

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 11/10/2023 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA. NO. 104 OF 2023 (WZ), CHARAN BHATT VS ENVIRONMENT & CLIMATE CHANGE DEPARTMENT & ORS.

1.0 Background

Grievance in the Original Application No. 104 of 2023 (WZ), titled Charan Bhatt Vs Environment & Climate Change Department & Ors., as per order dated 11/10/2023 of the Hon'ble NGT, is about violation of environmental laws i.e. illegal filling of natural lake admeasuring area of 2,903.36 sq-m located at Village: Mauje Waliv, Taluka: Vasai, District: Palghar, Maharashtra by the Respondent no. 8 i.e. Mona Atul Patel, M/s Nirmal Developers the Respondent no. 9 i.e. Mohammad Yusut Abdul Latif Qureshi, Partner of M/s Nirmal Developer and Sagar Developer, for the proposed construction of residential project, which is in violation of the Non-Agricultural order dated 18/07/2005 issued by the Collector, Thane. Further, it is alleged that the said area has been earmarked as a pond vide survey no. 48/6; 48/10 & 48/11 in the approved development plan by the Respondent no. 13 i.e. City Industrial Development Authority.

Hon'ble NGT directed vide order dated 11/10/2023 (copy of Hon'ble NGT order, dated 11/10/2023 is given at **Annexure-1**) and relevant order is reproduced as below:

"...7. Looking to the fact that main grievance raised by the applicant appears to be filling up of a pond by respondent Nos.8 and 9 for the purpose of construction, which, according to him, is prohibited activity and for that, it is stated that the said land area should be restored, we deem it appropriate to constitute a Joint Committee comprising of one member each of Central Pollution Control Board (CPCB), Maharashtra Pollution Control Board (MPCB) and Environment and Climate Change Department, Govt. of Maharashtra. The MPCB shall be the nodal agency of the said Committee. The Joint Committee shall visit the site in question, verify the contents of the allegations made in this Original Application and submit action taken report within four weeks..."

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT order, the Central Pollution Control Board (CPCB) vide email dated 06/11/2023 communicated the nominee details to the nodal agency i.e. MPCB with a request to provide background information, copy of the Original Application, and other relevant information for reference & deliberation in the aforesaid matter. Upon receipt of background information and inspection schedule from the nodal agency vide email dated 11/02/2024, the joint committee carried-out inspection of the residential cum commercial building project being developed by M/s Sagar Developer at 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, Maharashtra on 12/02/2024. Following committee members were present during the inspection.

- i. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune
- ii. Shri Kiran Hasabnis, Regional Officer, MPCB, Thane
- iii. Shri Anand N. Katole, Sub Regional Officer, MPCB, Thane-II

Also, Ms. Aruna Rokde, Filed Officer, MPCB, Thane-II accompanied the joint committee during the inspection. Officials from Town Planning Department, Virar and Vasi Virar Municipal Corporation were present & provided information about the project in respect of various permissions obtained thereto. Shri Mohammad Yusuf Qureshi, Partner, M/s Sagar Developer was present and provided information about the project, various permissions obtained thereto and visit coordination. Also, Shri Charan Bhatt, Applicant was present and provided information about the alleged pond under consideration.

Details of nomination of official is not received from the Environment and Climate Change Department, Govt. of Maharashtra, despite email communications made by the nodal agency to the Environment and Climate Change Department, Govt. of Maharashtra. Copy of the said email communications of the nodal agency is given at **Annexure-2**. In view of the above, being time-bound direction from the Hon'ble NGT, the said joint committee has proceeded in compliance of the aforesaid order, dated, 11/10/2023 without a nominee from Environment and Climate Change Department, Govt. of Maharashtra.

3.0 Observations and findings

This report is outcome containing factual and action taken report of the said joint committee based on the preliminary information received from the nodal agency, followed by site inspection, information given by the project proponent (PP) & various Govt. agencies through the nodal agency and subsequent discussions of the joint committee. The observations & findings of the joint committee are given as below:

3.1 Observations and findings

- i. The respondent no. 13 i.e. CIDCO vide no. CIDCO/VVSR/NAP/BP-3564/E/515, dated 08/11/2004 issued NOC for Non-agricultural permission to the Respondent no. 8 i.e. Mrs. Mona Atul Patel through P.A. holder Mr. Mohammad Yusuf Abdul Latif Kureshi, Partners of M/s Sagar Developers 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 Vill. Waliv, Tal. Vasai, Dist. Thane. The total plot area (as per 7/12) is given below:

