

मुख्य कार्यालय, विरार
विरार (पूर्व),
वा. वसई, लि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५६०१/०२/०३/०४/०५/०६
फैक्स : ०२५०-२५२५६०७
ई-मेल : vasaivirarcorporation@yahoo.com

का.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/CC/VP-5284/ 1259/2014-15

17/06/2014

To:
Shri. Chandrakant G. Patil & 3 others
5/6, Siddhi Moreshwar Developers,
Sai Siddhi Nagar, opp. Hanuman Mandir,
Nallasopara (E),
Tal: Vasai,
DIST:THANE.

Sub: Commencement Certificate for proposed layout of Residential with shopline Buildings on land bearing S.No.189, H.No.4A of Village: More, Tal: Vasai, Dist Thane.

Ref

1. NOC for N.A. Permission granted by VVCMC vide letter No.VVCMC/TP/NA NOC/VP-5284/3293/2012-13 dtd. 06/03/2013.
2. N.A Order No. REV/K1/T-9/MAP/MORE-VASAI/SR-52/2013/149/2013 dtd.18/02/2014
3. TILR M.R. No. 406/04 dtd. 21/05/2005 for measurement.
4. Your Licensed Surveyor's letter dated 02/04/2014.

Sir/ Madam,

Development Permission is hereby granted for the proposed layout of Residential with Shopline Buildings in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Chandrakant G. Patil & 3 others.

The conditions mentioned in the letter No.VVCMC/TP/CC/VP-5284/1259 dated 17/06/2014 are binding on you. The details of the layout is given below:

1	Name of assess owner / P.A. Holder	Shri. Chandrakant G. Patil & 3 others.
2	Location	More
3	Land use (Predominant)	Residential with shopline bldg.
4	Gross plot area (As per 7/12 Area)	5200.00 sq.m
5	Deduction	
	a) 50.00mt D.P Road area (Ring Road)	504.92 sq.m
	b) Area under Market Reservations	273.06 sq.m
	c) 20.00mt D.P road area	123.08 sq.m
6	Net plot Area	5298.94 sq.m
7	RG @ 15%	794.84 sq.m
8	CFC @ 5%	264.95 sq.m
9	Buildable plot area	4504.10 sq.m
9	Permissible FSI	1.00
10	Permissible BUA	4504.10 sq.m
11	Permissible FSI for MHADA	0.20



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- 12 Permissible BUA for MHADA
13 Total Permissible BUA
14 Proposed BUA
15 No. of bldg.

17/06/2014
900.82 sq.m
5404.92 sq.m
3074.79 sq.m
3 types.

The details of the Buildings is given below:

Sr. No.	Predominant Building	Type of Bldg	No. of Floors	No. of flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Residential with shopline Building	A	Basement+Gr +7	41	3	1950.29 sq.m
2	Residential with shopline bldg.	B	Stilt+G+7	13	1	562.25 sq.m
3	Residential bldg.	C	Stilt+7	13	---	562.25 sq.m
Total				67	4	3074.79 sq.m

- 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).
- The amount of Rs.80,500/- (Rupees Eight thousand Five hundred only) deposited vide receipt No.226739 dated 27/05/2014 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the 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 Corporation.
- You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 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.
- 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.
- You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed



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engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.

- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall responsible for disputes occur due to access & title.
- 10) 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.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate.
- 14) You shall construct the compound wall before Plinth Completion Certificate.
- 15) You shall submit revised explosive NOC before applying for Plinth Completion certificate.
- 16) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 17) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth Completion Certificate.
- 18) 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.
- 19) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai virar city municipal Corporation.
- 20) You shall provide all the flush tanks in W.C/Toilets with dual valve system to regulate the flow of water.
- 21) 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.
- 22) 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 plan the same as will be directed by DMC VVCMC under intimation to this office.
- 23) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from



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Highway. NOC from Railway, NOC from MSEB etc., as may be applicable and N.A. TILR as required as per N.A. order. If any of the compliances as per other Dept/Acts requirements are not done, you shall only faces the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.

24) You are responsible for complying with all conditions of N.A. order sale permission / other permissions of other authorities. Any violation with reference to conditions of N.A. order / permissions of other Authorities. You shall only 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. you are only 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.

25) As per notification no: TPB-4312/CR-45/2012/(I)/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 area 900.82 sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause 1,2a,2b,2c,2d,2e, 3 & 4 of the said notification) are strictly to be followed.

26) You shall demolished existing structures before applying for Plinth Completion Certificate.

Yours faithfully,



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

Encl.: a/a.
c.c. to:

1. The Collector,
Office of the Collector, Thane.
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 officeS.....
5. En-Arch, Engineers & Architect Consultant,
126 A, Balaji Shopping Center, Gawad Wadi,
Opp. Rly. Crossing, Virar (E), Tal: Vasai,
DIST: THANE