याखालील बाधित होणाऱ्या क्षेत्राची नोंद महानगरपालिकेच्या नांवे झाले बाबत खातरजमा करून उर्वरीत शिल्लक २५ % प्रमाणे ३१.६६३.६० चौ.मी. क्षेत्राचे DR किंवा TDR महानगरपालिका यांनी तत्कालीन नियमावलीनुसार विकासकास देणे आवश्यक राहिल.

विकास योजनेमधील प्रस्तावित रस्त्याखालील क्षेत्राचे भूसंपादन करून, सदर भूसंपादन केलेल्या विकास योजना रस्त्यांचे विकसन हे महानगरपालिका यांनी त्यांचे निधीतून करणे अपेक्षित असताना, सन २०१२ मध्ये विकासक यांनी त्यांचे विकास प्रस्तावाधील विकास योजना रस्त्याचे विकसन करून त्याचा मोबदला भविष्यात टिडीआर/डी.आर च्या स्वरूपात अनुज्ञेय राहिल या अटीसापेक्ष नोंदणीकृत करारनाम्याच्या अनुषंगाने सदर विकास योजना रस्त्याचे बांधकाम करून महानगरपालिकेकडे हस्तांतरण केले असल्याने, विकासक यांनी सन २०१२ मध्ये केलेल्या खर्चाबाबत सर्व खातरजमा / तपासणी करून त्या बाबतचा मोबदला पुर्व बांधिलकी म्हणून महानगरपालिकेने देणे अपेक्षित असले तरी, अर्जदारा यांनी सदर रस्ता विकसनाच्या बदल्यात Construction TDR अपेक्षिलेला असून, रस्ता विकसनाच्या मोबदल्यापोटी Construction TDR देणेची तरतूद सन २०१६ पासून लागू झालेली असून, आपण शासनास सादर केलेल्या अहवालानुसार विकासक यांनी विकास योजनेमधील रस्ते विकसीत केले असून त्याची देखभाल दुरुस्ती देखील संबंधित विकासक करीत असल्याची बाब विचारात घेता, विकास योजनेमधील रस्ते सन २०१२ मध्ये केलेल्या करारनाम्याच्या अनुषंगाने विकसित केले असल्यामुळे सदरचे विकसित रस्ते महानगरपालिकेने हस्तांतरीत करून घेवून, सन २०१२ मधील Construction cost आणि ASR चे दर विचारात घेवून, सन २०१२ मध्ये विकास योजना रस्ता विकसनाबाबत झालेल्या खर्चा बाबत महानगरपालिका यांनी सर्व खातरजमा / तपासणीअंती विकासकास सन २०१६ च्या TDR च्या नियमामधील तरतुदीनुसार Construction TDR चे सुत्र विचारात घेवून विकास योजना रस्ता विकसित करण्याच्या मोबदल्यापोटी Construction TDR च्या स्वरूपात मोबदला देणे आवश्यक राहिल."

With reference to same letter applicant had proposed amendment for utilisation of Balance DR and Construction TDR.

Government of Maharashtra vide Notification TPS-1824/225/CR.96/2024/UD-13 dated 05/09/2024 has issued revised Regulations of Construction TDR
With respect to revised regulation of Construction TDR this office has requested City Engineer, Vasai Virar City Municipal Corporation to verify the Construction Cost of DP road vide dated 22/08/2024 and vide letter VVCMC/PWD/854/2024 dated 27/09/2024 Executive Engineer, Vasai Virar City Municipal Corporation have verified and submitted the report which states that:

"सदर कामाच्या अंदाजपत्रकाची सन २०११-१२ च्या दरसूचीनुसार दरांचीतपासणी केली असता तांत्रिक मंजूरी अंती अंदाजपत्रकीयकिंमत रु. ४३,९६,०३,२३०/- इतकीहोत आहे"

The eligible construction TDR as per Government letter dated 27/10/2023 and notification dated 05/09/2024 is considered in the proposal



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फॅक्स : ०२५० - २५२५१०७

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दिनांक :

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Dated:-24 / 10 / 2024

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-3519/W/2617. Dated. 2/12/2005, CIDCO/VVSR/CC/BP-3519/Layout/W/151, Dated. 29/01/2008 and Revised Development Permission's granted by Planning Authority from time to time