S. no.	Particulars	Area, sq-m
A.	Area of the plot (as per 7/12)	26,810
B.	D.P. Reservations	
i.	D.P. road area	6,477.43

ii.	Channel	826.06
iii.	Pond area	2,903.36
iv.	Garden/playground	703.48
C.	Net plot area (A-B)	15,899.67
D.	Other deductions	
i.	R.G. area, 15%	2,384.95
ii.	C.F.C. area, 5%	794.98
E.	Permissible plot area/built-up area (C-D)	12,719.74

It is evident from the said Non-agricultural permission, dated 08/11/2004, the alleged area under reference bearing the aforesaid survey nos. consist of pond admeasuring 2,903.36 sq-m. Copy of the Non-agricultural permission, dated 08/11/2004 issued by the CIDCO is given at **Annexure-3**. Subsequently, it is observed that the Non-agricultural order issued by the Collector-Thane vide no. Revenue/K-1/T-9/NAP/SR-131/2004, dated 18/07/2005 also stipulates the alleged area under reference bearing the aforesaid survey nos. consist of pond admeasuring 2,903.36 sq-m. Copy of the Non-agricultural permission, dated 18/07/2005 issued by the Collector, Thane is given at **Annexure-4**.

- ii. The respondent no. 8 i.e. Mrs. Mona Atul Patel through P.A. holder Mr. Mohammad Yusuf Abdul Latif Kureshi, Partners of M/s Sagar Developers has obtained the approved layout plan vide letter no. CIDCO/VVSR/CC/BP-3564/E/3101, dated 02/09/2008 for the total built-up area of 13,276.75 sq-m i.e. for the proposed residential with shipline buildings (02 buildings, building nos. 3 & 4) on land bearing S. no. 47, H. no. H. No. 5, 7A, 7B, S. No. 48, H. No. 6, 10, 11, and S. No. 50, H. No. 3 of Vill. Waliv, Tal. Vasai, Dist. Thane. It is observed that the said layout plan and commencement certificate, dated 02/09/2008 stipulates the alleged area under reference bearing the aforesaid survey nos. consist of pond admeasuring 2,903.36 sq-m. Copy of the layout plan, dated 02/09/2008 and is given at **Annexure-5**. Subsequently, the Respondent no. 8 has obtained commencement certificate for the proposed residential with shipline building no. 3 (A to F) on the aforesaid survey nos. with the total built-up area of 10,988.67 sq-m, having configuration of Stilt Part + 7 with total 199 no. of flats & 45 no. of shops. Copy of the commencement certificate, dated 02/09/2008 is given at **Annexure-6**. Further, the Respondent no. 8 has obtained commencement certificate for the proposed residential with shipline building no. 4 (C) on the aforesaid survey nos. with the total built-up area of 2,284.08 sq-m, having configuration of Stilt Part + 7 with total 42 no. of flats & 15 no. of shops. Copy of the commencement certificate, dated 02/09/2008 is given at **Annexure-7**.

- iii. The Respondent no. 8 has obtained plinth completion certificate vide dated 14/01/2009 for building no. 3 (Wing A to C); 05/02/2009 for building no. 4 (Wing C); 16/03/2009 for building no. 3 (Wing F); 21/05/2009 for building no. 3 (Wing D) and 30/03/2010 for building no. 3 (Wing E) respectively. Thereafter, Respondent no. 8 has obtained occupancy certificate vide dated 24/06/2015 for building no. 4 (Wing C) and 31/07/2019 for building no. 3 (Wing A to E).
- iv. It is observed from the previous building drawings approved by the Vasai Virar Municipal Corporation vide no. VVCMC/OCC/VP/4289/59/2015-16, dated 24/06/2015 and VVCMC/OCC/VP/4289/44/2019-20, dated 31/07/2019, the existence of pond has been shown in the aforesaid building drawings vide dated 24/06/2015 and 31/07/2019. Copies of building drawings vide dated 24/06/2015 and 31/07/2019 is given at **Annexure-8 & 9**.
- v. The respondent no. 8 has obtained revised development permission and revised layout plan from Vasai Virar Municipal Corporation vide no. VVCMC/TP/RDP/VP-4289/400/2022-23, dated 01/11/2022 for the proposed layout of residential/residential with shophline 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, and S. No. 50, H. No. 3 (old), S. No. 47/5/7A/7B, 48/6/10/11, 50/3 (New) of Vill. Waliv, Tal. Vasai, Dist. Palghar. Details of proposed building configuration as per the aforesaid revised development plan, dated 01/11/2022 is as follows:

S. no.	Building name	Building no.	Configuration	Built-up area, sq-m
1.	Residential building	1, Wing-A	Basement + Stilt + 22 floor	10,840.58
	Residential building (MHADA)		1 st & 2 nd floor	533.08
2.	Residential building	1, Wing-B	Basement + Stilt + 22 floor	10,371.11
	Residential building (MHADA)		1 st & 2 nd floor	177.34
3.	Residential building	2, Wing-A	Basement + Stilt + 16 floor	6,192.73
	Residential building (MHADA)		1 st & 2 nd floor	427.44
4.	Residential building	2, Wing-B	Basement + Stilt + 16 floor	6,962.08
	Residential building (MHADA)		1 st & 2 nd floor	342.94
5.	Residential building with shophline building	3, Wing-A, B, C, D, E & F	Stilt/Gr. + 7	10,988.67
6.	Residential building	4, Wing-C	Stilt/Gr. + 7	2,288.08

	with shipline building			
7.	Commercial building	5	Stilt+6	1,095.28
8.	CFC building	--	Stilt+5	1,788.01

Copy of the revised development permission and revised layout plan issued by Vasai Virar Municipal Corporation is given at **Annexure-10 & 11**. It is observed from the aforesaid revised development permission and revised layout plan issued by Vasai Virar Municipal Corporation, there is no mention about existence of natural pond at the alleged survey nos. The same has been reiterated at S. no. 39 of the aforesaid revised development permission, dated 01/11/2022, which is based on the several reports and office documents of Vasai Virar Municipal Corporation.

- vi. Based on the aforesaid revised development permission & revised layout plan, dated 01/11/2022, the Respondent no. 8 has obtained commencement certificate vide no. VVCMC/TP/CC/VP-4289/335/2022-23, dated 01/11/2022 for construction of proposed 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, and S. No. 50, H. No. 3 (old), S. No. 47/5/7A/7B, 48/6/10/11, 50/3 (New) of Vill. Waliv, Tal. Vasai, Dist. Palghar. Apparently, the Respondent no. 8 has not initiated proposed construction of residential, commercial & CFC buildings based on the aforesaid commencement certificate and in the aforesaid survey nos.
- vii. Further, the Respondent no. 8 has obtained revised development permission and revised layout plan from Vasai Virar Municipal Corporation vide no. VVCMC/TP/RDP/VP-4289/518/2022-23, dated 22/02/2023 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. 48, H. No. 6, 10, 11, and S. No. 50, H. No. 3 (old), S. No. 47/5/7A/7B, 48/6/10/11, 50/3 (New) of Vill. Waliv, Tal. Vasai, Dist. Palghar. Details of proposed building configuration as per the aforesaid revised development plan, dated 01/11/2022 is as follows:

S. no.	Building name	Building no.	Configuration	Built-up area, sq-m
1.	Residential building	1, Wing-A	Basement + Stilt + 22 floor	10,840.58
	Residential building (MHADA)		1 st & 2 nd floor	533.08
2.	Residential building	1, Wing-B	Basement + Stilt + 22 floor	10,542.65
3.	Residential building	1, Wing-A & B	--	--
4.	Residential building with shipline building	3, Wing-A, B, C, D, E & F	Stilt/Gr. + 7	10,988.67
5.	Residential building	4, Wing-C	Stilt/Gr. + 7	2,288.08

	with shipline building			
6.	Commercial building	5	Stilt+6	1,095.28
7.	CFC building	--	Stilt+4	1,405.6

Copy of the revised development permission and revised layout plan issued by Vasai Virar Municipal Corporation is given at **Annexure-12 & 13**. It is observed from the aforesaid revised development permission issued by Vasai Virar Municipal Corporation, there is no mention about existence of natural pond at the alleged survey nos. The same has been reiterated at S. no. 39 of the aforesaid revised development permission, dated 22/02/2023, which is based on the several reports and office documents of Vasai Virar Municipal Corporation. Whereas, it is observed from the layout plan approved by Vasai Virar Municipal Corporation vide no. VVCMC/TP/AMEND/VP-4289/518/2022-23, dated 22/02/2023 there is a mention about pond in the aforesaid layout plan and relevant extract of the aforesaid layout plan is reproduced as: “...Pond, as per D.P. (no construction here)...”

