

**HON'BLE NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH, PUNE**

**ORIGINAL APPLICATION NO. 104/2023 (WZ)**

Charan Bhatt ..... Applicant

**VERSUS**

Environment and Climate Change ..... Respondents  
Department

**AFFIAVIT BY RESPONDENT NO.9  
MOHAMMAD YUSUF ABDUL LATIF QURESHI**

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**Date : 06/09/2024**

**Place : Pune**

**Filed by :**

A-202 Chandravijay, Phule Road, Opp. Bansuri Hotel,  
Mulund East, Mumbai - 400081, Maharashtra, India.  
**7400116222 mahabal60@gmail.com**



**Raghunath Mahabal रघुनाथ भालचंद्र महाबळ**  
BE (Mechanical), ME (Industrial Management) VJTI Mumbai  
Chartered Engineer, FIE, Arbitrator-IIE, LLM **ADVOCATE**

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## CONTACT DETAILS

### BETWEEN

### ..... APPLICANTS

**1. Charan Bhatt**

Room No. 2, Vartak Compound,  
Near Akansha Tower, Achole Road,  
Nalasopara (East), Mumbai - 401209

Thro' :

Email : cb181991@gmail.com

Phone : 9359387177

### V E R S U S

### ..... RESPONDENTS

**1. Environment and Climate Change Department,  
Govt of Maharashtra**

New Administrative Bhavan, 15<sup>th</sup> Floor,  
Madame Kama Road, Mantralaya,  
Mumbai - 400032

Thro' : Principle Secretary

Email : mah-env@nic.in

Phone : 022-22029388

**2. District collector of Palghar  
District Collector Office**

2<sup>nd</sup> Floor, Parshwnath 9, Bidco Naka,  
District: Palghar, Mumbai - 401404

Thro' :

Email : collcctor.palghar@maharashtra.gov.in

Phone : 02525-253111

**3. Commissioner of Vasai Virar Municipal Corporation**

Bazaar Ward, Opp Virar Police Station,  
Virar (East), Mumbai - 401209

Thro' :

Email : commissioner.vvmc@gov.in

Phone : 0250-2525105

**4. Y. Shiva Reddy Deputy Director of the Town Planning Department**

Head Office, VVCMC Bazaar Ward,  
Opp Virar Police Station, Virar (East),  
Mumbai - 401209

Thro' :

Email : ddtp.vvmc@gov.in

Phone : 0250-2525105

**5. Ujjwala Bhagat**

**Tahasildar of Vasai under Palghar District**

Zenda Bazaar Road, Koliwada, Vasai West,  
Vasai-Virar, Mumbai - 401201

Thro' :

Email : tahvasai@gmail.com

Phone : 0250-2322007

**6. Mitali Dhangar**

**Engineer of Vasai Virar Municipal Corporation**

Town Planning Department, Head Office,  
VVCMC Bazaar Ward, Opp. Virar Police Station,  
Virar (East), Mumbai - 401209

Thro' :

Email : ddtp.vvcm@gov.in

Phone : 0250-2525105

## 7. **Mandal Adhikari Mandvi Office**

Talathi Office, Shirsaad Fata, Mandvi,  
Tal: Vasai, District: Palghar, Mumbai - 401303  
Thro' :  
Email : tahvasai@gmail.com  
Phone :

## 8. **Mona Atul Patel**

**M/s. Nirmal Developers,**  
Room No. 270, 1<sup>st</sup> Floor Madano Complex,  
A.K. Marg Bandra, Mumbai - 400051  
Thro' :  
Email :  
Phone : 9892277226

## 9. **Mohammad Yusuf Abdul Latif Qureshi**

Paterner of Nirmal Developer and Sagar Developer  
Room no. 270, 1<sup>st</sup> Floor Madano Complex,  
A.K. Marg Bandra, Mumbai - 400051  
Thro' : Mr Mohammad Qureshi  
Email : zeeshan.qgroup@gmail.com;  
sagardevelopers003@gmail.com  
Phone : 9892277226

## 10. **Ajay Wade & Associate Architect**

A/6, 1<sup>st</sup> Floor, SAI Tower, Ambadi Road,  
Vasai (West), Mumbai - 401208  
Thro' :  
Email : projects@ajaywade.in  
Phone : 9890150927

**11. Shah Gattani Consultants, Architect and Engineers**

Address: 103 Lucky Palace, Station Road,  
Vasai (West), Mumbai - 401202

Thro' :  
Email :  
Phone : 9969111111

**12. Sanjay Narang, En-con architectural & structural Works and project consultant**

G/7-8 "D" Wing, Sethi Palace,  
Ambadi road, Mumbai - 401202

Thro' :  
Email : encon4@gmail.com,  
encon1@rediffmail.com  
Phone : 0250-2336318

**13. City Industrial Development Authority**

CIDCO Bhavan CBD-Belapur,  
Navi Mumbai - 400614

Thro' : Chairman  
Email : srlo@cidcoindia.com  
Phone : 022 - 67918100

**14. Central Pollution Control Board  
Regional Director, Pune**

Survey No. 110, Dhankude Multi-Purpose Hall,  
Baner Road, Baner, Pune - 411045

Thro' :  
Email : ccb.cpcb@nic.in  
bksharma.cpcb@nic  
Phone : 020 - 29912772  
020 - 29912773

**15. Maharashtra Pollution Control Board  
Regional Director,**

Plot No P-30, 5<sup>th</sup> Floor Office Complex Building,  
Mulund Check Naka, Thane – 400604

Thro' : Shri. Ravindra Andhle, RO Thane

Email : rothane@mpcb.gov.in  
mpcbthane@mpcb.gov.in

Phone : 022 - 25802272

**16. Water Resources Department Maharashtra**

Hutatma Rajguru Chowk, Madam Kama Marg,  
Mantralay, Mumbai - 400032

Thro' : Principal Secretary

Email : psecwr.wrd@maharashtra.gov.in

Phone : 020-22023038

## ABBREVIATIONS

Short	Full-form
<b>C2O</b>	'Consent to Operate'
<b>CAC</b>	Consent Appraisal Committee
<b>CC</b>	Consent Committee
<b>CCA</b>	Cultural Command Area
<b>CIDCO</b>	City Industrial Department Corporation
<b>CPCB</b>	Central Pollution Control Board
<b>CRPC</b>	Code of Criminal Procedure
<b>DG</b>	Diesel Generator
<b>EC</b>	Environmental Clearance
<b>EMP</b>	Environmental Management Plan
<b>FSI</b>	Floor Space Index
<b>IPC</b>	Indian Penal Code
<b>MoEFCC</b>	Ministry of Environment Forest & Climate Change
<b>MPCB</b>	Maharashtra Pollution Control Board
<b>NGT (WZ)</b>	National Green Tribunal Western Zone
<b>NOC</b>	No Objection Certificate
<b>OA</b>	Original Application
<b>OWC</b>	Organic Waste Convertor
<b>RD &amp; WCD</b>	Rural Development and Water Conservation Department
<b>RWH</b>	Rain Water Harvesting
<b>SEAC</b>	State Expert Appraisal Committee
<b>SEIAA</b>	State Environmental Impact Assessment Authority
<b>STP</b>	Sewage Treatment Plant
<b>TBUA</b>	Total Built-up Area
<b>VVCMC</b>	Vasai Virar City Municipal Corporation
<b>WRD</b>	Water Resource Department

<b>DAIRY OF EVENTS</b>
------------------------

<b>YYYY-MM-DD</b>	<b>Events</b>
<b>2023-11-10</b>	Environmental Clearance Letter
<b>2023-08-22</b>	Consent to Establish Copy
<b>2023-04-28</b>	Letter of UDD written to the Commissioner, VVMC
<b>2023-03-27</b>	Development Permission Lette from VVMC
<b>2023-02-22</b>	Revised Development Permission Letter from VVMC
<b>2022-11-01</b>	Revised Development Permission Letter from VVMC
<b>2010-03-30</b>	Part Plinth Completion Certificate for Wing E
<b>2009-06-09</b>	Part Plinth Completion Certificate for Wing D
<b>2009-03-16</b>	Part Plinth Completion Certificate for Wing F
<b>2009-02-05</b>	Part Plinth Completion Certificate for Wing C
<b>2009-01-14</b>	Part Plinth Completion Certificate for wings A, B & C
<b>2008-09-02</b>	Commencement Certificate

## **MOST RESPECTFULLY SUBMITTED**

**1.** I am Mohammad Yusuf Abdul Latif Qureshi, adult, Respondent No.9, partner in M/s Sagar Developers, that are the Power of Attorney (PoA) holder and development rights owner of the impugned plot in this matter. I have gathered knowledge and information from records and have the authority to file this affidavit, which I hereby do, on solemn affirmation and oath, as hereunder.

**2.** Respondent No.9 categorically denies that there existed any pond from the year of possession of the plot by the respondent, from January 2008 as M/s Sagar Developers.

**3.** Respondent opposes this Original Application on the following points of merit and law, including limitation, maintainability.

**4. JURISDICTION & MIANTAINABILITY:**  
There is no 'substantial question related to environment' as defined in 2(m), Barred by limitation as the cause of action OR dispute within last 5 years, seeking 'relief, compensation and restitution'. The OA is dated 28/07/2023 and the cause of action is the levelling of the pond, which is alleged to be in existence prior to 5 years in time frame. This barred by limitation.

**a)** Application was filed on 28/07/2023. Prior to that, the Revised Building Plan was sanctioned on 22/02/2023. **EC was granted on 10/11/2023. 'Consent to Establish' was granted on 22/08/2023. None of these sanctions, clearances OR consent has been challenged by way of appeal before any appropriate authority.**

**5.** The alleged impugned pond of 2,917 m<sup>2</sup> was always shown in private land of area of 26,810 m<sup>2</sup>. It never had any access to private public OR usage.

**6.** The alleged Pond is NOT a formal existing water body on record of Irrigation Department OR VVMC as Lake / Reservoir / Lagoon. Pond can't be described merely by area for its social, environmental and ecological relevance. Its depth, period of existence during the year, total volume of water contained in the peak monsoon period and use of that water for the society, neighbourhood, farmland, ecology OR environment is not mentioned anywhere. Any relatively low lying area can gather the water in it as long as it is not drained naturally through storm drain OR due to evaporation in few hours or days.

**7.** There was no physical verification of the presence of pond in any document. The unsupported, unverified, unclaimed documentation error as originated continued till it was challenged or denied

based on the facts and site verification. The vacant lying land without any value, utility or cognizance remained as it is, unattended, unutilized and hence no one probably even went through the incorrect records to challenge them.

**8.** Whereas the correction of drafting error and mention in is approved based on the physical verification. [■ Ax. 13, JCR Page No. 341, Point No. 36].

**9.** The Commissioner, VVMC has already ascertained the absence of pond on site, through physical verification. The building plan is sanctioned on 22/02/2023. The proposal was further sent to UDD for their approval / clarification.

**10.** The UDD has already issued clarification on 28/04/2023 that such powers of correcting drafting error are with Planning Authority, i.e. The Commissioner of the Corporation under Clause 2.5 of UDCPR 2020.

**11.** Respondent states that the applicant has filed this application on 28/07/2023, based on incorrect information and the incorrect entry in the document. This error was challenged by the Respondent as erroneous and has been now rectified after following due process of law.

**b)** AND hence nothing survives in this matter.

**12.** Respondent has taken the development rights in respect of this plot by agreement on 22/01/2008. At the time of possession, the plot was vacant, flat and levelled and there was no pond on this plot. The contours of the plot with reference to the ground level nearby are matching.

**13.** Respondent states that Joint Committee had visited the site on 12/02/2024 and seen the site. The report filed by them is on record. Respondent by and large agree with the report except the fact that letter dated 23/04/2023 by UDD written to the Commissioner, VVMC has not been taken by them on record and hence not considered.

**14.** The D.P. was prepared by CIDCO based on the information that might have been available with them at that point of time, prior to 2007. But there appears to be no record, relevance OR site verification done of the fact as to whether there is any pond on-site present physically.

**15.** The impugned pond appears to be only on the D.P. map of CIDCO which has not been seen, inspected, verified by anyone. Unfortunately, at that point of time, the land being remote, and the area being

underdeveloped, was not challenged by the then owners.

**16.** Respondent states that this impugned pond is not in the records of Village/Gavthan Map, Irrigation map, Water Resources Department Map, OR is not recognized by any relevant statutory for its presence OR usage as pond OR waterbody OR environmental OR ecological importance.

**17.** Respondent states that it is admitted fact that this is private land. There is no record to show that there was any public interest, access, approach, usage to this private and/or the pond on it.

**18.** Respondent states that even in CIDCO map, the area of the pond is showed. But there is no mention anywhere as to whether this accumulated water in pond was only temporary in monsoon due to water logging in the area as no proper storm water drainage system was there. In absence of the depth of land, the volume contained in the pond, its quantity OR survival over the period also can't be seen.

**19.** There is nothing on record to show that alleged impugned pond was serving any nearby neighbourhood, farms, society at large OR environment as the pond. It is not marked as lake, waterbody, wetland on any formal maps, with due verification.

**20.** Respondent states that no one other than applicant who was the beneficiary has come forward and complained of any environmental inconvenience OR affecting their rights in the pond.

**21.** As can be seen from the site visit of the Joint Committee and the photographs taken by them, there is no pond now. There is no accumulated water OR traces of water being there. The land is mentioned to be flat. There is no leading nallah, river, stream which would feed the water to this pond.