The detail of the Layout are given below

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



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- 13) **Total entitlement Of proposal**
- | | | | | |
|---|---|---|------------|-------|
| a | Total Permissible builtup area(643618.67+224000.00+94990.80+109751.02) | : | 1072360.49 | Sq.mt |
| b | Previous approved Builtup area (720774.35+1243.35+6309.20)-Conveyed BUA 4681.85 | : | 723644.74 | Sq.mt |
| c | Balance potential area (1072360.49-723644.74) | : | 348715.75 | Sq.mt |
| d | Area FSI up to 60% payment of charges (348715.75X60%) | : | 209229.45 | Sq.mt |
| e | Total Permissible p-line area (348715.75+209229.45) | : | 557945.20 | Sq.mt |
- 14) **Total Built-up area in proposal**
- | | | | | |
|---|--|---|------------|-------|
| a | Existing Approved area | : | 723644.74 | Sq.mt |
| b | Earlier approved P-line area | : | 64728.34 | Sq.mt |
| c | Balance P-line area (557945.20-64728.34) | : | 493216.86 | Sq.mt |
| d | Proposed P-line area | : | 491708.45 | Sq.mt |
| e | Total Built-up Area of Proposal | : | 1280081.53 | Sq.mt |
- 15) **Inclusive Housing (20%)**
- | | | | | |
|---|--|---|---------|-------|
| a | Required MHADA Area (643618.67-618474.45)X 20% | : | 5028.85 | Sq.mt |
| b | Approved MHADA area | : | 5467.50 | Sq.mt |



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

The details of buildings is given below:

Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops/ other	Approved / Proposed 'P'line area (in sq.m)	Re marks
1	Residential with Shopline	P Sector 1	Building .1 wing A,B,C,	stilt/Gr+ Central podium + 1st com/ Resi+ Resi. 2 nd to 21 floors & Amenity bldg. Stilt+2 floor	288	54 shops , Fitness Center, Crèche, Society office ,Driver room, Multipurpose Hall	37331.24	Now Amended
2	Residential	P Sector 1	Building .2 wing D,E,F	stilt/Gr+ Central podium + 1st com/ Resi	524`		35547.91	Now Amended

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

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

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				+ Resi. 2 nd to 22 floors				
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Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops / other	Approved / Proposed 'P'line area (in sq.m)	Remarks
1	Residential with Shopline	P Sector 2	Wing A	stilt/Gr+ 1st com/ Resi/ Podium+ Central Garden+ Resi. 2 nd to 21 floors	80	7 shops ,Fitness Center, ,Meter room	9993.30	Now Amended
2	Residential with Shopline	P Sector 2	Wing B	stilt/Gr+ 1 st com/ Resi/ Podium + Central garden + Resi. 2 nd to 21 floors	40	8 shops ,Meter room	7019.11	Now Amended
3	Residential with Shopline	P Sector 2	Wing C	stilt/Gr+ 1st com/ Resi/ Podium+ Central garden+ Resi. 2 nd to 21 floors	80	8 shops ,Meter room, Crèche	10495.40	Now Amended
4	Residential	P Sector 2	Wing D	stilt/Gr+ 1st Resi/Podium+ Central garden+ Resi 2 nd to 22 floors	129	Meter Room	10257.20	Now Amended
5	Residential	P Sector 2	Wing E	stilt/Gr+ 1st Resi/Podium+ Central garden +Resi. 2 nd	170	society office ,Servant room, Meter room,	11679.87	Now Amended



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				to 22 floors				
6	Residential	P Sector 2	Wing F	stilt/Gr+1st Resi/Podium+ Central garden+ Resi. 2 nd to 22 floors	170	Multipurpose Hall, society office, Driver room, Meter room,	11541.76	Now Amended
7	Residential with Shopline	P Sector 2	Wing G	stilt/Gr+1 st /Resi/Podium+ Central garden+ Resi. 2 nd to 22 floors	129	10 Shops, Meter room	10603.87	Now Amended

Sr No	Predominant Use	Avenue	No. of Floors	No of Flats	No of Shops/ other	Approved/Proposed 'P'line area (in sq.m)	Remarks
1	Residential with Shopline	U	stilt/Gr + Resi. 12 to 22 floors	83	8 Shops, Meter room, Driver room, Fitness center, Creche, Society office	5761.23	Now Amended
2	Residential (Mhada)	U	1 st to 11 floors	87	---	5467.50	Approved



Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Shops/ other	Approved/Proposed 'P'line area (in sq.m)	Remarks
1	Commercial	K2	1A	Gr+1	2 Shops	165.50	Now Amended

Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops/ other	Proposed 'P'line area (in sq.m)	Remarks
1	Residential with Shopline	D2	Wing A,B,C	stilt/Gr+1 st COMM/PODIUM & 2nd commercial	387	15 Shops, Meter room, Driver	27488.81	Now Proposed

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				/podium/ Amenity,+ Resi. 3 rd to 22 floors		room , Gymnesiu m, Creche, Society office, Library, club house		
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Sr No	Predomina nt Use	Avenu e	Type	No. of Floors	No of Flats	No of Shops/ other	Proposed 'P'line area (in sq.m)	Remark s
1	Residential with Shoptline	D3	1C - Wing E&F	Stilt/Gr+Re si. 1 st to 22 floors	340	17 Shops, Meter room, Driver room , Gymnesi um, Creche, Society office	20755.76	Now Proposed
2	Commerci al	D3	---	Gr+1pt	----	5 Shops	415.63	Now Proposed

Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops/ other	Proposed 'P'line area (in sq.m)	Remar ks
1	Residential with Shoptline	G1	Wing A,B,C, D,E	stilt/Gr+ central garden+ Resi. 1 st to 25 floors	839	20 Shops, Meter room, Driver room ,Fitness center, Crèche, Society office,	61228.19	Now Propose d



Sr No	Predomina nt Use	Avenue	Type	No. of Floors	No of Flats	No of Shops / other	Proposed 'P'line area (in sq.m)	Rema rks
1	Residentia l with	K1	Wing A,B,C,D	stilt/Gr+ 1 ST to 3 rd	420	14 Shops,	40404.13	Now Propo

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	Shoptline			podium+ 4 th floor (Amenity) + Resi 5 th to 22 floors		Meter room, Driver room , ,Crèch e, Societ y office, Health club		sed
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Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops/ other	Proposed 'P'line area (in sq.m)	Remarks
1	Residential with Shoptline	M1	---	Stilt/Gr+1 st Commercial /Aminity/Podium+2 nd to 5 th podium + Resi. 6 th to 35 floors	180	26 Shops, Meter room, Driver room ,Fitness center, Crèche, Society office,	28682.08	Now Proposed



Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops/ other	Proposed 'P'line area (in sq.m)	Remarks
1	Residential with Shoptline	N	Wing A,B,C, D	stilt/Gr+1 st Commercial/Residential &Podium+ 2 nd &3 rd Resi/ Podium + Resi.4 th to 34 floors	872	84 Shops, Meter room, Driver room ,Fitness center, Crèche, Society office,	100216.72	Now Proposed

Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops/ other	Proposed 'P'line area (in sq.m)	Remarks
1	Residential	P Sector 3	Wing U,V,W ,X,Y	Gr/stilt Central Garden + Resi. 1 st to 22 floors	623	Gymnasium,Creche, , Meter room society office ,Driver room,	42667.75	Now Proposed

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Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops/ other	Proposed 'P'line area (in sq.m)	Remarks
1	Residential	P Sector 4	wing A,B,C, D,E&F	Gr/stilt+ Central garden+ Resi. 1 st to 22 floors	862	Gymnasium , Creche, society office ,Meter room,,Driver room,	57208.35	Now Proposed

Sr No	Predominant Use	Avenue	Type	No. of Floors	No of Flats	No of Shops/ other	Proposed 'P'line area (in sq.m)	Remarks
1	Residential with Shopline	V	Wing A,B,C	Stilt/Gr+ Resi. 1 st to 21 floors	354	33 Shops, Meter room, Driver room ,Fitness center, Crèche, Society office,	26662.61	Now Proposed

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:

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, 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 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 Assisted water heating SWH system to said layout if applicable.
- 31) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 32) Right to access agreement shall be submitted before Commencement of work failing to which this Commencement Certificate stands invalid.
- 33) You should provide lightning resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 34) You shall dispose of the debris/Material generated by demolition of the existing structures to the appropriate locations as specified by VVCMC and shall submit



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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 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) You shall provide safety Grill for windows and other opening of habitable or non habitable rooms and other rooms in non Residential user also, if case of any mishap you shall face the Civil and Criminal cases arising out of this eventuality.
- 39) 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.
- 40) 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.
- 41) All the buildings under construction shall be compulsorily enclosed by wet green cloth / wet jute sheet/ tarpaulin from all sides.
- 42) 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.
- 43) 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.
- 44) You shall submit provisional Fire NOC within 3 months, If not the said permission stand cancelled without giving prior notice or opportunity being 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 not do any construction activity on CRZ and Wetland affected area, if it is found the said permission stands cancelled.
- 47) The State Government UD department has accorded permission to grant Construction TDR vide letter dated 27/10/2023 and as per worked out by Executive Engineer, Vasai Virar City Municipal Corporation the said permission is granted.



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- 48) The area conveyed to society (4681.85 sqmt) is deducted by the you from the proposal, if any disputed arises due to same shall be solely dealt by applicant and VVCMC shall not be held responsible for same.
- 49) The Electrical Sub Station in the layout is as per Clause no. 3.6 of UDCPR 2020 and is in consultation with the Power Supply Company and if any complaint of what so nature i.e. legal and technical issue shall be dealt by you, VVCMC is no way concern with the same.
- 50) You shall withdraw High Court Writ Petition No. 16256/2023 within one month from sanction of this permission.
- 51) 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.