- viii. M/s Sagar Developer has obtained environmental clearance (EC) from SEIAA, Maharashtra vide no. SIA/MH/INFRA2/426701/2023, dated 10/11/2023 for the proposed residential cum commercial project 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 (old), S. No. 47/5/7A/7B, 48/6/10/11, 50/3 (New) of Vill. Waliv, Tal. Vasai, Dist. Palghar for the plot area of 26,810 sq-m & total built-up area of 43,094.57 sq-m (FSI: 26,327.83 sq-m & Non-FSI: 16,766.74 sq-m). copy of the EC, dated 10/11/2023 is given at **Annexure-14**. Also, obtained Consent to Establish from MPCB, vide No:- Format1.0/ CC/ UAN No. 0000174428/ CE/ 2308001426, dated 22/08/2023 for total construction BUA of 43,094.57 sq-m. Copy of CTE, dated 22/08/2023 is given at **Annexure-15**. Details of proposed building configuration as per the aforesaid EC, dated 10/11/2023 is as follows:

S. no.	Building name	Configuration
1.	Building no. 1 – Wing: A & B	B + ST + 22 upper floors
2.	Building no. 3 (existing & OC received) – Wing: A, B, C, D & E	St (pt) + Gr (pt) + 7 upper floors
3.	Building no. 4 (existing & OC received) – Wing: C	St (pt) + Gr (pt) + 7 upper floors
4.	Building no. 5	ST + 6 upper floors
5.	CFC	ST + 5 upper floors

The said EC is granted by SEIAA, Maharashtra based on the revised layout plan & revised development permission issued by Vasai Virar Municipal Corporation vide no. VVCMC/TP/RDP/VP-4289/518/2022-23, dated 22/02/2023. While granting the EC, the SEIAA, Maharashtra in its EC, dated 10/11/2023 has stipulated vide S. no. 6 under Specific conditions: A-SEAC

conditions about maintaining the status quo with respect to pond area and relevant extract of the said S. no. 6 of the EC, dated 10/11/2023 is reproduced as below:

“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...”

- ix. As per the DP remarks of 2007 of Vasai Virar Municipal Corporation (DP extract @ scale 1:5000 & 1: 1000 of the alleged area under reference), part of the area in the alleged survey nos. is been affected by the pond area and the same is shown in the said DP remarks of 2007. Copy of DP extract of 2007 is given at **Annexure-16**.
- x. As per the Gaon Nakasha of 1972 of the Village: Waliv, as provided by the Dy. Director of Town Planning, Vasai Virar Municipal Corporation it is observed that the alleged survey nos. of the area under reference doesn't mention about the existence of pond. Copy of the Gaon Nakasha of the Village: Waliv is given at **Annexure-17**.
- xi. A letter vide dated 27/03/2023 is addressed to the Additional Chief Secretary, Urban Department from the Commissioner, Vasai Virar Municipal Corporation regarding clarification about the existence of alleged pond in the survey nos. 47, H. No. 5, 7A, 7B, S. No. 48, H. No. 6, 10, 11, and S. No. 50, H. No. 3 (old), S. No. 47/5/7A/7B, 48/6/10/11, 50/3 (New) of Vill. Waliv, Tal. Vasai, Dist. Palghar. As per the said letter, dated 27/03/2023 it is mentioned that the alleged pond is not in existence based on the Google images of 2004 to 2022; Village form no. 14; Circle Inspector, Mandvi report dated 16/06/2022; Tahsildhar letter dated 22/06/2022; Punchnama carried-out by Vasai Virar Municipal Corporation, dated 12/09/2022 and TILR M.R. no. 464/96, dated 12/04/1996. Copy of the letter dated 27/03/2023 is given at **Annexure-18**. Further, the said letter, dated 27/03/2023 also mentioned that the alleged pond mentioned in the development plan is a drafting mistake. Further, it is mentioned that the Commissioner, Vasai Virar Municipal Corporation by following duly administrative procedure by exercising the powers as mandated in clause 2.5 of UDCPR, 2020 has granted the revised development permission. Thereafter, the Urban Development Department is requested to ratify the stand of the Commissioner, Vasai Virar Municipal Corporation regarding grant of revised development permission i.e. specifying that there is no existence of pond in the alleged survey nos. Some of the photographs taken during the joint committee inspection is given at **Annexure-19**.

