

1	Name of assess owner/P.A.Holder	Mr. Kishor Naik, & Nitin Padi
2	Location	Nilemore.
3	Land use (predominant)	Residential / Residential with Shopline
4	Gross plot area (As per 7/12)	70940.00
2	Deductions for	
	a. 30.00m Wide D.P. Road	2395.03
	b. Water channel reservations	660.00

The details of the layout is given below:
 The conditions mentioned in the letter No.VVCMC / TP / CC / VP-0056,0067,0320,0567,5399,5707/..... dated .../08/2015 are binding on you.

are as under:
 SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission in the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and & Kalam, notification no. TPS-1214/UR-54/CR-17/15/UD-12 dtd. The 21st February 2015. Vasaiti, Rangoo, Dolly, Kharadi, Khochiwade, Pali, Tivri, Octane, Majipada, Saccapa, Arnala, Arnala Killa, Patlipada, Mukkam, Temb, Kohapur, Chandrapada, Tokri, Khairpada, City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasaiti Virar Authority functions for respective jurisdiction of Vasaiti-Virar City Municipal Corporation vide no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014. Govt. entrusted Planning 1209/1917/CR-89/09 UD-12 dtd. 4th April 2012 and 1 EP was approved vide notification 89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dated 09/02/2007. The Development Plan of Vasaiti Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007.

- Sir/Madam,
1. Commencement Certificate No.VVCMC / TP / CC /VP -0056/691/2011-12 ,dated: 22/07/2011.
 2. Commencement Certificate No.VVCMC / TP / CC /VP -0067/699/2011-12 ,dated: 22/07/2011.
 3. Commencement Certificate No.VVCMC / TP / CC /VP -0320/693/2011-12 ,dated: 22/07/2011.
 4. Commencement Certificate No.VVCMC / TP / CC/VP -0567/1055/2012-13 ,dated: 06/07/2012.
 5. Commencement Certificate No.VVCMC / TP / CC/VP -5399/3110/2013-14 ,dated: 06/02/2014.
 6. VVCMC/TP/RDP/VP-567/0106/2014-15 dtd. 13/08/2014.
 7. VVCMC/TP/RDP/VP-0067/0291/2014-15 dtd. 31/01/2015.
 8. VVCMC/TP/RDP/VP-0056/0289/2014-15 dtd. 31/01/2015.
 9. Your Licensed Engineer letter dated 01/07/2015.

Ref: 1. Commencement Certificate No.VVCMC / TP / CC /VP -0056/691/2011-12 ,dated: 22/07/2011.
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 4. Commencement Certificate No.VVCMC / TP / CC/VP -0567/1055/2012-13 ,dated: 06/07/2012.
 5. Commencement Certificate No.VVCMC / TP / CC/VP -5399/3110/2013-14 ,dated: 06/02/2014.
 6. VVCMC/TP/RDP/VP-567/0106/2014-15 dtd. 13/08/2014.
 7. VVCMC/TP/RDP/VP-0067/0291/2014-15 dtd. 31/01/2015.
 8. VVCMC/TP/RDP/VP-0056/0289/2014-15 dtd. 31/01/2015.
 9. Your Licensed Engineer letter dated 01/07/2015.

Sub: Commencement Certificate for proposed Residential With Shopline Building No. 8 on land bearing S. No. 239, 242, S.No.246 H.No.1,2 & S.No.247, 248, 249, 256, of Village: Nilemore, Tal: Vasaiti, Dist: Palghar.

To,
 M/s. Viva Swastik Dev. Through partners,
 1st floor, Thakur Arcade,
 Beside Virar station, Virar (W.)
 Tal: Vasaiti, Dist: Palghar.

VVCMC/TP/CC/VP-0056,0067,0320,0567,5399,5707/1365/2015-16 21/08/2015

For,
 Mr. Kishor Naik, & Nitin Padi,
 1st floor, Thakur Arcade,
 Beside Virar station, Virar (W.)
 Tal: Vasaiti, Dist: Palghar.

For,
 Mr. Kishor Naik, & Nitin Padi,
 1st floor, Thakur Arcade,
 Beside Virar station, Virar (W.)
 Tal: Vasaiti, Dist: Palghar.

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 Mr. Kishor Naik, & Nitin Padi,
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 Mr. Kishor Naik, & Nitin Padi,
 1st floor, Thakur Arcade,
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 Mr. Kishor Naik, & Nitin Padi,
 1st floor, Thakur Arcade,
 Beside Virar station, Virar (W.)
 Tal: Vasaiti, Dist: Palghar.



Seal

- 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 (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs.23,35,730/- (Rupees Twenty three Lakh Thirty Five Thousand Seven Hundred thirty only) deposited vide Receipt No. 136315, 136320, 136327 dated, 13/07/2011, Receipt No. 254657, dated, 03/07/2012, Receipt No. 169540, dated, 18/12/2013, Receipt No. 226763, 226764 dated, 21/07/2014, Receipt No. 169836, dated, 22/01/2014, Receipt No. 104934 dated, 24/01/2014, Receipt No. 305574, 305565, 305569, dated, 31/01/2015, Receipt No. 350841 dated, 30/07/2015, Receipt No. 351103 dated, 10/08/2015 with Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 3) 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.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 5) 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.