**JURISDICTION OF HON'BLE TRIBUNAL**

**22.** Respondent states that this Hon'ble Tribunal has the jurisdiction to entertain.

- a)** the dispute which raises 'substantial question related to environment'
- b)** environmental disputes arising out of enforcement of the implementation of the acts mentioned in Schedule-I
- c)** disputes raised within the period of limitation period of 5 years (i.e. after July 2018)

**23.** Hon'ble Tribunal has to ensure that all these precedent conditions ought to be satisfied before entertaining the application.

**24.** Respondent states that this present application falls flat against all these preconditions and is hopelessly barred by limitation.

**25.** There is no 'substantial question related to environment' and measurable damage to environment OR society, as clearly elaborated in definition 2(m) of the 'National Green Tribunal Act 2010'.

## **DOCUMENTS REFFERING POND**

**26.** Respondent states that the mention of pond has been a carried forward error in the following documents starting from the D.P. of CIDCO. This further continued in the records, as listed below. [The reason for such continuation is also mentioned in the bracket thereafter.]

**27.** Applicant has not shown OR submitted any document which mentions the physical verification was done to determine the presence of pond. As long as this error in documentation showing pond was not contested, the error continued.

**28.** Respondent states that the error was not affecting the earlier owner at Respondent No. 8. The error OR incorrect entry of pond was not practically affecting the present PoA Respondent, till it crept in the 'Environmental Clearance' at Special Condition No. 6.

**29.** Respondent states that VVMC has already conducted the site visit and confirmed that there is no pond on site. VVMC has also examined the Google Images on the Google Earth Time Line from December 2011 also clearly shows that there was no pond on the site. The maps given by the applicant too does not show any pond. The various reference with respect to above in the sanctioned plan approval are as follows.

[■ Ax. 13, Building Plan Approval by VVMC dated 22/02/2023, enclosed in JCR Page No. 336 to 342]. Page No. 346, Point Nos. 36 and 39

36) Part of the plot shown marked as pond on DP is drafting error. If any legal or administrative issue crops up in future than the permission is subject to outcome of such legal and administrative issues.

39) This approval is granted on the basis of-

- a) Spot inspection report from Circle officer Mandvi, vide order No.M.M./Waliv/Kavi-1075/2022 dated-16/06/2022 which states that there is no existing pond at site.
- b) Tahsildar report vide order No.Rev/K-1/T-Jaminbab/Kavi.6243/N.V.K.238/2022 dated 22/06/2022 to VVMC informing that there is no pond at site based on Circle officer Mandvi, vide order No.M.M./Waliv/Kavi-1075/2022 dated-16/06/2022. If any legal administrative issue raised in future this order stands cancelled.
- c) Village from 14 issued by Talathi Waliv which does not show any pond/Well on the plot under reference.

VVMC/TP/RDP/VP-4289/518/2022-23

22/02/2023

d) Panchnama at site dated 12/09/2022.

e) The legal opinion of Sr. Legal Advisor of VVMC placed at page no N-106 at (L) on file no VP 4289.

**30.** Respondent states that it again submitted the complaint and documents to VVMC which is the LPA. In response to that, after due scrutiny, legal opinion, personal hearing, site verification and ascertainment of the fact that entry of pond was the error that had kept in the D.P. published by CIDCO, the Building Plan permission file was sent to Additional Chief Secretary, Urban Development Department-1 (UDD-1), 4<sup>th</sup> floor,

Mantralaya, with the subject and supporting documentation as reproduced below for ready reference. Respondent states that all the facts were mentioned in it, which included the independent site inspection, verification and ascertainment done by the various relevant concerned statutory authorities. The remarks to that effect were incorporated in the letter sent.

**Sub: Development Permission for the proposed Layout of Residential/ Residential with shopline Buildings and Development permission of Residential Building No.1, Building No 2,Commercial Building No.5 & CFC Building on land bearing S.No.47,H.No.5,7A,7B; S.No.48,H.No.6,10,11;S.No.50, H.No.3 (Old) ;S.No./H.No. 47/5/7A B/48 6/10/11/50/3 (New) of Village-Waliv, Tal.Vasai, Dist: Palghar**

Ref: -

1. Commencement Certificate granted Vide letter No. CISDCO/VVRS/CC/BP-3564/E/3105 dated 02/09/2008.
2. Your Registered Engineer's letter dated.31/12/2021.
3. Spot inspection report from circle officer Mandvi, vide order No.M.M/Waliv/Kavi-1075/2022 dated-16/06/2022.
4. Legal opinion by Sr. Legal Advisor dtd. 18/02/2023.
5. Tahsildar report vide order No. Rev/K-1/T-Jaminbab/Kavi.6243/N.V.K.238/2022 dated 22/06/2022.
6. Hearing given by DDTP on dtd. 17/02/2023

The above clearly shows the following

The said property where pond is shown in development plan is a private land belonging to Mrs.Mona Atul Patel & Others.

The pond, which is shown in the proposal is not development plan reservation as per Sanctioned DP by Government and the same is not shown in TILR map also in Google images from year 2004 to 2022 .Further the applicant has submitted the records as certified by revenue authority.

i)Village form 14 of village-waliy ,wherein all the existing well/pond/lake are mentioned in the particular village, its does not show any existing pond in the above land.

ii) Report from circle inspector Mandvi dated 16/06/2022,that there is no existence pond at site.

iii) Tahsildar report dated 22/06/2022 stating that on the basis of Circle inspector, Mandvi report that there is no existing pond at site.

Also punchama carried out by this office on dated 12/09/2022. This office has all said evidences to ascertain the said pond which is shown in Development Plan as a drafting mistake inadvertently, hence after following the administrative procedure after the proposal is recommended by Town Planning department by exercising the powers as mandated in clause 2.5 in UDCPR 2020, the undersigned i.e Commissioner of Vasai VirarCity Municipal Corporation has granted the Revised Development Permission by treating this location where in pond is not existence.

However after receipt of a complaint from Mr. Mubarak Hussain Mustafa Hussain Shaikh this grant of Revised Development Permission for this particular portion is kept in abeyance with an understanding that after confirmation of the same from State govt this temporary suspension shall be waived off.

In the backdrop of above Urban Development is requested to ratify the stand of this office for exercising the authority as-given to Commissioner as per clause 2.5 of UDCPR 2020.

**31.** Respondent states that the application for EC was made by the Respondent for the EC as per the Revised Building Plan dated 22/02/2023. Respondent did not suppress anything and hence candidly shown the non-existent pond, as a legacy error carried forward right from beginning. Respondent also said that this has been now recommended for correction in the DP and accordingly sanction has been given by the Local Planning Authority, which is VVMC. Respondent also stated that the recommendation has been sent to UDD for approval/decision/clarification if any.

**32.** 'Environmental Clearance' by SEIAA Maharashtra dated 10/11/2023. [■ Ax. 14 in JCR Page

No. 343 to 353. Extract of JCR Page No. 349, Point 6].

6. PP to submit undertaking that they will maintain status quo with respect to pond area till the decision/clarification is awaited/received from the Urban Development Department.

**33.** However, in response to proposal sent to UDD, it clarified by letter dated 28/04/2023 addressed to VVMC that such powers are with the VVMC as the LPA and hence this 'special condition' below in the EC at No.6 stands complied. Respondent has the clarification of the UDD.

“एकांत्रकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमधील विनियम क्र.२.५ Drafting error अंतर्गत विकास आराखडयामधील असलेल्या त्रुटी या जागेवरील वास्तविक परिस्थितीनुसार किंवा सिटी सर्व्हेचे कागदपत्र किंवा मंजूर रेखांकनानुसार संबंधित नियोजन प्राधिकरणाने पडताळणी केल्यानंतर आरेखीय त्रुटी (Drafting error) दुरुस्त करण्याचे अधिकार हे नियोजन प्राधिकरणास असून सदर तरतुदीनुसार सदर प्रकरणी आपण विनियम क्र.२.५ मधील तरतुदीनुसार आवश्यक कागदपत्रांची खातरजमा करून आरेखीय त्रुटी (Drafting error) दुरुस्तीबाबत आपले स्तरावर नियमानुसार कार्यवाही करणे आवश्यक राहिल.”

**ENGLISH TRANSLATION BY ADVOCATE:**

“As per the unified development regulation and promotion plan 2020 Clause No. 2.5, under Drafting Error, errors on site can be corrected by the Planning Authority, after site inspection. As per that Clause No. 2.5 required documents be checked and error can be corrected at your level as per rules.”

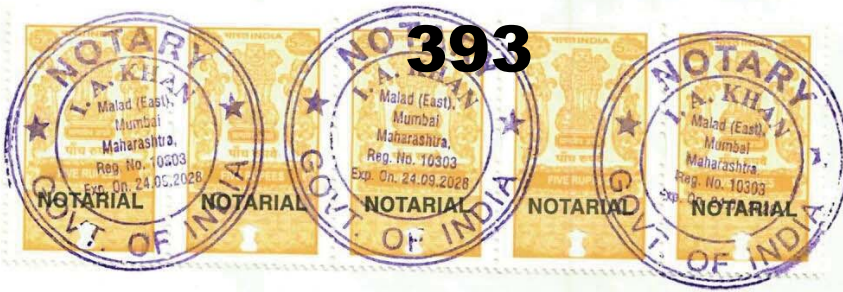
**34.** Respondent states that VVMC has depended on the two independent statutory authority *panchnama* and site verification reports. The same are categorically mentioned in the letter sent by VVMC to UDD. Further, VVMC has pointed out that this is drafting error that needs to be corrected AND there is laid down procedure

under UDCPR 2020 Clause 2.5. The entire procedure was followed and then, as and by way of abundant precaution, the recommendation was sent to UDD for approval.

**35.** Respondent pointed out at the time of EC that there is no pond. Respondent further stated that this has been already objected before the Hon'ble Commissioner, VVMC at the time of sanctioning of the building plan. The sanctioned plan by VVMC was shown. The SEAC-II or SEIAA-Maharashtra doesn't visit the site. Based on the papers submitted by Respondent, SEIAA observed that the impugned pond area shall be kept as it is, till approval/clarification is received from UDD.

**36.** Respondent states that in response to that UDD has clarified vide letter dated 23 April 2023 that as per UDCPR 2020, such power is vested with the VVMC. As such the recommendation of VVMC has reached its finality and no more affirmation OR approval is required from any other authority, than the earlier recommendation and the building plans sanction of the Commissioner, VVMC.

**37.** Respondent states that there is vast difference between the pond and the lake / lagoon / waterbody / reservoir. The pond is used to say accumulated water. It is generally temporary. It may



1

be water gathered in the low-lying area for which there is no proper stormwater drainage. The pond may exist only temporary for few hours OR few days. It may not serve any social purpose OR have ecological OR environmental significance.

Respondent seeks leave of this Hon'ble Tribunal to reply to any other affidavits submitted by the MPCB Officials and/or other respondents, after filing of this affidavit in reply.



*[Handwritten Signature]* x

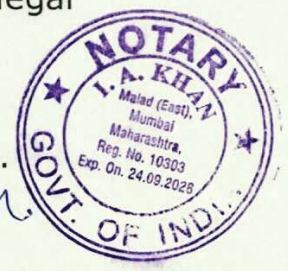
Place : **Vasai**  
Date : **06/09/2024**

**Respondent No. 9**  
**Mohammad Yusuf**  
**Abdul Latif Qureshi**

**VERIFICATION & AFFIDAVIT**

I, Mohammad Yusuf Abdul Latif Qureshi, adult, do hereby state that I have verified the contents of the above submissions. I state that the facts stated above are true and correct to the of best of my knowledge. The legal submissions are made on legal advice.

The affidavit is filed on solemn affirmation and oath.