4.0 Conclusions

- i. The respondent no. 8 i.e. Mrs. Mona Atul Patel through P.A. holder Mr. Mohammad Yusuf Abdul Latif Kureshi, Partners of M/s Sagar Developers initially had obtained layout sanctioned plan and commencement certificate vide dated 02/09/2008 for the total built-up area of 13,276.75 sq-m for the construction of proposed residential with shopline buildings at the alleged survey nos. viz. 47, H. No. 5, 7A, 7B, S. No. 48, H. No. 6, 10, 11, and S. No. 50, H. No. 3 (old), S. No. 47/5/7A/7B, 48/6/10/11, 50/3 (New) of Vill. Waliv, Tal. Vasai, Dist. Palghar. The respondent no. 8 completed the project as per the aforesaid layout plan and subsequently obtained occupancy certificate vide dated 24/06/2015 for the building no. 4 (Wing C) and 31/07/2019 for building no. 3 (Wing A to E).

[Please refer S. no. i to iii of Section 3.1, as above]

- ii. The respondent no. 8 during November, 2023 has obtained revised layout plan & revised development permission for the proposed residential building no. 1 (Wing: A & B & CFC building) with the increased built-up area at the aforesaid alleged survey nos. Also, obtained environmental clearance (EC) from SEIAA, Maharashtra, dated 10/11/2023 for the proposed residential cum commercial project at the aforesaid alleged survey nos. for the plot area of 26,810 sq-m & total built-up area of 43,094.57 sq-m (FSI: 26,327.83 sq-m & Non-FSI: 16,766.74 sq-m) and obtained Consent to Establish from MPCB, dated 22/08/2023. During the joint committee inspection, construction works as per EC, dated 10/11/2023 i.e. foundation & footing works of building no. 1 is in progress, commercial building no. 5 is completed up to plinth level and construction works of CFC building is yet to be started.

[Please refer S. no. iv to viii of Section 3.1, as above]

- iii. Various records of Gaon Nakasha and Village form no. 14 doesn't mention about existence of pond at the aforesaid alleged survey nos. Whereas, various past permissions/orders issued by the Govt. agencies i.e. non-agriculture order, DP remarks, layout plans & drawings approved by the local planning authority specifies about the existence of pond admeasuring 2,903.36 sq-m at the aforesaid alleged survey nos. Further, the EC granted by SEIAA, Maharashtra also reiterate about the existence of pond at the aforesaid alleged survey nos. and mentioned that the PP to maintain status quo with respect to pond area till the decision/clarification is awaited/received from the Urban Development Department.
- iv. The Commissioner, Vasai Virar Municipal Corporation in its letter dated 27/03/2023 addressed to the Urban Development Department that the existence of pond at the aforesaid alleged survey nos. & as mentioned in the DP remarks of 2007 is a drafting mistake. Subsequently, the Commissioner, Vasai Virar Municipal Corporation by following duly administrative procedure

by exercising the powers as mandated in clause 2.5 of UDCPR, 2020 has granted the revised development permission i.e. specifying that there is no existence of pond in the alleged survey nos. However, confirmation/decision in this regard from the Urban Development Department is awaited.

[Please refer S. no. ix to xi of Section 3.1, as above]

- v. The joint committee upon detailed analysis of various Govt. records & due deliberation in respect of Gaon Nakasha, Village form no. 14, Development Plan remarks of 2007, non-agricultural order/permission issued by the Collector, layout plans sanctioned by the Vasai Virar Municipal Corporation, and recent communication letter of Vasai Virar Municipal Corporation addressed to the Urban Development Department, dated 27/03/2023, it is observed that there is disparity in the records of various State Govt. Departments about the existence of pond admeasuring 2,903.36 sq-m at the aforesaid alleged survey nos. Further, the alleged location of pond site is observed to be a flat surface and as per the S. no. 6 under specific conditions of the EC, dated 10/11/2023, the PP is maintaining status quo with respect to construction at alleged pond area till the decision/clarification from the Urban Development Department.
- vi. In view of the above and in respect of disparity in records of various State Govt. Departments about the existence of pond admeasuring 2,903.36 sq-m at the aforesaid alleged survey nos. and pending decision by the Urban Development Department in respect of ratifying the decision (i.e. by amending the revised development permission issued to the respondent no. 8) taken by the Commissioner, Vasai Virar Municipal Corporation, dated 27/03/2023; the joint committee opined that the Hon'ble NGT may take a suitable decision, as deemed fit.