Sr. No.	Predominant Building	No. of Bldg.	No. of Wings.	No. of Floors	No. of Flats	No. of Shops	Area (in sq. mt.)
1	Resi With Shopline	8	A	St(pt).+7	82	34	3290.43
	Newly Proposed		B	St(pt).+7			

The details of the Buildings is given below:

11	Total Built up area proposed	51698.14
10	Total permissible BUA (8+9)	51868.25
9	Add. For land pooling @5.5%	2704.02
8	Permissible built up area	49164.23
7	Floor space index permissible	1.00
6	Total area (5 plus 6)	49164.23
5	Buildable plot area (3x0.85)	49164.23
	Total (a+b)	11958.76
	a. Recreation ground (not deductible) 15% R.G.	9066.75
	b. R.G. 15% only for plot area above 4000 sq. mt., 10% for plot between 1000 to 4000 sq. mt., B.C.F.C @ 5% (only for plot above 4000 sq. mt.)	2892.01
4	Deductions for	
3	Net plot area	57840.26
	Total (a+b+c+d)	13099.74
	d. Market reservations	907.32
	c. Railway car shed	9137.39

VVCMC/TP/CC/ VP-0056,0067,0320,0567,5399,5707/1365/2015-16 21/08/2015

दिनांक :
 वास्तव्य क. व. वि. श. म.
 ई-मेल : vasairvaircitymunicipalcorporation@yahoo.co.in
 फ़ोन : 022-24244040
 फ़ैक्स : 022-24244040



मुख्य कार्यालय, विरार
 विरार (पूर्व),
 वि. वसई, वि. पालखर - 401 304.

18) 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.
19) 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.

17) You shall provide flush tanks in all W.C./Toilets with dual valve system.

16) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.

15) 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.

14) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.

13) You shall construct the compound wall before Plinth Completion Certificate.

12) You shall submit Chief Fire officer NOC before Commencing the construction work of newly proposed building.

11) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dt. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dt. 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 provide two distinct pipelines for potable and for non-potable water.

9) 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 construct cupboard if any, as per D.C Regulations.

7) 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 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 Vasai-Virar City Municipal Corporation.

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.

4) 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.

3) 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.

2) 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.

1) 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.

VVCMC/TP/CC/ VP-0056,0067,0320,0567,5399,5707/1365/2015-16 21/08/2015

दिनांक : २१/०८/२०१५
आवक क्र. : व.वि.श.म.
ई-मेल : vasavirarcorporation@yahoo.com
दूरभाष : ०२५० - २५२५०९ / ०२/०३/०४/०५/०६
फैक्स : ०२५० - २५२५०९



मुख्य कार्यालय, विरार
विरार (पूर्व),
ठा. वसई, वि. पालघर - ४०१ ३०५.



- 20) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A. order, PWD N.O.C, N.O.C from Highway Authority, N.O.C from Railway, N.O.C from MSEB, MOEF, CRZ/wetlands etc., as may be applicable and N.A. TLR 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 WCMC is not responsible for the lapses from your side.
- 21) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands 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 WCMC as the same need to be ensured by Concerned Authority.
- 22) As per notification no: TPB-4312/CR-45/2012/(1)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of areasq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 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 WCMC 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 N.O.C as per other acts shall be with the applicant.
- 25) You shall provide lay bay of 3.00mt width as per DCR -2001 for parking of vehicles.



VCMC/TP/CC/ VP-0056,0067,0320,0567,5399,5707/1365/2015-16 21/08/2015

दिनांक :
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मुख्य कार्यालय, विरार
विरार (पूर्व),
ठा. वसई, वि. पालघर - ४०१ ३०५.

WCMC/TP/CC/ VP-0056,0067,0320,0567,5399,5707/1365/2015-16 21/08/2015

- 26) You shall follow the MOEF notification and other applicable guidelines issued by Central and State Governments for development of these lands by following all provisions including wetlands as identified in wetlands atlas as prepared by central Govt. Hon'ble High Court directed in PIL 87/2015 that wetlands shall not be developed without permission from Hon'ble High Court.
- 27) You shall obtain consent to establish before P.C.C. of newly proposed building.
- 28) You shall develop the access to the satisfaction of WCMC before P.C.C.
- 29) You shall submit structural proof from the concern structural consultant as per Govt. G.R. within a month.



Yours faithfully,

 Dy. Director of Town Planning
 Vasai-Virar City Municipal Corporation

1. The Collector,
Office of the Collector, Palghar.
2. The Tahasildar
Office of the Tahasildar, Vasai .
3. Dy. Municipal Commissioner
Vasai-Virar City Municipal Corporation.
- DMC-2
4. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office
5. M/S Ajay Wade & Associates,
A/6, Sai-Tower, 1 st floor,
Ambadi Road, Vasai (W)
Taluka - Vasai, Dist-Palghar.

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 मा. बसस्टैंड, वि. पालघर - ४०१ ३०५.



दस्तावेज : ०१५५ - १५२५१०१ / ०१/०३/०१/०५/०३
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 वास्तविक क. : व. वि. प्र. य.
 दिनांक :