*[Handwritten Signature]* x

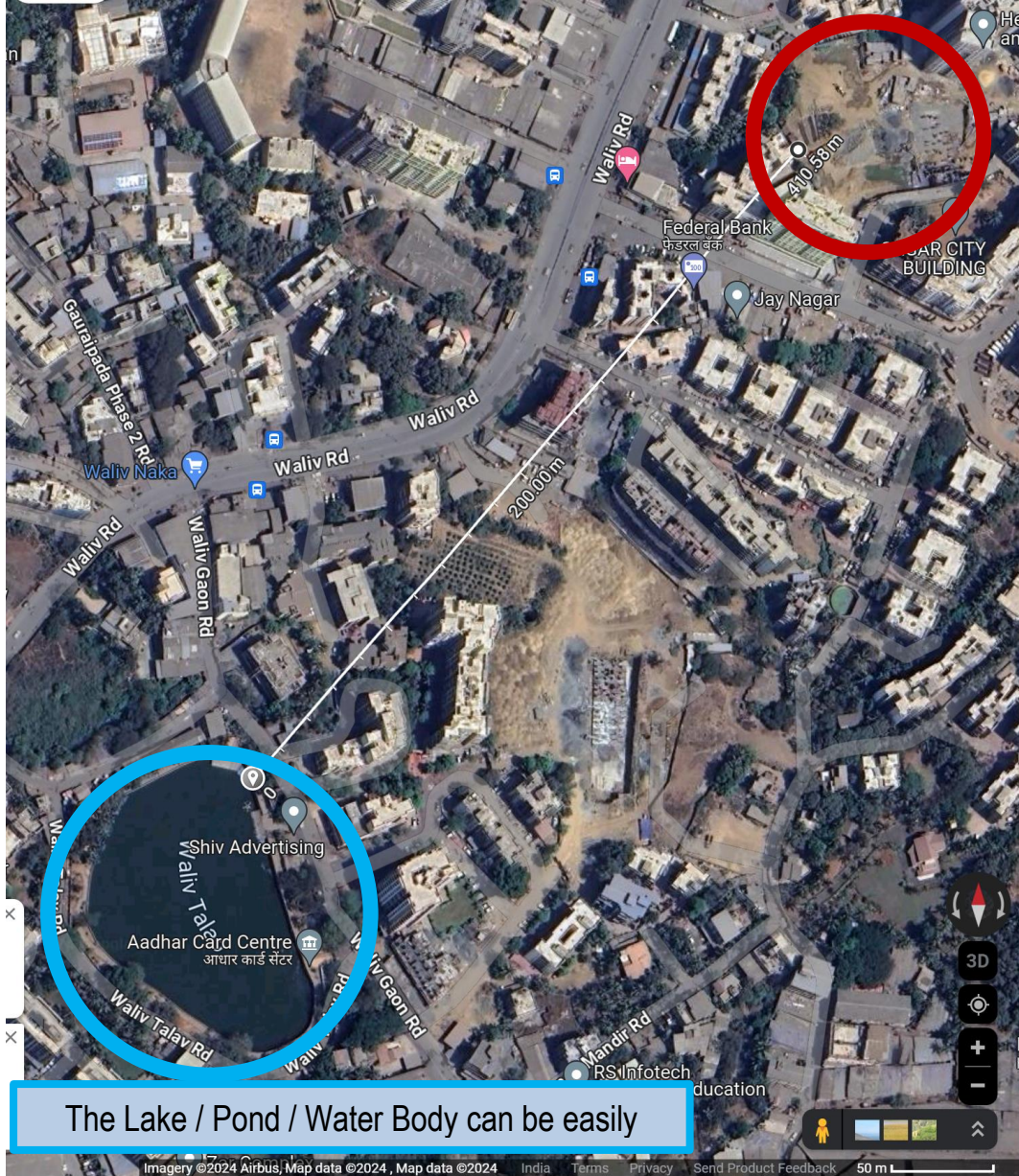
Place : **Vasai**  
Date : **06/09/2024**

**Respondent No. 9**  
**Mohammad Yusuf**  
**Abdul Latif Qureshi**

**BEFORE ME**

*[Handwritten Signature]*  
09.09.2024  
**I.A. KHAN**  
**Advocate & Notary, Govt. Of India**  
B/110, Humera Park CHS. Ltd., Bldg. No.3,  
Pathan Wadi, Malad (East),  
Mumoi-400 097.

**Notary**  
Register Sr. No. 1670  
Date 09-09-2024

**GOOGLE EARTH TIME LINE  
OF PAST IMAGES****RED CIRCLE is project - July 2024**

**NO POND IS SEEN IN THE GOOGLE IMAGE. In low lying area, the water logging can happen during monsoon OR after heavy rains till water is drained naturally. THERE IS NO POND OR LAKE OR WATER BODY IN IT FROM YEAR 2011. The reference to lake in documents was erroneous. Hence it was required to be rectified by VVMC. Hence it was done by site inspection and verification.**

**POST MONSOON - January 2018**



**NO POND IS SEEN IN THE GOOGLE IMAGE**

**POST MONSOON - December 2013**



**NO POND IS SEEN IN THE GOOGLE IMAGE**

397

**POST MONSOON - December 2012**

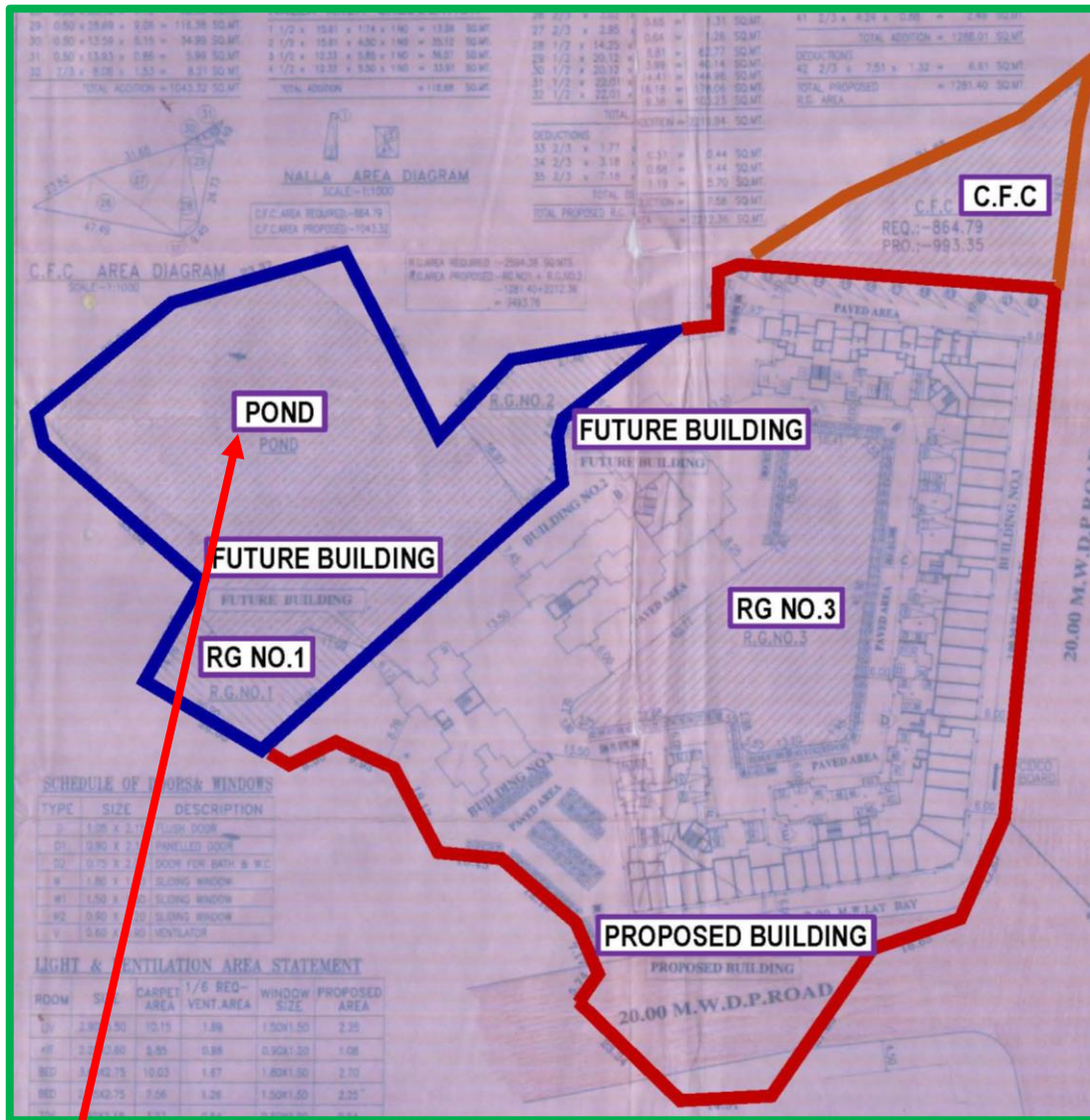


**NO POND IS SEEN IN THE GOOGLE IMAGE**

**PRE MONSOON - March 2011**



**NO POND IS SEEN IN THE GOOGLE IMAGE**



The reference to POND in documents was erroneous, as legacy. It was not contested and hence the error continued.

The present owner (developer) objected to it, based on the facts and site observation from year 2011. Hence was required to be rectified by VVMC. Hence it was done by site inspection and verification.

ENVIRONMENTAL  
CLEARANCE

Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), MAHARASHTRA)

To,

The Partner

SAGAR DEVELOPER

Shop No.2, Ramji Patel Compound, Opp. Tabela, Near Malika Hotel  
Pathanwadi, Malad (E), Mumbai-400097 -400097

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/426701/2023 dated 26 Apr 2023. The particulars of the  
environmental clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC23B038MH120633   |
| 2. File No.                                   | SIA/MH/INFRA2/426701/2023  |
| 3. Project Type                               | New  |
| 4. Category                                   | B  |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                            | Proposed Residential cum Commercial<br>project on land bearing S.No.47, H.No.5,<br>7A, 7B, S.No.48, H.No.6, 10, 11, S.No.50,<br>H.No.3, (Old), S.No.47/5/7A/7B,<br>48/6/10/11, 50/3 (New) of Village: Waliv,<br>Tal: Vasai, Dist: Palghar by M/s. Sagar<br>Developer |
| 7. Name of Company/Organization               | SAGAR DEVELOPER  |
| 8. Location of Project                        | MAHARASHTRA  |
| 9. TOR Date                                   | N/A  |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 10/11/2023

(e-signed)  
Pravin C. Darade , I.A.S.  
Member Secretary  
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*

T.C

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/426701/2023  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To  
 M/s. Sagar Developer,  
 S.No.47, H.No.5, 7A, 7B, S.No.48,  
 H.No.6, 10, 11, S.No.50, H.No.3, (Old),  
 S.No.47/5/7A/7B, 48/6/10/11, 50/3 (New),  
 Village: Waliv, Tal: Vasai, Dist: Palghar.

**Subject** : Environmental Clearance for proposed Residential cum Commercial project on land bearing S.No.47, H.No.5, 7A, 7B, S.No.48, H.No.6, 10, 11, S.No.50, H.No.3, (Old), S.No.47/5/7A/7B, 48/6/10/11, 50/3 (New) of Village: Waliv, Tal: Vasai, Dist: Palghar by M/s. Sagar Developer.

**Reference** : Application no. SIA/MH/INFRA2/426701/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 206<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 22<sup>nd</sup> September, 2023.

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/426701/2023	
2	Name of Project	Proposed Residential cum Commercial project on land bearing S.No.47, H.No.5, 7A, 7B, S.No.48, H.No.6, 10, 11, S.No.50, H.No.3, (Old), S.No.47/5/7A/7B, 48/6/10/11, 50/3 (New) of Village: Waliv, Tal: Vasai, Dist: Palghar by M/s. Sagar Developer	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Sagar Developer
		Regd. Office address	Shop No – 2, Ramji Patel Compound, Near malaika Hotel, Pathanwadi, Malad (East), Mumbai – 400097
		Contact number	+9892277226
		e-mail	sagardevelopers003@gmail.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193 Validity: 18/06/2024	

7	Applied for	Greenfield Project					
8	Location of the project	S.No.47, H.No.5, 7A, 7B, S.No.48, H.No.6, 10, 11, S.No.50, H.No.3, (Old), S.No.47/5/7A/7B, 48/6/10/11, 50/3 (New) of Village: Waliv, Tal: Vasai, Dist: Palghar					
9	Latitude and Longitude	Latitude: 19°25'5.08"N Longitude: 72°51'54.45"E					
10	Plot Area (Sq.m.)	26,810.00 sq. m.					
11	Deductions (Sq.m.)	13,294.92 sq. m.					
12	Net Plot area (Sq.m.)	13,515.08 sq. m.					
13	Ground coverage (m <sup>2</sup> ) & %	3644.74 sq. m. (13.59%)					
14	FSI Area (Sq.m.)	26,327.83 sq. m.					
15	Non-FSI (Sq.m.)	16,766.74 sq. m.					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	43,094.57 sq. m.					
17	TBUA (m2) approved by the Planning Authority till date.	RDP dated – 22.02.2023 VVMC/TP/RDP/VP-4289/518/2022-23FSI Area: 26,327.83 sqm. NoN-FSI Area: 16766.74 sqm. Total Construction Area: 43,094.57 sqm.					
18	Earlier EC details with Total Construction area, if any.	--					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	--					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	NA	NA	NA	Building No. 1- wing A & wing B	B + ST + 22 Upper floors	69.25 m	NA
	NA	NA	NA	Building No.3 (Existing & OC received): wing A, B, C, D & E	St.(pt.) + Gr.(pt.) + 7 Upper floors.	24.00 m	NA
	NA	NA	NA	Building No.4 (Wing C Existing)	St.(pt.) + Gr.(pt.) + 7 Upper floors,	24.00 m	NA
	NA	NA	NA	Building No.5	ST + 6 Upper floors,	23.55 m	NA
	NA	NA	NA	CFC	ST + 5 Upper floors	22.35 m	NA
21	No. of Tenements & Shops			Residential: 523 nos. Commercial: 06 Nos (1095.28 sqm) Shops: 49 nos. CFC: - Hall 05 nos.			
22	Total Population			Residential: 2424 nos.			

