

मुख्य कार्यालय, विरार
विरार (पूर्व),
ठा. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.रा.न/म.स.वि.प/०१२२/२०१३-१
दिनांक : ०१/०६/२०१३

VVCMC/TP/RDP/VP-1597/0129/2013-14.

०१/०६/२०१३
०७

To,
✓ Mr. Liyakat Ali,
4B, Fatima Manzil, National Library Road,
Opp. Bandra Railway Stn., Bandra(W),
Mumbai- 400 050

Sub: Amended Plan Approval & Revised Commencement Certificate for the proposed Residential buildings on land bearing Sr.No. 3, H.No.1pt,2pt,3pt,7,9,10,11,12,15,17 to 24,28,29 of Village - Vadavali, Tal-Vasai, Dist-Thane.

- Ref: -
- 1) Commencement Certificate Letter No. CIDCO/VVSR/CC/BP-0664/W/1404 dated 18/02/1998.
 - 2) Ammended plan approval vide letter No.CIDCO / VVSR / AM /BP-0664/W/548 dated 05/06/2003.
 - 4) Your Licensed Engineer's letter dated 22/03/2013.

Sir / Madam,
Amended Plan Approval & Revised Commencement Certificate is hereby granted for the proposed Residential buildings under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr.Liyakat Ali,

The drawing shall be read with the layout plan approved along with this letter and Conditions mentioned in the lette. No. CIDCO / VVSR / CC / BP-0664 / W / 1403 dated 18/02/1998.



The details of the layout is given below :-

Name of assess owner/P.A.Holder	:	Mr.Liyakat Ali,
Location	:	Sr.No.3,H.No.1pt,2pt,3pt,7,9,10,11,12,15,17 to 24,28,29,Village - Vadavali Tal- Vasai, Dist-Thane.
3 Land use (predominant)	:	Residential
4 Plot area as per 7/12	:	10412.00 Sqm.
5 Encroachment Area	:	348.57 Sqm.
6 Balance Plot Area	:	10063.43 Sqm.
7 R.G.(15%)	:	1509.51 Sqm.
8 C.F.C.(5%)	:	503.17 Sqm.
9 Net Plot Area	:	8553.92 Sqm.
10 Permissible FSI	:	1.00 Sqm.

Handwritten signature

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.श.म.न/स/वि/०९२२/२०९३१४
दिनांक : ०९/०६/२०१३

VVCMC/TP/RDP/VP-1597/0129/2013-14 ...2..

०१/०६/२०१३

11 Permissible BUA : 8553.92 Sqm.
12 Total BUA Proposed : 8553.72 Sqm.

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 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs. 248300/- (Rupees Two Lac Fourty Eight Thousand Three Hundred Only) deposited vide Reciept No.105793 dated 19/06/2013 & Rs. 11100/- (Rupees Eleven Thousand One Hundred Only) deposited vide receipt No.105798 dated 19/06/2013 with VVCMC, as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other 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 Municipal Corporation.

Please find enclosed herewith the approved Amended Plan Approval & Revised Commencement Certificate for the proposed Residential buildings on land bearing Sr.No. 3, H.No.1pt,2pt,3pt,7,9,10,11,12,15,17 to 24,28,29 of Village - Vadavali,Tal-Vasai, Dist-Thane as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Shops	No. of Flats	Built Up Area (in sq. mt.)
1	Residential (Revised CC)	4	Gr+3	--	56	2112.42
2	Residential (Revised CC)	5	Gr+3	--	32	1317.52
3	Residential (Revised CC)	6	Gr+3	--	16	641.44
4	Residential (Newly Proposed)	7	Gr+4 pt	--	50	2100.40
5	Row House (Newly Proposed)	1 to 3	Gr+1	--	3-units	297.12
6.	CFC Bldg (Newly Proposed)	-	Gr+3	--	3-Units	305.91



The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO / VVSR / CC / BP-0664 / W / 1403 dated 18/02/1998.

Handwritten signature

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.रा.म/न/मु/वि/०१२९/२०१३-१
दिनांक : ०१/०६/२०१३

VVCMC/TP/RDP/VP-1597/०१२९/२०१३-१५

०१/०६/२०१३

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.
- 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) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of for non-bio degradable & bio-degradable waste respectively.



The 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.

- 6) 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.

.....3....

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.श.म./न.प./मु.प./०९२६/२०१३-१२
दिनांक : ०१/०६/२०१३


VVCMC/TP/RDP/VP-1597/०१२९/२०१३-१४

०१/०६/२०१३
०७

- 7) 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.
- 8) You shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 9) You are responsible for the disputes that may arise due to title/ access matter. VVCMC is not responsible for any such disputes.
- 10) You shall developed the internal Roads before O.C.
- 11) You shall submit Revised Engineering Report within 3 months.



Yours faithfully,


Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

- 1) Dy. Commissioner,UCD
Vasai Virar City Municipal Corporation.
Ward No...६.....
- 2) M/S Ajay Wade & Associates,
A/6, Sai-Tower, 1 st floor,
Ambadi Road, Vasai (W)
Taluka - Vasai, Dist-Thane.