



Vasai-Virar City Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : (SHANTA BHAVAN)	Building Use : Mixed Use
Name of PWork : -1 (SHANTA BHAVAN)	
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,TERRACE FLOOR	
1. Road Width : 12.00 Mt.	2. Premium Area : 430.50 Sq Mt.
4. TDR Area : 557.00 Sq Mt.	5. Gross Plot Area : 861.00 Sq Mt.
7. Proposed built-up area : 4258.48 Sq Mt.	3. Ancillary Area : 1605.05 Sq Mt.
	6. Existing built-up area: 0.00 Sq Mt.
	8. Total built-up Area : 4258.48 Sq Mt.

To,

**M/S Sanjari Properties LLP through partner Irfan Dayatar
(Owner)**

**Vinayak Apartment A/Wing-202, pandit din dayal nagar,
opp.Masjid,vasai west Maharashtra 401-202**

**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. VVCMCB/7004/2024/0326/AutoDCR (New) (V.P.No.VVCMCB/0061/2025/AutoDCR), dated **08 March, 2025** 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. 69 PLOT NO. 3 & S. NO. S. NO. 69 PLOT NO. 4, Village:NAVGHAR, Survey No.:S. NO. 69 PLOT NO. 3 & S. NO. S. NO. 69 PLOT NO. 4, Pin Code:401202**, ,the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : VVCMCB/0061/2025/AutoDCR

Date : 16 April, 2025

Office Stamp. :

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

Building Permit No.: **VVCMCB/0061/2025/AutoDCR**

Date: **16 April, 2025**

Yours faithfully,

Commissioner

SANCTIONED



Signature of the Authority

Scan QR code for verification of authenticity.

Housiey.com

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 with in 6 month 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. 1. The commencement certificate is liable to be revoked by the Municipal Corporation if: - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans. b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened. c) The Commissioner, VVCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966. 2. The applicant shall: - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference. b) Give notice to the Municipal Corporation on completion up to the plinth level & before the commencement of the further work. c) Give written notice to the Municipal Corporation regarding the completion of the work. d) Obtain an occupancy certificate from the Municipal Corporation. e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate. f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION, the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on g) Install a 'Display Board' on the most conspicuous place on site indicating: - i. Name & address of owner /developers, architect, Structural Engineer and contractor. ii. S.NO./CTS No., Ward No., Village Name along with description of its boundaries. iii. Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation. iv. FSI permitted. v. N o. of residential/commercial flats and shops with their areas. vi. Address where copies of detailed approved plans shall be available for inspection. vii. A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated newspapers, one of which should be in regional language. 3. The structural Design including the aspects pertaining to seismic activity, building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards. 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. 5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them. 6. A certified copy of the approved plan shall be exhibited on site. 7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street. 8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until an occupancy certificate has been granted by this Municipal Corporation. If the occupancy is reported before the grant of the occupancy certificate and unauthorized Occupancy Charges and other charges as applicable. 9. This permission does not entitle you to develop the land which does not vest in you. 10. You shall provide an overhead water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Vasai-Virar City Municipal Corporation. 11. You should approach the Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation. 12. The transfer of the property under reference can be effected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer. 13. You shall provide at your own cost the infrastructural facilities within the plot as stipulated by the Municipal Corporation (Internal Access, channelization of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for an occupancy certificate. An Occupancy Certificate shall not be granted unless all these arrangements are found to the satisfaction of the Municipal Corporation. 14. As far as possible, no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted on-site. 15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case, e.g. Urban Land (Ceiling & Regulations) Act 1969 & getting the building plans approved from various authorities. 16. You shall provide potable water to the consumer /

occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate be granted only after verifying the provision of potable water to the occupier. 17) The owner shall get the approved layout demarcated on the site by the Surveyors of the TILR, Palghar, and shall submit to the Municipal Corporation the measurement plan certified by the TILR, Vasai for record. The demarcation of approved layout on the site shall be carried out so as not to alter /reduce the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by TILR shall be submitted before grant of occupancy certificate. The conditions prescribed in N.A order as regards TILR preparation is binding on you. 18) The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation. a) Internal access roads along with storm water drains. b) Channelization of water courses and culverts, if any. c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost. d) Arrangements for collection of solid waste. e) All fire fighting requirement along with necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks. f) Rain Water Harvesting systems and solar-assisted Water Heating systems. g) Veuni Composting unit 19) The low-lying areas shall be filled as per the formation levels indicated on the development plan prepared for the Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications. 20) The owner shall permit the use of the internal access roads to provide access to the adjoining land. 21) The owner shall submit to the Municipal Corporation the scheme of the development of 10% depending on plot area compulsory recreational space and develop it in accordance with the approved scheme. 22) The owner shall not further subdivide or amalgamate plots without obtaining prior approval of the Municipal Corporation. 23) The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in condition No. 18 above are actually provided.

15. 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 (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. 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. 8) You shall provide two distinct pipelines for potable and for non-potable water. 9) 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 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 the 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 the validity of said orders are not complied like the 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 the Concerned Authority. 18) You shall take all precautionary measures as per various statutory provisions, including provisions as contained in the 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 structures & 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/orders about Solid Waste Management, which need 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 a compliance report regarding the above before approaching this office for the grant of Occupancy Certificate 23) VVCMC has asked IIT-Bombay and NEERI to prepare a Comprehensive flood management plan by reviewing the 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 the Vasai Virar Sub region affecting your layout. 24) You shall provide temporary toilet Blocks at site for labors/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate. 25) You shall provide a Septic tank & an underground 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) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra. 30) Right to access agreement shall be submitted before Commencement of work failing to which this Commencement Certificate stands invalid. 31)

You should provide lightning lightning-resistant systems and produce the Certificate from a Licensed agency for each building at the time of Occupancy Certificate. 32) 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. Authorities like the Police, NCILT, ED, etc., said the permission stands cancelled without giving prior notice or the opportunity being heard. 33) 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. 34) The responsibilities of the 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. 35) 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. 36) You shall provide greywater recycling as per clause 13.4 of UDCPR, Failure to provide greywater recycling as per clause 13.4 of UDCPR will compel us to take necessary actions, including refusal of Occupancy to the buildings 37) 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 38) You shall provide safety grills for windows and other openings 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. 39) 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 the 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 /license 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 a 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 cooperation, 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 a 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 a 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 loans 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." 40) You shall demolish the existing structure before commencement of work, if not the said permission stands cancel. 41) 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.