		Commercial: 220 nos. CFC: - Hall 179 nos.				
23	Total Water Requirements CMD	358 KLD				
24	Under Ground Tank (UGT) location	Basement & (1.5 m below Ground level)				
25	Source of water	VVCMC				
26	STP Capacity & Technology	340 KLD, MBBR (200 KLD + 100 KLD + 25 KLD + 5 KLD +10 KLD)				
27	STP Location	Basement & Ground (40% open to sky)				
28	Sewage Generation CMD & % of sewage discharge in the sewer line	301 KLD &, 5 KLD excess treated water is used for Miyawaki plantation, 14 KLD excess treated water will be given to RMC plant & remaining 125 KLD 35% of excess treated water is discharged to sewer line.				
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>	
		Dry waste	27 kg/day		Will be handed over to a recycler	
		Wet waste	18 kg/day		Handed over to Municipal waste collector	
		Construction waste	Topsoil	2030	Cum	Being used for landscaping
			Excavation material	8000	cum	We will reuse the 8000 cum quantity in internal plot & road development.
			Cement Bags	21615	Bags	To be handed over to local recyclers
			Scrap metal generated	05	Tons	To be handed over to local recyclers
			Aggregates	15	MT	To be used as a layer for internal roads and building boundary wall.
Broken Tiles	465		sqm	Waste tiles to be used as china mosaics for terraces.		
Empty Paint Cans (20 liter/ can)	540		cans	To be handed over to recycler.		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>	
		Dry waste	746 kg/day		Will be handed over to a recycler	
		Wet waste	525 kg/day		Composting by OWC - manure produced will be used at a site for landscaping, OWCs of total	

				Capacity – 500,200,150,20 & 25 Kg/day.	
		E-Waste	1558 kg/yr	Will be collected and sent to MPCB authorized recyclers.	
		STP Sludge (dry)	15 kg/day	Dry sewage sludge will be used as manure for gardening.	
31	R.G. Area in sq.m.	Total RG required – 1351.50 sq.m (10%)			
		RG provided on Mother Earth – 1352.27 sq. m.			
		RG provided on Podium – 00 sq. m.			
		Total – 1352.27 sq. m.			
		Existing trees on the plot: 02			
		The number of trees to be planted			
		a) In RG area:169 nos.			
		b) In Miyawaki Plantation (with area); 800 nos. (Area for Miyawaki- 200 sq. m.)			
		Number of trees to be cut: 01			
		Number of trees to be retained: 01			
Number of trees to be transplanted: 00					
Number of trees to be planted against cut: 05 nos.					
Total No. of trees on plot: 975 nos.					
32	Power requirement	During Operation Phase:			
		Details	MSEDCL		
		Connected load (kW)	2902 KW		
		Demand load (kW)	1906KW		
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%			
34	D.G. set capacity	1 x 320 KVA			
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers – 245 Nos. 2-Wheeler – 549 nos.			
36	No. & capacity of Rainwater harvesting tanks /Pits	5 RWH tanks are proposed which have a total capacity of 245 cu.m.			
37	Project Cost in (Cr.)	Rs. 117.9 Cr			
38	EMP Cost	Construction Phase:			
		Particulars	Details	Capital Cost in Rs	Recurring cost in Rs/year
		Air Environment	Water sprinkling, green belt development, covered storage area	6	80
		Noise Environment	Noise barricades and green belt developments	21	0.9

		Water Environment	Mobile Toilets, Mobile STP drainage with sedimentation tanks	1.2	6
		Good health practices	Site sanitation and health care	0.5	0.8
		Environment monitoring	Air, water, noise soil monitoring during construction phase	0	2
		Green Belt Development	Tree Plantation during construction phase	63	5
		Total		91.7	94.7
		Operation Phase cost:			
		Sr. No.	Particulars	Capital Cost (Rs. in Lacs)	O & M Cost (Rs. in Lacs)
		1	Rain Water Harvesting	18	1
		2	Solid Waste Management	25	10
		3	Sewage Treatment Plant + LFD	90	22
		4	Energy Conservation	71	3
		5	Landscaping	15	3
		6	Basement Ventilation	7	1
		7	Basement Dewatering	1	0.2
			Total	227	40.2
			DMP cost	293.61	25.58
			Grand Total	520.61	96.66
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.			
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 266<sup>th</sup> (Day-3) meeting held on 22<sup>nd</sup> September, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification,

2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:  
a) Tree NOC; b) SWM/C&D NOC.
3. PP to deduct area under services proposed in RG area & submit revised RG area calculation with architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
4. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
5. PP to submit Architect certificate with chronology of building approvals i.e CCs, EC received & building wise, FSI, Non-FSI area wise, configuration wise construction done on site.
6. PP to submit undertaking that they will maintain status quo with respect to pond area till the decision/clarification is awaited/received from the Urban Development Department.
7. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
8. PP to relocate OWC proposed in RG area & submit revised location & layout of OWC.
9. PP to relocate OWC away from UGTs.
10. PP to dismantle septic tank provided for already constructed buildings and as they have proposed sewage generated from these buildings to be treated in newly proposed STP.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 1351.50 m<sup>2</sup> on mother earth without any construction i.e. without UGT, OWC etc. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI-26327.83 m<sup>2</sup>, Non FSI-16766.74 m<sup>2</sup>, total BUA-43,094.57m<sup>2</sup>. (Plan approval No-VVCMC/TP/RDP/VP-4289/2022-23, dated-22.02.2023)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid

waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part

of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board

for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, .
6. Commissioner, Vasai Virar City Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

T.C



Signature Not Verified

Digitally signed by: Shri Pravin C. Darade, I.A.S.  
Designation: Member Secretary  
Date and Time: 11/10/2023 10:39:08 AM

## MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
 Fax: 24023516  
 Website: <http://mpcb.gov.in>  
 Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and  
 4th floor, Opp. Cine Planet  
 Cinema, Near Sion Circle,  
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000174428/CE/2308001426

Date: 22/08/2023

To,

M/s. SAGAR DEVELOPER

S.No. 47, H.No.5, 7A, 7B, S.No.48, H.No.6,  
 10, 11, S.No.50, H.No.3, (Old),

S.No.47/5/7A/7B, 48/6/10/11, 50/3 (New) of  
 Village: Waliv, Tal: Vasai, Dist: Palghar.



### Sub: Consent to Establish for Construction of Proposed Residential cum Commercial Building Project granted under Red Category

**Ref:** Minutes of 12th Consent Committee Meeting held on 02/08/2023

Your application NO. MPCB-CONSENT-0000174428

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.117.19 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Residential cum Commercial Building Project named as M/s. Sagar Developer, , S.No. 47, H.No.5, 7A, 7B, S.No.48, H.No.6, 10, 11, S.No.50, H.No.3, (Old), S.No.47/5/7A/7B, 48/6/10/11, 50/3 (New) of Village: Waliv, Tal: Vasai, Dist: Palghar, Vasai, Palghar on Total Plot Area of 26810 SqMtrs for Total construction BUA of 43094.57 SqMtrs including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	-	-
2.	Domestic effluent	301	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S1	DG Set (320 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Biodegradable waste	509 Kg/Day	OWC	Used as Manure
2	Non Biodegradable waste	762 Kg/Day	Segregate	Segregate & Handed over to Local body
3	STP Sludge	15 Kg/Day	Drying	Used as Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	25	Ltr/A	NA	Sale to Authorized party

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS.
11. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
12. Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility.
13. Project Proponent shall make provision of charging port for Electric vehicles in at least 30% total available parking area.

14. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016.
  15. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase.
  16. PP shall obtain Environmental Clearance for proposed construction project from component authority and PP shall not to take any effective steps towards the construction without obtaining EC from competent Authority and PP shall comply with the consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	234380.00	MPCB-DR-19720	26/06/2023	NEFT

**Copy to:**

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

**SCHEDULE-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **340 CMD for treatment of domestic effluent of 301 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	348.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

**SCHEDULE-II****Terms & conditions for compliance of Air Pollution Control:**

- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG Set ( 320 KVA)	Acoustic Enclosure	5.00	HSD 80 Ltr/Hr	-	SO2	38.4 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

**SCHEDULE-III****Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C20/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	Consent to Establish	10.0 Lakh	Commissioning of the unit	Compliance of consent conditions & EC Condition	Commissioning of the unit	Commissioning of the unit

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.  
**# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

**BG Forfeiture History**

<b>Srno.</b>	<b>Consent (C2E/C20/C2R)</b>	<b>Amount of BG imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Amount of BG Forfeiture</b>	<b>Reason of BG Forfeiture</b>
NA						

**BG Return details**

<b>Srno.</b>	<b>Consent (C2E/C20/C2R)</b>	<b>BG imposed</b>	<b>Purpose of BG</b>	<b>Amount of BG Returned</b>
NA				



**SCHEDULE-IV****Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

**General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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महाराष्ट्र शासन

नगर विकास विभाग

मादाम कामा मार्ग, हुतात्मा राजगुरु चौक, मंत्रालय, मुंबई - ४०० ०३२.

Email ID : soudd12-mh@mah.gov.in

Anx. C

क्रमांक:- टिपीएस-१२२३/७५०/प्र.क्र.६२/२३/नवि-१२

दिनांक :- २८ एप्रिल, २०२३.

प्रति,

आयुक्त,

वसई-विरार शहर महानगरपालिका,

वसई.

**विषय :- विकास योजना, वसई-विरार शहर महानगरपालिका.**

मौजे वालिव, ता.वसई, जि.पालघर येथील जुना सं.नं.४७,हिस्सा नं.५, ७अ, ७बी, सर्व्हे नं.४८, हिस्सा नं.६, १०, ११, सं.नं.५०, हिस्सा नं.३, नविन स.नं./हिस्सा नं.४७/५/७अ, ७बी, ४८/६, १०, ११, ५०/३ या जमिनीवरील विकास परवानगीबाबत.

**संदर्भ :-** आपले कार्यालयाकडील पत्र क्र.जा.क्र.व.वि.श.म./नर/शा/१३२२/२०२२-२३, दि.२७/०३/२०२३.

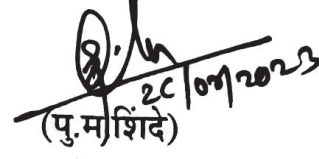
**महोदय,**

वसई-विरार शहर महानगरपालिकेतील मौजे वालिव येथील जुना स.नं.४७,हिस्सा नं.५, ७अ, ७बी, सर्व्हे नं.४८, हिस्सा नं.६, १०, ११, सं.नं.५०, हिस्सा नं.३, नविन स.नं./हिस्सा नं.४७/५/७अ, ७बी, ४८/६, १०, ११, ५०/३ या जमिनीवर सुधारित विकास परवानगी देताना वसई-विरार उपप्रदेशाच्या मंजूर विकास योजनेमध्ये दर्शविण्यात आलेल्या पॉन्डखालील (तळ्याखालील) क्षेत्रावर महसुल विभागाकडील अभिलेख विचारात घेवून, जागेवर अस्तित्वातील पॉन्ड नसल्याने सदरच्या पॉन्डखालील क्षेत्रावर सुधारित विकास परवानगी दिली असून, एकत्रिकृत विकास नियंत्रण नियमावलीमधील विनियम क्र.२.५ नुसार दिलेल्या अधिकाराचा वापर करणेकामी परवानगी देणेची विनंती शासनास केली आहे. उपरोक्त संदर्भिय पत्राच्या अनुषंगाने आपणास खालीलप्रमाणे कळविण्याच्या मला सूचना आहेत.

“एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमधील विनियम क्र.२.५ Drafting error अंतर्गत विकास आराखडयामधील असलेल्या त्रुटी या जागेवरील वास्तविक परिस्थितीनुसार किंवा सिटी सर्व्हेचे कागदपत्र किंवा मंजूर रेखांकनानुसार संबंधित नियोजन प्राधिकरणाने पडताळणी केल्यानंतर आरेखीय त्रुटी (Drafting error) दुरुस्त करण्याचे अधिकार हे नियोजन प्राधिकरणास

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असून सदर तरतुदीनुसार सदर प्रकरणी आपण विनियम क्र.२.५ मधील तरतुदीनुसार आवश्यक कागदपत्रांची खातरजमा करुन आरेखिय त्रुटी (Drafting error) दुरुस्तीबाबत आपले स्तरावर नियमानुसार कार्यवाही करणे आवश्यक राहिल."

आपला,  
  
22/07/2023  
(पु.म.शिंदे)  
कार्यासन अधिकारी

प्रत माहितीसाठी सादर —

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, बेलापूर, नवी मुंबई.
- ३) सहाय्यक संचालक नगर रचना, ठाणे शाखा, ठाणे.

## PARA NO. 2: TRANSLATION BY ADVOCATE

"As per the unified development regulation and promotion plan 2020 Clause No. 2.5, under Drafting Error, errors on site can be corrected by the Planning Authority, after site inspection. As per that Clause No. 2.5 required documents be checked and error can be corrected at your level as per rules."

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



दुरध्वनी : ०२५० - २५२५१०२ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र. : व.वि.श.म./न्या/शा/१३२२/२०२२-२३

दिनांक : २७/०३/२०२३

To  
Add. Chief Secretary  
Urban Department-1  
4<sup>th</sup> floor Mantralay

**Sub: Development Permission for the proposed Layout of Residential/ Residential with shopline Buildings and Development permission of Residential Building No.1, Building No 2, Commercial Building No.5 & CFC Building on land bearing S.No.47,H.No.5,7A,7B; S.No.48,H.No.6,10,11;S.No.50, H.No.3 (Old) ;S.No./H.No. 47/5/7A B/48 6/10/11/50/3 (New) of Village-Waliv, Tal.Vasai, Dist: Palghar**

Ref: -

1. Commencement Certificate granted Vide letter No. CISDCO/VVRS/CC/BP-3564/E/3105 dated 02/09/2008.
2. Your Registered Engineer's letter dated.31/12/2021.
3. Spot inspection report from circle officer Mandvi, vide order No.M.M/Waliv/Kavi-1075/2022 dated-16/06/2022.
4. Legal opinion by Sr. Legal Advisor dtd. 18/02/2023.
5. Tahsildar report vide order No. Rev/K-1/T-Jaminbab/Kavi.6243/N.V.K.238/2022 dated 22/06/2022.
6. Hearing given by DDTP on dtd. 17/02/2023

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Vasai Virar City Municipal Corporation is working as planning Authority for its jurisdiction and special planning authority for 21 villages outside the jurisdiction of Vasai-Virar City Municipal Corporation.

