

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



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

जावक क्र. : व.वि.श.प.

दिनांक : 15/06/2021
Dated : 05/2021

VVCMC/TP/POC/VP-0093/41/2021-22
To,

1) M/s. Navkar Estate & Homes Pvt. Ltd. thru
Director, Mr. Laxman Khedkar & others,
Navkar Estate & Homes Pvt. Ltd.
Near Don Bosco High School,
Naigaon (E), Vasai (West),
TALUKA: VASAI, DIST : PALGHAR.

2) M/s. Himesh Gupta & Associates.
103, Shubham Heritage, Behind Gopal Building,
/Indusind Bank, Off Ambadi Road, Vasai (W),
Taluka : Vasai, Dist: Palghar.

**Sub:- Grant of Part Occupancy Certificate for Residential with Shopline
Buildings Type A, Type B, Type A1 A2 A3 Residential Bldg Type C1,
Type C2, Type D, Type B1 B2 Type C1 C2 C3, (Stilt/Gr+7th floor)
RG Bldg 1 & 2, meditation Hall 1 & 2 (Gr floor only) on S.No.332,
H.No.1, 2,3,4,6A, 7 & 8 S.No.333, H.No.1, 2 S.No.335, H.No.2,
S.No.336, H.No.2 of Village Juchandra Tal. Vasai, Dist.: Palghar**

- Ref: 1) Commencement Certificate No. VVCMC/TP/CC/VP-0093/1374
dated 21/10/2011.
- 2) Commencement Certificate No. VVCMC/TP/CC/VP-0093/949/2013-
14 dated 28/06/2013.
- 3) Revised Development Permission No.VVCMC/ TP/ RDP/ VP-
0093/0123/2013-14 dated: 28/06/2013.
- 4) Revised Development Permission No.VVCMC/ TP/ RDP/ VP-
0093/13/ 2020-21 dated: 17/09/2020
- 5) NOC clearance from Environment Department dtd. 12/01/2016.
- 6) Development completion Certificate dated.25/09/2020 from the
Licenced Architect.
- 7) Structural stability certificate from your Structural Engineer vide
letter dated 19/09/2020
- 8) Plumbing certificate dated. 06/10/2020
- 9) NOC from Lift Inspector dated. 11/02/2021
- 10) Your Architects letter dated. 16/04/2021



Sir / Madam,

I hereby certify that the development for the Residential with Shopline
Buildings Type A, Type B, Type A1 A2 A3, Residential Bldg Type C1, Type C2,
Type D, Type B1 B2, Type C1 C2 C3, (Stilt/Gr+7th floor) RG Bldg 1 & 2,
meditation Hall 1 & 2 (Gr Floor only) on S.No.332, H.No.1, 2,3,4,6A, 7 & 8
S.No.333, H.No.1, 2 S.No.335, H.No.2, S.No.336, H.No.2 of Village Juchandra
Tal. Vasai, Dist.: Palghar along with as built drawings Completed under the

VVCMC/TP/POC/VP-0093/41/2021-22

Dated 15/06/2021
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supervision of Mr. Himesh Gupta (VVCMC/ENGR/0008) may be occupied on the conditions mentioned in enclosure.

You are required to submit revised DILR map showing the Roads, R.G., Amenity Plot, D.P. Road Reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.



Encl.: a.a.

c.c. to: 1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office

Sal
Commissioner
Vasai Virar City Municipal Corporation

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

[Signature]
**Deputy Director,
VVCMC, Virar.**

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Part OCCUPANCY CERTIFICATE

I hereby certify that the development Residential with Shopline Buildings Type A (Stilt/Gr+7th floor) with Built Up area 2488.30 sq.m, Type B (Stilt/Gr+7th floor) with Built Up area 2070.78 sq.m,, TypeA1, A2, A3 (Stilt/Gr+7th floor) with Built Up area 3973.06 sq.m,, Residential Bldg Type C1 (Stilt/Gr+7th floor) with Built Up area 781.62 sq.m,, Type C2 (Stilt/Gr+7th floor) with Built Up area 782.95 sq.m, Type D (Stilt/Gr+7th floor) with Built Up area 930.93 sq.m,, Type B1, B2 (Stilt/Gr+7th floor) with Built Up area 2803.01 sq.m,, Type C1, C2,C3 (Stilt/Gr+7th floor) with Built Up area 4015.34 sq.m, RG Bldg 1 (Gr floor) with Built Up area 103.74 sq.m, & RG Bldg No. 2 (Gr floor) with Built Up area 103.74 sq.m, meditation Hall 1 (Gr floor) with Built Up area 21.92 sq.m, & meditation Hall 2 (Gr floor) with Built Up area 21.92 sq.m on land bearing S.No.332, H.No.1, 2,3,4,6A, 7 & 8 S.No.333, H.No.1, 2 S.No.335, H.No.2, S.No.336, H.No.2 of Village Juchandra Tal. Vasai, Dist.: Palghar Completed under the supervision of Mr. Himesh Gupta (VVCMC/ENGR/0008) and has been inspected on Dt.16/04/2021 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-0093/1374 dated 21/10/2011, Commencement Certificate No. VVCMC/TP/CC/VP-0093/949/2013-14 dated 28/06/2013, Revised Development Permission No.VVCMC/ TP/ RDP/ VP-0093/0123/2013-14 dated: 28/06/2013, Revised Development Permission No.VVCMC/ TP/ RDP/ VP-0093/13/2020-21 dated: 17/09/2020 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channellisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.



VVCMC/TP/POC/VP-0093/41/2021-22

Dated 15/06/2021 /05/2021

5) This certificate of occupancy is issued only in respect of shop , flats, office constructed as below

Sr. No.	Building No.	Floor	Area in Sq.mt.	No. of Tenements
1	Type A	(Stilt/Gr+7th floor)	2488.30	30 Flats, 10 Shops, 6 office
2	Type B	(Stilt/Gr+7th floor)	2070.78	52 Flats, 11 office, 12 Shops
3	Type A1, A2, A3	(Stilt/Gr+7th floor)	3973.06	84 Flats, 24 Shops
4	Type C1	(Stilt/Gr+7th floor)	781.62	28 Flats
5	Type C2	(Stilt/Gr+7th floor)	782.95	28 Flats
6	Type D	(Stilt/Gr+7th floor)	930.93	28 Flats
7	Type B1, B2	(Stilt/Gr+7th floor)	2803.01	56 Flats
8	Type C1, C2, C3	(Stilt/Gr+7th floor)	4015.34	126 Flats
9	RG Bldg No.1	Gr Floor	103.74	--
10	RG Bldg No.2	Gr Floor	103.74	--
11	Meditation Hall-1	Gr Floor	21.92	--
12	Meditation Hall-2	Gr Floor	21.92	--

6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.

8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.

9) 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.

10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.

11) 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 if applicable.

12) 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.



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ई-मेल : vasai.virar.corporation@yahoo.com

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Dated /05/2021

- 13) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
- 14) You shall submit rain water harvesting report, Composting report, Final Fire NOC & Fine Tree NOC before Final Occupancy Certificate.
- 15) You shall abide and follow scrupulously all the condition of Environment Clearance and the same shall be binding on you, further all the compliances regarding Environment clearance to be submitted prior final Occupancy Certificate.

One set of completion plan duly certified is returned herewith.



Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar

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