The issue at hand is exercise of power by to Commissioner of Vasai Virar City Municipal Corporation as per the clause 2.5 of the UDCPR-2020 which read as under:-

Drafting error:-

Drafting errors in Development/Region plan which are required to be corrected as per actual situation on site as per the city survey record or sanctioned layout etc. may be corrected by the Authority, after due verification, in case of Municipal Councils Regional

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*(Signature)*

Plan areas, this shall be done after consultation with the Divisional Joint Director of Town Planning especially exercise of those powers as mandated under the no. clause 2.5 of UDCPR 2020. The details are as under.

Sr.No.	Type	Description of Approval	Permission Granted dated	Remarks
1	Commencement Certificate	<ul style="list-style-type: none"> <li>Gross plot Area (As per 7/12)- 26810.00 sq.m</li> <li>Area under 20.00mt D.P. Road-6477.45sq.m</li> <li>Area Under Nallah- 118.68sq.m</li> <li>Area Under Pond -2917.96 sq.mt</li> <li>Balance Plot Area-17295.91 sq.mt</li> </ul>	02/09/2009	CC was granted for Residential with shophlineBldg No.3, Wing A to F (Gr/Stilt+7)with BUA 10988.67 sq.mt and Residential with shophlineBldg No.4, Wing C (Gr/Stilt+7) only with BUA 2288.08 sq.mt.
2	Occupancy Certificate		24/06/2015	OCC Residential with shophlineBldg No.4 wing C (Gr/Stilt+7) with BUA 2288.08 sq.mt.
3	Occupancy Certificate		03/07/2019	Residential with shophlineBldg No.3 wing A to E(Gr/Stilt+7) with BUA 8752.79 sq.mt.
4	Revised Development Permission	<ul style="list-style-type: none"> <li>Gross plot Area (As per 7/12)- 26810.00 sq.m</li> <li>Area under 20.00mt D.P. Road- 5665.65 sq.m</li> <li>Balance Plot Area- 21144.35 sq.m</li> </ul>	11/01/2023	RDP of the Layout by proposing Residential bldg no.1 (Basement+Stilt+2) with P-Line Area -21922.11 sq.mt & Residential Building No.2 (Basement+Stilt+1 6) with P-Line Area 13925.19 sq.mt, Commercial Building No.5 (Stilt+6) with P-Line Area - 1095.28 sq.mt &

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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०१३

ई-मेल : vasaivirarcorporation@yahoo.com

जाचक क्र. : व.वि.श.म/नर/शा/१३२२/२०२२.

दिनांक : २०/०३/२०२३

				<p>CFC bldg. (Stilt+5) With P-Live Area - 1788.01 sq.mts for grant of this permission following document were submitted for non- existence of pond-</p> <ul style="list-style-type: none"> <li>• Google image 2004 to 2022- that there is no existing pond.</li> <li>• Village form of Waliv- No OC existence Of pond at site</li> <li>• Circle inspector, Mandvi Dtd. 16/06/2022- there is no existing pond at site.</li> <li>• Tahsildar vide letter dtd. 22/06/2022 stated that no existence of pond.</li> <li>• Even TILR M.R No. 464/96 dtd. 12/04/1996 (C/2111), no existing of pond.</li> </ul>
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The above clearly shows the following

The said property where pond is shown in development plan is a private land belonging to Mrs.Mona Atul Patel & Others.

The pond, which is shown in the proposal is not development plan reservation as per Sanctioned DP by Government and the same is not shown in TILR map also in Google images from year 2004 to 2022 .Further the applicant has submitted the records as certified by revenue authority.

i) Village form 14 of village-waliv ,wherein all the existing well/pond/lake are mentioned in the particular village, its does not show any existing pond in the above land.

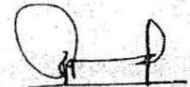
ii) Report from circle inspector Mandvi dated 16/06/2022,that there is no existence pond at site.

iii) Tahsildar report dated 22/06/2022 stating that on the basis of Circle Inspector, Mandvi report that there is no existing pond at site.

Also punchama carried out by this office on dated 12/09/2022. This office has all said evidences to ascertain the said pond which is shown in Development Plan as a drafting mistake inadvertently, hence after following the administrative procedure after the proposal is recommended by Town Planning department by exercising the powers as mandated in clause 2.5 in UDCPR 2020, the undersigned i.e Commissioner of Vasai Virar City Municipal Corporation has granted the Revised Development Permission by treating this location where in pond is not existence.

However after receipt of a complaint from Mr. Mubarak Hussain Mustafa Hussain Shaikh this grant of Revised Development Permission for this particular portion is kept in abeyance with an understanding that after confirmation of the same from State govt this temporary suspension shall be waived off.

In the backdrop of above Urban Development is requested to ratify the stand of this office for exercising the authority as given to Commissioner as per clause 2.5 of UDCPR 2020.



Commissioner  
Vasai Virar City Municipal Corporation



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



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

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-4289/518/2022-23

22/02/2023

To.

1. Mrs. Mona Atul Patel through  
P.A.Holder Mr. Mohammad Yusuf Abdul Latif Qureshi  
Partner of M/s. Sagar Developer  
Shop No.2, Ramji Patel Compound,  
Opp.Tabela near Malika Hotel,  
Pathanwadi, Malad (East)  
Mumbai-400097
2. M/s. En-Con, Project Consultants,  
G-7, 8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W)  
Taluka Vasai, Dist:-Palghar.

**Sub: Revised Development Permission for the proposed Residential Building No1,Wing A & Wing B & CFC Building on land bearing S.No.47,H.No.5,7A,7B; S.No.4 8,H.No .6,10, 11; S.No.50, H.No.3 (Old) ;S.No./H.No. 47/5/7A B/48 6/10/11/50/3 (New) of Village-Waliv, Tal.Vasai, Dist: Palghar**

Ref: -

1. Commencement Certificate granted Vide letter No. CIDCO/VVSR/CC/BP-3564/E/3105 dated 02/09/2008.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-4289/400/2022-23 dated 01/11/2022.
3. Your Registered Engineer's letter dated.18/02/2023.
4. Spot inspection report from circle officer Mandvi, vide order No.M.M/Waliv/Kavi-1075/2022 dated-16/06/2022.
5. Legal opinion by Sr. Legal Advisor.
6. Tahsildar report vide order No. Rev/K-1/T-Jaminbab/Kavi.6243/N.V.K.238/2022 dated 22/06/2022.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification no. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2<sup>nd</sup> December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning. as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. Commencement Certificate granted Vide letter No. Commencement Certificate granted Vide letter No. CIDCO/VVSR/CC/BP-3564/E/3105 dated 02/09/2008.The details of the layout is given below: -

T.C

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1	Name of assess owner/P.A.Holder	Mrs.Mona Atul Patel through P.A.Holder Mr.Mohammad Yusuf Abdul Latif Qureshi Patner of M/s.Sagar Developer
2	Location	Waliv
3	Land use (predominant)	Residential/Commercial Use
4	Gross plot Area (As per 7/12)	26810.00 sq.m
5	Deduct Area (Others Land)	4000.00 sq.m
6	Balance Plot Area	22810.00 sq.m
7	Area under 20.00mt D.P. Road	5665.65 sq.m
8	Area Under Pond(Shown in DP)	2917.96 sq.m
9	Balance Plot Area	14226.39 sq.m
10	CFC	711.31 sq.m
11	Net plot area	13515.08 sq.m
12	RG	1352.27 sq.m
13	Base F.S.I (12)X1.10	14866.58 sq.m
14	Max. Permissible Premium(6)X0.50)	11405.00 sq.m
15	Proposed F.S.I on payment of Premium	11405.00 sq.m
16	Total Entitlement Area (13+15)	26271.58 sq.m
17	Earlier approved BUA (Excluding Bldg No.3,Wing F)	11040.87 sq.m
18	Balance Entitlement(16-17)	15230.71 sq.m
19	Add. Ancillary Area F.S.I 80% of Comm. 1095.28 sq.mt	876.22 sq.m
20	Add. Ancillary Area F.S.I 60% of Resi. 17184.70 sq.mt	8481.25 sq.m
21	Total Ancillary Area	9357.47 sq.m
22	Total Permissible Area Including Ancillary (18+21)	24588.18 sq.m
23	Proposed P-Line Area	22478.51 sq.m
24	Required 20% MHADA Area (14866.58-12465.64=2400.94X20%)	480.18 sq.m
25	Proposed MHADA Area	533.08 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 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building No 1,Wing A & B & CFC Building on land bearing S.No.47,H.No.5,7A,7B; S.No.4 8,H.No .6,10, 11; S.No.50, H.No.3 (Old) ;S.No./H.No. 47/5/7A B/48 6/10/11/50/3 (New) of Village-Waliv, Tal.Vasai, Dist: Palghar. as per the following details:-

Sr. No.	Predominant Building	Bldg No/ Wing	No. of Floors	No. of Shops	No. of Flats	Built Up Area Unless Noted (in sq. mt.)	Remarks
1.	Residential Building	1, Wing A	Basement+Stilt+22 Floor	----	161	10840.58 sq.mt	Now Amended (P-line Area)
	Residential Building (MHADA)		1 <sup>st</sup> & 2 <sup>nd</sup> Floor	----	12	533.08 sq.mt	

T.C

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
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दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

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2.	Residential Building	1, Wing B	Basement+Stilt+22 Floor	----	151	10542.65 sq.mt	Now Amended (P-line Area)
3.	Residential Building	2, Wing A, Wing B	----	----	----	----	Now Deleted
4.	Residential with Shopline Building	3, Wing A,B,C,D, E & F	Stilt/Gr +7	34	199	10988.67 sq.mt	No Change
5.	Residential with Shopline Building	4, Wing C	Stilt/Gr +7	15	42	2288.08 sq.mt	OC Granted
6.	Commercial Building	5	Stilt+6	06 Commercial Hall	-----	1095.28 sq.mt	No Change (P-line Area)

The Statement for CFC Building is as under:-

1	Gross plot area	711.32 sq.m
2	Balance Plot Area	711.32 sq.m
3	Net Plot Area	711.32 sq.m
4	Base FSI (3)X1.10	782.45 sq.m
5	Total Entitlement Area	782.45 sq.m
6	Ancillary Area F.S.I 80%	625.96 sq.m
7	Total Entitlement of F.S.I Permissible Including Ancillary (5+6)	1408.41 sq.m
8	Proposed P-line	1405.60 sq.m

Sr. No.	Predominant Building	No. of Floors	Built Up Area (In sq. mt.)	Remarks
1.	CFC Building (Educational/Health/Community Hall)	Stilt+4	1405.60 sq.m	Now Amended

The revised plan duly approved herewith supersedes all the earlier approved plans except for building No.3 Wing A, B, C, D & E & 4 Wing C. The conditions of Commencement Certificate issued vide letter no. Commencement Certificate granted Vide letter No. CISDCO/VVRS/CC/BP-3564/E/3105 dated 02/09/2008 stand applicable to this approval of Revised development permission 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.

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- 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) 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).
- 5) 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.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) 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.
- 12) 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.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) 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.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.



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दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र.: व.वि.श.म.

दिनांक :

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- 16) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 17) 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.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 19) 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.
- 20) 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.
- 21) 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.
- 22) 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 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 VVCMC as the same need to be ensured by Concerned Authority.
- 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 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
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) 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.
- 26) 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.
- 27) 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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- 28) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVC/MC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 29) 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.
- 30) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVC/MC/any other competent authority, if applicable.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar assisted water heating SWH system to said layout if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra. If applicable.
- 34) You should provide lightening resistant system and produce the certificate from licensed agency for each building at the time of occupancy certificate.
- 35) 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.
- 36) Part of the plot shown marked as pond on DP is drafting error. If any legal or administrative issue crops up in future than the permission is subject to outcome of such legal and administrative issues.
- 37) As per Exhibit 5 Order dated 23/01/2012 of Civil Judge (Senior Division) Vasai in RCS No.547/2011, you shall not construct gate at disputed site near wing 'F' till further orders of Court. The Court orders under Exhibit 5 & 51 in RCS 547/2011 are under challenge before Honourable High Court, Bombay in Writ petition no.89 of 2017 and Writ petition no.12924 of 2016. The outcome of RCS 547/2011 in Court of Civil Judge (Senior Division) Vasai as well as Writ petitions in High Court Bombay will be binding on you. Any complaint regarding above will be dealt by the applicant. If the verdict of above court orders goes against the applicant the said permission stands cancelled without giving any opportunity to be heard.
- 38) The outcome of Special Civil Suit no.66 of 2011 pending in the Court of Civil Judge (Senior Division) Vasai will be binding on you. Any complaint regarding this issue will be dealt by the applicant. The verdict of suit No.66/2011 will be binding on the applicant.  
It shall be noted that the complaint and grievances against title is not within purview of VVC/MC and is to be settled in Court of law. As the title of any land is to be decided by competent Civil Court, as of now the title is verified by Sr. Legal Advisor of VVC/MC.
- 39) This approval is granted on the basis of-
- Spot inspection report from Circle officer Mandvi, vide order No.M.M./Waliv/Kavi-1075/2022 dated-16/06/2022 which states that there is no existing pond at site.
  - Tahsildar report vide order No.Rev/K-1/T-Jaminbab/Kavi.6243/N.V.K.238/2022 dated 22/06/2022 to VVC/MC informing that there is no pond at site based on Circle officer Mandvi, vide order No.M.M./Waliv/Kavi-1075/2022 dated-16/06/2022. If any legal administrative issue raised in future this order stands cancelled.
  - Village from 14 issued by Talathi Waliv which does not show any pond/Well on the plot under reference.



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
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दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
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- d) Panchnama at site dated 12/09/2022.  
e) The legal opinion of Sr. Legal Advisor of VVCMC placed at page no N-106 at (L) on file no VP 4289.
- 40) If any violation/breach of conditions is found than the said permission stands cancelled without giving any opportunity to be heard.
- 41) 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. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 42) Any breach of conditions mentioned above will lead to cancellation of the order.
- 43) After confirmation from the Govt of Maharashtra as regards the land hatched as "A" in this amendment ,the earlier revised drawing as approved vide order No. VVCMC/TP/RDP/VP-4289/400/2022-23 dated 01/11/2022 will prevail for Building No.2,Wing A & B. You may please note that it is not necessary to apply for Revised Development Permission again, for approval of the building No.2 Wing A & B after conformation from Govt. is received.



c.c. to:

- Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office .....  
Dist:-Palghar.

*Sd/-*  
Commissioner  
Vasai Virar City Municipal Corporation  
Certified that the above permission is  
issued by Commissioner VVCMC, Virar.  
*[Signature]*  
Deputy Director,  
VVCMC, Virar.

VP.NO-4289 SHEET NO-1  
EP.NO-3584 BLOCK PLAN

Table with columns: BLDG NO., FLOOR, COMM AREA, PERM AREA, TOTAL AREA. Includes rows for BLDG NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

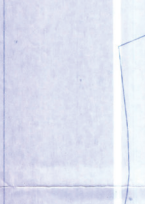


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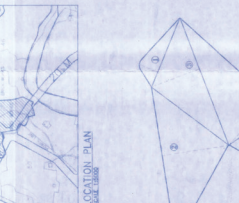


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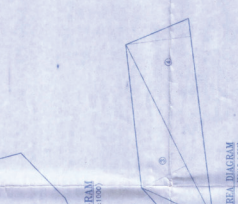
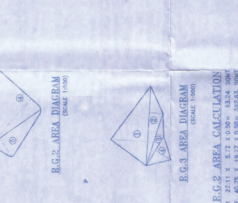


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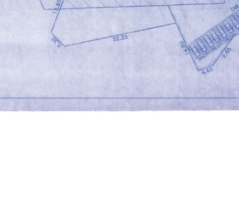
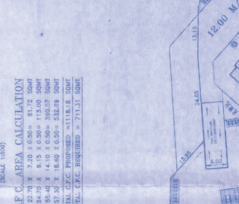
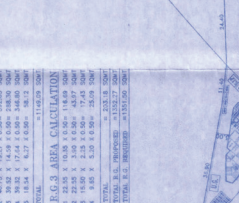


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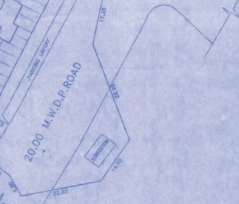


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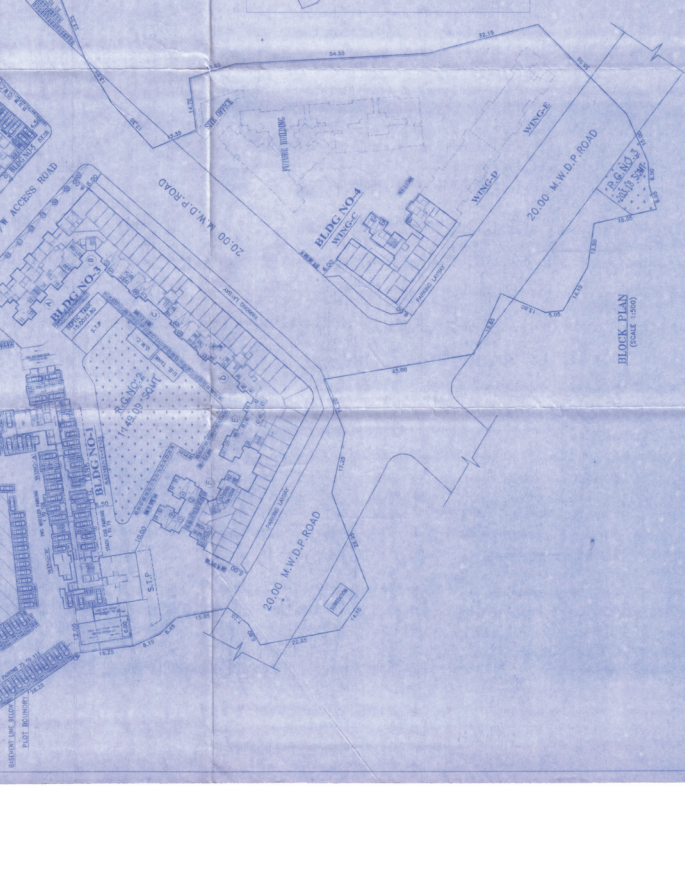


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PROFORMA I and PROFORMA II sections containing project details, descriptions, and client information. Includes fields for project name, location, and dates.

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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-4289/400/2022-23

०१/११/२०२२

To.

1. Mrs. Mona Atul Patel through  
P.A.Holder Mr. Mohammad Yusuf Abdul Latif Qureshi  
Partner of M/s. Sagar Developer  
Room No.270, 1st Floor  
Madni Complex, A.K.Marg  
Bandra Mumbai
2. M/s. En-Con, Project Consultants,  
G-7,8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W)  
Taluka Vasai, Dist:-Palghar.

**Sub: Revised Development Permission for the proposed Layout of Residential/ Residential with shopline Buildings and Development permission of Residential Building No.1, Building No 2,Commercial Building No.5 & CFC Building on land bearing S.No.47,H.No.5,7A,7B; S.No.48,H.No.6,10,11; S.No.50, H.No.3 (Old) ;S.No./H.No. 47/5/7A B/48 6/10/11/50/3 (New) of Village-Waliv, Tal.Vasai, Dist: Palghar**

Ref: -

1. Commencement Certificate granted Vide letter No. CISDCO/VVRS/CC/BP-3564/E/3105 dated 02/09/2008.
2. Your Registered Engineer's letter dated.31/12/2021.
3. Spot inspection report from circle officer Mandvi, vide order No.M.M/Waliv/Kavi-1075/2022 dated-16/06/2022.
4. Legal opinion by Sr. Legal Advisor.
5. Tahsildar report vide order No. Rev/K-1/T-Jaminbab/Kavi.6243/N.V.K.238/2022 dated 22/06/2022.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification no. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2<sup>nd</sup> December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. Commencement Certificate granted Vide letter No. Commencement Certificate granted Vide letter No. CISDCO/VVRS/CC/BP-3564/E/3105 dated 02/09/2008.The details of the layout is given below: -

T.C



VVMC/TP/RDP/VP-4289/400/2022-23

01/11/2022

1	Name of assess owner/P.A.Holder	Mrs.Mona Atul Patel through P.A.Holder Mr.Mohammad Yusuf Abdul Latif Qureshi Patner of M/s.Sagar Developer
2	Location	Waliv
3	Land use (predominant)	Residential/Commercial Use
4	Gross plot Area (As per 7/12)	26810.00 sq.m
5	Area under 20.00mt D.P. Road	5665.65 sq.m
6	Balance Plot Area	21144.35 sq.m
7	CFC	1057.21 sq.m
8	Net plot area	20087.14 sq.m
9	RG	2008.71 sq.m
10	Base F.S.I (8)X1.10	22095.85 sq.m
11	Max. Permissible Premium (6)X(0.50)	13405.00 sq.m
12	Proposed F.S.I on payment of Premium	13405.00 sq.m
13	Total Entitlement Area (10+12)	35500.85 sq.m
14	Earlier approved .BUA	13276.75 sq.m
15	Balance Entitlement(13-14)	22224.10 sq.m
16	Add. Ancillary Area F.S.I 80% of Comm. 1095.28 sq.mt	876.22 sq.m
17	Add. Ancillary Area F.S.I 60% of Resi. 21128.82 sq.mt	12677.29 sq.m
18	Total Ancillary Area	13553.51 sq.m
19	Total Permissible Area Including Ancillary (15+18)	35777.61 sq.m
20	Proposed P-Line Area	35461.78 sq.m
21	Required 20% MHADA Area (22095.85- 14701.52=7394.33X20%)	1478.87 sq.m
22	Proposed 20 % MHADA Area	1480.80 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 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the approved Revised Development Permission for the proposed Layout of Residential/ Residential with shophline Buildings and Development permission of Residential Building no.1,2,5 & CFC Building on land bearing S.NO.47,H.NO.5,7A,7B; S.NO.48,H.NO.6,10,11; S.NO.50, H.NO.3 (Old) ;S.NO./H.NO. 47/5/7A B/48 6/10/11/50/3 (New) of Village-Waliv, Tal.Vasai, Dist: Palghar as per the following details:-



Sr. No.	Predominant Building	Bldg No/ Wing	No. of Floors	No. of Shops	No. of Flats	Built Up Area Unless Noted (in sq. mt.)	Remarks
1.	Residential Building	1, Wing A	Basement+Stilt +22 Floor	----	161	10840.58 sq.mt	Newly proposed (P-line Area)
	Residential Building (MHADA)		1 <sup>st</sup> & 2 <sup>nd</sup> Floor	----	12	533.08 sq.mt	
2.	Residential Building	1, Wing B	Basement+Stilt +22 Floor	----	147	10371.11 sq.mt	Newly proposed (P-line Area)

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विरार (पूर्व),  
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दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जाचक क्र.: व.वि.श.म.

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	Residential Building (MHADA)		1 <sup>st</sup> & 2 <sup>nd</sup> Floor	----	4	177.34 sq.mt	
3.	Residential Building	2, Wing A	Basement+Stilt +16	----	100	6192.73 sq.mt	Newly proposed (P-line Area)
	Residential Building (MHADA)		1 <sup>st</sup> & 2 <sup>nd</sup> Floor	----	10	427.44 sq.mt	
4.	Residential Building	2, Wing B	Basement+Stilt +16	----	87	6962.08 sq.mt	Newly proposed (P-line Area)
	Residential Building (MHADA)		1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> Floor	----	7	342.94 sq.mt	
5.	Residential with Shopline Building	3, Wing A,B,C, D,E & F	Stilt/Gr+ 7	34	199	10988.67 sq.mt	No Change
6.	Residential with Shopline Building	4, Wing C	Stilt/Gr+ 7	15	42	2288.08 sq.mt	OC Granted
7.	Commercial Building	5	Stilt+6	06 Commercial Hall	-----	1095.28 sq.mt	Newly proposed (P-line Area)

**The Statement for CFC Building is as under:-**

1	Gross plot area	1057.21 sq.m
2	Balance Plot Area	1057.21 sq.m
3	Net Plot Area	1057.21 sq.m
4	Base FSI (3)X1.10	1057.21 sq.m
5	Total Entitlement Area	1162.93 sq.m
6	Ancillary Area F.S.I 80%	930.34 sq.m
7	Total Entitlement of F.S.I Permissible Including Ancillary (5+6)	2093.27 sq.m
8	Proposed P-line	1788.01 sq.m



Sr. No.	Predominant Building	No. of Floors	Built Up Area (In sq. mt.)	Remarks
1.	CFC Building (Educational/Health/Community Hall)	Stilt+5	1788.01 sq.m	Newly Proposed

The revised plan duly approved herewith supersedes all the earlier approved plans except for building No.3 Wing A, B, C, D & E & 4 Wing C. The conditions of Commencement Certificate issued vide letter no. Commencement Certificate granted Vide letter No.

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CISDCO/VVRS/CC/BP-3564/E/3105 dated 02/09/2008 stand applicable to this approval of Revised development permission 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) 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).
- 5) 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.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) 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.
- 12) 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.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.



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दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaiVirarCorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-4289/400/2022-23

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- 14) 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.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 17) 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.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 19) 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.
- 20) 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.
- 21) 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.
- 22) 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 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 VVCMC as the same need to be ensured by Concerned Authority.
- 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 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
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) 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.



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- 26) 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.
- 27) VVMC 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.
- 28) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 29) 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.
- 30) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVMC/any other competent authority, if applicable.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar assisted water heating SWH system to said layout if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra. If applicable.
- 34) You should provide lightening resistant system and produce the certificate from licensed agency for each building at the time of occupancy certificate.
- 35) 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.
- 36) Part of the plot shown marked as pond on DP is drafting error. If any legal or administrative issue crops up in future than the permission is subject to outcome of such legal and administrative issues.
- 37) As per Exhibit 5 Order dated 23/01/2012 of Civil Judge (Senior Division) Vasai in RCS No.547/2011, you shall not construct gate at disputed site near wing 'F' till further orders of Court. The Court orders under Exhibit 5 & 51 in RCS 547/2011 are under challenge before Honourable High Court, Bombay in Writ petition no.89 of 2017 and Writ petition no.12924 of 2016. The outcome of RCS 547/2011 in Court of Civil Judge (Senior Division) Vasai as well as Writ petitions in High Court Bombay will be binding on you. Any complaint regarding above will be dealt by the applicant. If the verdict of above court orders goes against the applicant the said permission stands cancelled without giving any opportunity to be heard.
- 38) The outcome of Special Civil Suit no.66 of 2011 pending in the Court of Civil Judge (Senior Division) Vasai will be binding on you. Any complaint regarding this issue will be dealt by the applicant. The verdict of suit No.66/2011 will be binding on the applicant.  
It shall be noted that the complaint and grievances against title is not within purview of VVMC and is to be settled in Court of law. As the title of any land is to be decided by competent Civil Court, as of now the title is verified by Sr. Legal Advisor of VVMC.
- 39) This approval is granted on the basis of-
  - a) Spot inspection report from Circle officer Mandvi, vide order No.M.M/Waliv/Kavi-1075/2022 dated-16/06/2022 which states that there is no existing pond at site.



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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-4289/400/2022-23

01/11/2022

- b) Tahsildar report vide order No.Rev/K-1/T-Jaminbab/Kavi.6243/N.V.K.238/2022 dated 22/06/2022 to VVCMC informing that there is no pond at site based on Circle officer Mandvi, vide order No.M.M./Waliv/Kavi-1075/2022 dated-16/06/2022. If any legal administrative issue raised in future this order stands cancelled.
- c) Village from 14 issued by Talathi Waliv which does not show any pond/Well on the plot under reference.
- d) Panchnama at site dated 12/09/2022.
- e) The legal opinion of Sr. Legal Advisor of VVCMC placed at page no N-106 at (L) on file no VP 4289.
- 40) If any violation/breach of conditions is found than the said permission stands cancelled without giving any opportunity to be heard.
- 41) 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. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 42) Any breach of conditions mentioned above will lead to cancellation of the order.



c.c. to:

- Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office .....  
Dist:-Palghar.

59/-  
Commissioner  
Vasai Virar City Municipal Corporation

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

Deputy Director,  
VVCMC, Virar.

V.P. NO.-4289 SHEET NO-1  
R.P. NO.-3664 BLOCK PLAN

Table with columns: BLDG NO., FLOOR, AREA, etc. for various building levels.

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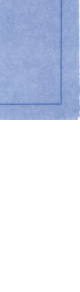
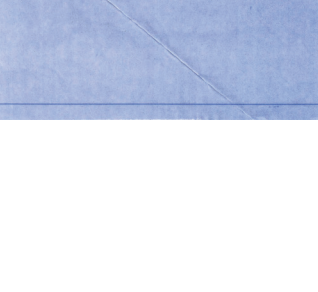
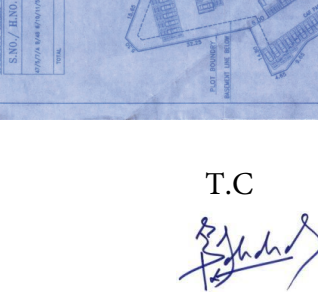
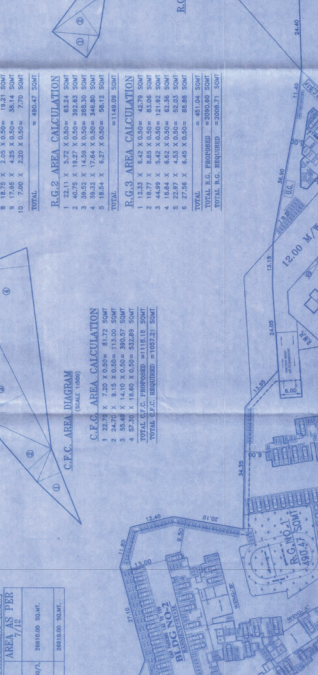
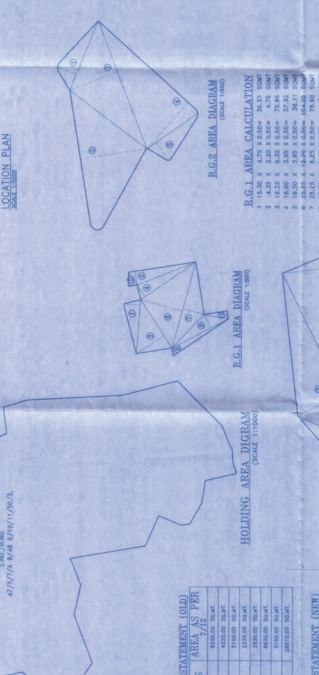
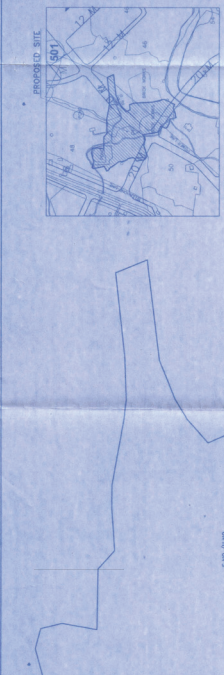


Table with columns: AREA STATEMENT, NO. OF FLOORS, etc. for various plots.

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Table with columns: AREA STATEMENT, NO. OF FLOORS, etc. for various plots.

STAMP OF APPROVAL OF PLANS, DESCRIPTION OF PROPOSAL & PROPERTY, and other official stamps and signatures.

Atul  
सिडको  
शहरांचे शिल्पकार

## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/PPC/BP-3564/E/243

दिनांक : ३०/०३/२०१०

To,  
Mrs. Mona Atul Patel through  
P.A. Holder Mr. Mohammad Yusuf Abdul Latif Kureshi,  
Partners of M/s. Sagar Developers.  
M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1<sup>st</sup> Floor, Ambadi Road  
Vasai (W), Taluka Vasai  
DIST : THANE.

Sub: Part Plinth Completion Certificate for Wing 'E' of Residential with Shopline Building No.3 on land bearing S.No.47, H.No.5, 7A, 7B, S.No.48, H.No.6,10 & 11 and S.No.50, H.No.3 of Village-Waliv, Taluka Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No.CIDCO/VVSR/CC/BP-3564/E/3103 dated 02/09/2008.  
2) Your licensed surveyor's letter dated 07/01/2010. & 29/12/2009

Sir/ Madam,

This has reference to your intimation letter dated 07/01/2010 from your licensed surveyor regarding completion of construction work upto Plinth level in Residential with Shopline Building No.3, Wing 'E' situated at land bearing S.No.47, H.No.5, 7A, 7B, S.No.48, H.No.6,10 & 11 and S.No.50, H.No.3 of Tal.Vasai, Dist.Thane, I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

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 thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

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 the provisional O.C.C./ O.C.C. of the last building

Contd..... 2.

नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९  
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७९१ ८१०० फॅक्स : ००-९१-२२-६७९१८१६६

T.C



3



## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/PPC/BP-3564/E/243

दिनांक : ३०/०३/२०१०.

..... 2 .....

You shall obtain mosquito proof treatment certificate from the concerned Municipal Council/ Grampanchayat before applying for occupancy certificate.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of the same building as per the format finalised by CIDCO.

Any projection beyond balcony/building line which is not sanctioned will not allowed. You shall not construct projection other than approved and construct the cupboard as per D.C. Regulations.

Please note that you have to construct the lay-bye with level flush with the ultimate level of the road. You should not raise the same to the plinth level.

You shall submit TILR map with demarcation plan before approaching this office for occupancy certificate.

You shall develop R.G. before approaching this office for occupancy certificate.

Yours faithfully,

EXECUTIVE ENGINEER (BP & VV)

c.c. to :

- 1) M/s. Ajay Wade & Associates  
A/6, 1<sup>st</sup> Floor, Sai Tower  
Ambadi Road, Vasai (W)  
Taluka Vasai  
DIST : THANE.

- 2) CUC (VV)

o/c



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/PPC/BP-3564/E/4103

Date : 09/05/2009  
06

To,  
Mrs. Mona Atul Patel through  
P.A. Holder Mr. Mohammad Yusuf Abdul Latif Kureshi,  
Partners of M/s. Sagar Developers.  
M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1<sup>st</sup> Floor, Ambadi Road  
Vasai (W), Taluka Vasai  
**DIST : THANE.**

Sub: **Part Plinth Completion Certificate for Wing 'D' of Residential with Shopline Building No.3 on land bearing S.No.47, H.No.5, 7A, 7B, S.No.48, H.No.6,10 & 11 and S.No.50, H.No.3 of Village-Waliv, Taluka Vasai, Dist. Thane.**

- Ref: 1) Commencement Certificate No. CIDCO/VSR/CC/BP-3564/E/3103 dated 02/09/2008.  
2) Your licensed surveyor's letter dated 27/03/2009.

Sir/ Madam,

This has reference to your intimation letter dated 27/03/2009 from your licensed surveyor regarding completion of construction work upto Plinth level in Residential with Shopline Building No.3, Wing 'D' situated at land bearing S.No.47, H.No.5, 7A, 7B, S.No.48, H.No.6,10 & 11 and S.No.50, H.No.3 of Tal. Vasai, Dist. Thane, I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

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 thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

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 the provisional O.C.C./ O.C.C. of the last building

Contd..... 2.

61C



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCOM/VSRR/PPC/BP-3564/E/ 4103

Date : 09/05/2009.  
06

..... 2 .....

You shall obtain mosquito proof treatment certificate from the concerned Municipal Council/ Grampanchayat before applying for occupancy certificate.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

Please note that you have to construct the lay-bye with level flush with the ultimate level of the road. You should not raise the same to the plinth level.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of the same building as per the format finalised by CIDCO.

Any projection beyond balcony/building line which is not sanctioned will not allowed. You shall not construct projection other than approved and construct the cupboard as per D.C. Regulations.

Please note that you have to construct the lay-bye with level flush with the ultimate level of the road. You should not raise the same to the plinth level.

You shall submit TILR map with demarcation plan before approaching this office for occupancy certificate.

Yours faithfully,

*M. S. Ch*  
21/5/09  
EXECUTIVE ENGINEER (BP & VV)

c.c. to :

- 1) M/s. Ajay Wade & Associates  
A/6, 1<sup>st</sup> Floor, Sai Tower  
Ambadi Road, Vasai (W)  
Taluka Vasai  
DIST : THANE.

- 2) CUC (VV)

*Received*  
*M. S. Ch*  
10/06/09

*M. S. Ch*



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/PPC/BP-3564/E/ 3571

Date : 16/03/2009

To,  
Mrs. Mona Atul Patel through  
P.A. Holder Mr. Mohammad Yusuf Abdul Latif Kureshi,  
Partners of M/s. Sagar Developers.  
M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1<sup>st</sup> Floor, Ambadi Road  
Vasai (W), Taluka Vasai  
**DIST : THANE.**

**Sub: Part Plinth Completion Certificate for Wing 'F' of Residential with Shopline Building No.3 on land bearing S.No.47, H.No.5, 7A, 7B, S.No.48, H.No.6,10 & 11 and S.No.50, H.No.3 of Village-Waliv, Taluka Vasai, Dist. Thane.**

- Ref: 1) Commencement Certificate No. CIDCO/VSR/CC/BP-3564/E/3103 dated 02/09/2008.  
4) Your licensed surveyor's letter dated 16/02/2009.

Sir/ Madam,

This has reference to your intimation letter dated 16/02/2009 from your licensed surveyor regarding completion of construction work upto Plinth level in Residential with Shopline Building No.3, Wing 'F' situated at land bearing S.No.47, H.No.5, 7A, 7B, S.No.48, H.No.6,10 & 11 and S.No.50, H.No.3 of Tal. Vasai, Dist. Thane, I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

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 thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

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 the provisional O.C.C./ O.C.C. of the last building

Contd..... 2.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/PPC/BP-3564/E/3571

Date : 16/03/2009.

..... 2 .....

You shall obtain mosquito proof treatment certificate from the concerned Municipal Council/ Grampanchayat before applying for occupancy certificate.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

Please note that you have to construct the lay-bye with level flush with the ultimate level of the road. You should not raise the same to the plinth level.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of the same building as per the format finalised by CIDCO.

Any projection beyond balcony/building line which is not sanctioned will not allowed. You shall not construct projection other than approved and construct the cupboard as per D.C. Regulations.

You shall apply to TILR for demarcation plan within 3 months from the receipt of this letter.

Yours faithfully,

EXECUTIVE ENGINEER (BP & VV)

c.c. to :

1) M/s. Ajay Wade & Associates  
A/6, 1<sup>st</sup> Floor, Sai Tower  
Ambadi Road, Vasai (W)  
Taluka Vasai  
DIST : THANE.

2) CUC (VV)

o/c  
16/3/09



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/PPC/BP-3564/E/ 3564

Date : 05/02/2009

To,  
Mrs. Mona Atul Patel through  
P.A. Holder Mr. Mohammad Yusuf Abdul Latif Kureshi,  
Partners of M/s. Sagar Developers.  
M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1<sup>st</sup> Floor, Ambadi Road  
Vasai (W), Taluka Vasai  
DIST : THANE.

Sub: Part Plinth Completion Certificate for Wing 'C' of Residential with Shopline Building No.4 on land bearing S.No.48, S.No.50, H.No.5,6,10,11 & 3 of Village-Waliv, Taluka Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No.CIDCO/VVSR/CC/BP-3564/E/3105 dated 02/09/2008.  
3) Your licensed surveyor's letter dated 19/01/2009.

Sir/ Madam,

This has reference to your intimation letter dated 19/01/2009 from your licensed surveyor regarding completion of construction work upto Plinth level in Residential with Shopline Building No.4, Wing 'C' situated at land bearing S.No.48, S.No.50, H.No.5, 6, 10, 11 & 3 of Village Waliv, Tal.Vasai, Dist.Thane, I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

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 thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

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 the provisional O.C.C./ O.C.C. of the last building

Contd..... 2.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/PPC/BP-3564/E/ 3864

Date : 05/02/2009.

..... 2 .....

You shall obtain mosquito proof treatment certificate from the concerned Municipal Council/ Grampanchayat before applying for occupancy certificate.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

Please note that you have to construct the lay-bye with level flush with the ultimate level of the road. You should not raise the same to the plinth level.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of the same building as per the format finalised by CIDCO.

Any projection beyond balcony/building line which is not sanctioned will not allowed. You shall not construct projection other than approved and construct the cupboard as per D.C. Regulations.

You shall apply to TILR for demarcation plan within 3 months from the receipt of this letter.

Yours faithfully,

*M. D. D. D.*  
4/2/09  
EXECUTIVE ENGINEER (BP & VV)

c.c. to :

1) M/s. Ajay Wade & Associates  
A/6, 1<sup>st</sup> Floor, Sai Tower  
Ambadi Road, Vasai (W)  
Taluka Vasai  
DIST : THANE.

2) CUC (VV)

*M. D. D. D.*  
5/2/09

*[Handwritten signature]*

(6)



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCOM/VSRR/PPC/BP-3564/E/3740

Date : 14/01/2009

To,  
Mrs. Mona Atul Patel through  
P.A. Holder Mr. Mohammad Yusuf Abdul Latif Kureshi,  
Partners of M/s. Sagar Developers.  
M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1<sup>st</sup> Floor, Ambadi Road  
Vasai (W), Taluka Vasai  
**DIST : THANE.**

Sub: Part Plinth Completion Certificate for Wing A, B & C of Residential with Shopline Building No.3 on land bearing S.No.48, S.No.50, H.No.5,6,10,11 & 3 of Village-Waliv, Taluka Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No.CIDCOM/VSRR/CC/BP-3564/E/3103 dated 02/09/2008.  
2) Your licensed surveyor's letter dated 20/10/2008.

Sir/ Madam,

This has reference to your intimation letter dated 20/10/2008 from your licensed surveyor regarding completion of construction work upto Plinth level in Residential with Shopline Building situated at land bearing S.No.48, S.No.50, H.No.5, 6, 10, 11 & 3 of Village Waliv, Tal.Vasai, Dist.Thane, I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

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 thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

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 the provisional O.C.C./ O.C.C. of the last building

Contd..... 2.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/MVSR/PPC/BP-3564/E/37A0

Date : 14/01/2009.

..... 2 .....

You shall obtain mosquito proof treatment certificate from the concerned Municipal Council/ Grampanchayat before applying for occupancy certificate.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

Please note that you have to construct the lay-bye with level flush with the ultimate level of the road. You should not raise the same to the plinth level.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of the same building as per the format finalised by CIDCO.

Any projection beyond balcony/building line which is not sanctioned will not allowed. You shall not construct projection other than approved and construct the cupboard as per D.C. Regulations.

You shall apply to TILR for demarcation plan within 3 months from the receipt of this letter.

Yours faithfully,

EXECUTIVE ENGINEER (BP & W)

XYS

c.c. to :

1) M/s. Ajay Wade & Associates  
A/6, 1<sup>st</sup> Floor, Sai Tower  
Ambadi Road, Vasai (W)  
Taluka Vasai  
DIST : THANE.

2) CUC (VV)

CIDCO

## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/CC/BP-3564/E/3103

Date : 2/08/2008

To,  
Mrs. Mona Atul Patel through  
P.A. Holder Mr. Mohammad Yusuf Abdul Latif Kureshi,  
Partners of M/s. Sagar Developers.  
M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1<sup>st</sup> Floor, Ambadi Road  
Vasai (W), Taluka Vasai  
**DIST : THANE.**

**Sub : Commencement Certificate for the proposed Residential with Shopline Building No.3 on land bearing on land bearing S.No. 47, H.No.5, 7A & 7B, S.No.48, H.No.6, 10 & 11 and S.No.50, H.No.3 of Village Waliv, Taluka Vasai, Dist. Thane.**

- Ref: 1) NOC for NA Permission issued by CIDCO vide letter No.CIDCO/VVSR/NAP/BP-3564/ E/515 dtd.8/11/2004.  
2) N.A. Order No.REV/D-1/T-9/NAP/SR-131/2004 dated 18/07/2005 from the Collector, Thane  
3) TILR M.R. No. 464/96 dated 18/03/2004 for measurement  
4) Assurance letter from Navghar Manikpur Municipal Council vide letter dated 16/04/2008 for potable water supply.  
5) EE(BP-VV)'s Report dated 01/04/2004  
6) NOC from Waliv Grampanchayat vide letter dated 14/06/2004 for construction.  
7) Your Licensed Surveyor's letter dated 26/06/2008.

Sir/ Madam,

Development Permission is hereby granted for the proposed layout of Residential with Shopline Buildings under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mrs. Mona Atul Patel through P.A. Holder Mr Mohammad Yusuf Abdul Latif Kureshi, Partner of M/s. Sagar Developers.

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VVSR/CC/ BP-3564/E/3101 dated 2/08/2008 & the conditions mentioned in the letter No.CIDCO/VVSR/CC/BP-3564/E/3100 dated 2/08/2008. The detail of the building are given below:

Sr. No.	Predominant Building	Building No./ Wings	No. of Floors	No of Flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Residential with Shopline	3 (A to F)	(Stilt Part.+ 7)	199	45	10988.67

The amount of Rs.2,76,700/- (Rupees Two Lacs Seventy Six thousand Seven Hundred only) deposited vide challan No.13123 dated 12/08/2008 with CIDCO 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.

Contd.....2.

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/CC/BP-3564/E/ 3183

Date : 2/08/2008

..... 2 .....

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).

You shall submit NOC for construction from Waliv Grampanchayat on the name of new applicant within 30 days from the receipt of this letter.

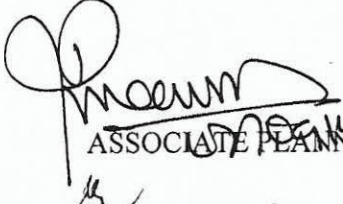
You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO

You shall construct cupboard if any, as per sanctioned D.C. Regulations

The construction of 1<sup>st</sup> to 7<sup>th</sup> Floors of Wing D & E on Building No.3 will be allowed only after payment of balance Development charges.

Yours faithfully,

  
ASSOCIATE PLANNER/ATPO (VV)

Encl.: a/a.

c.c. to:

✓ M/s Ajay Wade & Associates,  
A/6, Sai Tower, 1<sup>st</sup> Floor  
Ambadi Road, Vasai (W)  
Tal. Vasai.  
Dist. Thane

CIDCO

## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/CC/BP-3564/E/ 3105

Date : 10/8/2008

02/09/2008

To,  
Mrs. Mona Atul Patel through  
P.A. Holder Mr. Mohammad Yusuf Abdul Latif Kureshi,  
Partners of M/s. Sagar Developers.  
M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1<sup>st</sup> Floor, Ambadi Road  
Vasai (W), Taluka Vasai  
DIST : THANE.

बसई - ६  
५६६० / २०१२ -  
१६/२५

Sub : Commencement Certificate for the proposed Residential with Shopline Building No.4 on land bearing on land bearing on land bearing S.No. 47, H.No.5, 7A & 7E, S.No.48, H.No.6, 10 & 11 and S.No.50, H.No.3 of Village Waliv, Taluka Vasai, Dist. Thane.

- Ref: 1) NOC for NA Permission issued by CIDCO vide letter No. CIDCO/VVSR/NAP/BP-3564/E/515 dtd. 8/11/2004.  
2) N.A. Order No. REV/D-1/T-9/NAP/SR-131/2004 dated 18/07/2005 from the Collector, Thane  
3) TILR M.R. No. 464/96 dated 18/03/2004 for measurement  
4) Assurance letter from Nayghar Manikpur Municipal Council vide letter dated 16/04/2008 for potable water supply.  
5) EE(BP-VV)'s Report dated 01/04/2004  
6) NOC from Waliv Grampanchayat vide letter dated 14/06/2004 for construction.  
7) Your Licensed Surveyor's letter dated 26/06/2008.

Sir/ Madam,

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This drawing shall be read with the layout plan approved vide letter No. CIDCO/VVSR/CC/BP-3564/E/3101 dated 2/03/2008 & the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3564/E/3100, dated 02/03/2008. The detail of the building are given below:

Sr. No.	Predominant Building	Building No./ Wings	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Residential with Shopline	4 (C)	(Stilt Part. + 7)	42	13	2283.08

The amount of Rs. 57,850/- (Rupees Fifty Seven thousand Eight Hundred Fifty only) deposited vide challan No. 13127 & challan No. 14987 dated 12/08/2008 with CIDCO 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.

Contd.....2.

पत्र - १  
५६६० / २०३२  
२०/२५

**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/CC/BP-3564/E/ 3105

Date : ~~10/08/2008~~  
02/09/2008

..... 2 .....

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, 1965 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

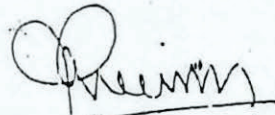
You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

You shall submit NOC for construction from Waliv Grampanchayat on the name of new applicant within 30 days from the receipt of this letter.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.

You shall construct cupboard if any, as per sanctioned D.C. Regulations

Yours faithfully,

  
ASSOCIATE DIRECTOR (VV)

Encl.: Wa.

c.c. to:

M/s Ajay Wade & Associates,  
A/6, Sai Tower, 1<sup>st</sup> Floor  
Ambadi Road, Vasai (W)  
Tal. Vasai.  
Dist. Thane



T.C



# Proof of Service




Raghunath Mahabal <mahabal60@gmail.com>

## 104\_2023\_Charan Bhatt Vs MoEFCC (R-9 Mohammad Yusuf Abdullatif Qureshi)

1 message

Raghunath Mahabal <mahabal60@gmail.com> 10 September 2024 at 10:10  
To: Adv Nitin Lonkar <nitinlonkar@gmail.com>, Tanaji Gambhire <tanaji\_9june@yahoo.com>, Irba Konapure <adv.irbakonapure@gmail.com>, Sayyed Wife <sayyedsabir455@gmail.com>, cb181991@gmail.com  
Cc: Aniruddha Kulkarni <aniruddha1488@gmail.com>, mah.env@nic.com, collector.palghar@maharashtra.gov.in, Collector Office Palghar <collectorpalghar@gmail.com>, Shivshankar Swaminathan <shivshankar.swaminathan@yutilaw.com>, commissioner.vvmc@gov.in, ddtv.vvmc@gov.in, tahvasai@gmail.com, Raghunath Mahabal <mahabal60@gmail.com>, zeeshan.qgroup@gmail.com, sagardevelopers003@gmail.com, projects@ajaywade.in, sanjay narang <encon4@gmail.com>, "encon1@rediffmail.com" <encon1@rediffmail.com>, srlo@cidcoindia.com, "ccb.cpcb@nic.in" <ccb.cpcb@nic.in>, pratik.cpcb@gov.in, Adv Manasi Joshi <adv.manasi.joshi@outlook.com>, "rothane@mpcb.gov.in" <rothane@mpcb.gov.in>, "mpcbthane@mpcb.gov.in" <mpcbthane@mpcb.gov.in>, bksharma.cpcb@nic.in, Adv Sachin S Gore 7350212877 <ssgore2005@gmail.com>, Mahabal Pune <mahabal.pune@gmail.com>, Raghunath Mahabal <adv.rbmahabal@gmail.com>

 2024-09-10 OA 104-2023(WZ) R-9 Qureshi FILE...

Dear Sirs

We are filing our Affidavit as enclosed, through the NGT Portal on its website.

I've enclosed the advance copy of the same.

It can also be downloaded from the link given below.

[https://drive.google.com/file/d/1vBkJ\\_VD5MKQaFv0tEsXUSKEDAObu74uC/view?usp=sharing](https://drive.google.com/file/d/1vBkJ_VD5MKQaFv0tEsXUSKEDAObu74uC/view?usp=sharing)

Regards

--- For Respondent No. 9 : Mohammad Yusuf Abdul Latif Qureshi

**R. B. Mahabal** रघुनाथ भालचंद्र महाबळ +91-7400116222 mahabal60@gmail.com

**Advocate - National Green Tribunal**

BE (Mech.), ME (Industrial Management) VJTI Mumbai, LL.M., FIE, Chartered Engineer, Arbitrator IIE

**CHINCHWAD:** Building, Flat Nos. 1, 2, 3, 4, Kakate Angan, Tanaji Nagar, Chinchwad Gaon, Pune - 411033. <https://maps.app.goo.gl/ePx4MyTW5fm6xrt7A>

**MUMBAI:** Flat Nos. A-101, 201, 202, 203, B-201, 202, 203, B-302, Chandravijay, Phule Road, Mulund EAST, Mumbai - 400081. <https://maps.app.goo.gl/ruAoCMCDJLAHYXbL9>

**PUNE:** A-101, Sadhu Darshan, Sadhu Vaswani Chowk, Pune - 411001. <https://maps.app.goo.gl/QUHH41Jdu4PVfT88>

**NAGPUR:** Plot Nos. 15, 16, 17, 18, Grampanchaty Bokhara भोकरा, कोराडी, Nagpur-441111, Maharashtra. <https://maps.app.goo.gl/fDuPrcGCKtpnhgD79>