(Nishchal C.)
Scientist 'E'
CPCB, RD-Pune



(Kiran Hasabnis)
Regional Officer
MPCB, Thane



(Anand N. Katole)
Sub Regional Officer
MPCB, Thane-II

Item No.4

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

[Through Physical Hearing (with Hybrid Option)]

ORIGINAL APPLICATION NO.104 OF 2023 (WZ)

Charan Bhatt

.... Applicant

Versus

Environment & Climate Change Department & Ors.

.... Respondents

Date of hearing : 11.10.2023

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant : Applicant-in-person present through VC

Respondents : Mr. Aniruddha Kulkarni, Advocate for R-1 and R-14
Mr. Shivshankar Swaminathan, Advocate for
R-3, R-4 and R-6**ORDER**

1. In compliance with our previous order, the applicant, who has appeared in person, has, instead of moving an application, submitted an affidavit dated 30.09.2023, stating therein that he has incorporated the amendment in the array of parties at serial No. 8 by deleting Ms. Mona Atul Petel M/s Nirmal Developers as respondent No.8 and in place of that, mentioning only the name of Mona Atul Patel as respondent No.8. He has also, along with that affidavit, filed the amended memo of parties. We direct the Registry to place this amended memo of parties at the top of the Original Application so that this Tribunal would not face any confusion in the names of the parties.

2. Today, from the side of respondent No.3 – Commissioner of Vasai Virar Municipal Corporation, respondent No.4 – Y. Shiva Reddy, Deputy

Director of Town Planning Department and respondent No.6 Mitali Dhangar, Engineer of Vasai Virar Municipal Corporation, learned counsel Mr. Shivshankar Swaminathan has appeared and seeks four weeks' time to file the reply-affidavit. The same is allowed.

3. From the side of respondent No.1 – Environment and Climate Change Department and respondent No.14 – CPCB, learned counsel Mr. Aniruddha Kulkarni has appeared and seeks four weeks' time to file the reply. The same is allowed.

4. As per the report of the Registry dated 10.10.2023, based on the service affidavit filed by the applicant, service is held to be sufficient on all the respondents because the Registry has submitted this report on the basis of track report, which is not annexed, but it has been verified Online.

5. From the side of remaining respondents, no-one has appeared today. Therefore, the proceedings of present Original Application against them shall go ahead *ex parte*.

6. We also find that the applicant has filed another affidavit dated 22.08.2023 in response to the queries raised by this Tribunal vide order dated 11.08.2023 wherein it is submitted that the land owned by respondent No.8 – Mona Atul Patel is 22,810 sq.mtrs. and the second land holder (not a party to this proceeding) owns 4000 sq.mtrs., thus totally equivalent to 26,810 sq.mtrs. of all the survey numbers in question. With respect to the existence of a pond in the said land, it is in the area of 2903.36 sq.mtrs. Respondent No.13 – CIDCO has approved the Development Plans on the survey numbers in question wherein pond is marked which is located specifically in Survey No.48/6 and some part of 48/10 and 48/11. The said pond is also visible in google images which are annexed at Exhibit-G (page 86 of the paper-book). Respondent Nos.8 and 9 were issued Commencement Certificates by respondent No.4 –

Vasai Virar Municipal Corporation on 01.11.2022 in the name of Mrs. Mona Atul Patel through Power of Attorney holder Mr. Mohammad Yusuf Abdul Kureshi, partner of M/s Sagar Developers and M/s Nirmal Developers.

7. Looking to the fact that main grievance raised by the applicant appears to be filling up of a pond by respondent Nos.8 and 9 for the purpose of construction, which, according to him, is prohibited activity and for that, it is stated that the said land area should be restored, we deem it appropriate to constitute a Joint Committee comprising of one member each of Central Pollution Control Board (CPCB), Maharashtra Pollution Control Board (MPCB) and Environment and Climate Change Department, Govt. of Maharashtra. The MPCB shall be the nodal agency of the said Committee. The Joint Committee shall visit the site in question, verify the contents of the allegations made in this Original Application and submit action taken report within four weeks.

8. Put up this matter for next consideration on 10.01.2024.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

October 11, 2023
O.A. No.104/2023(WZ)
npj

Fwd: Regd, Original Application No.104/2023 filed by Charan Bhatt v/s. Environment and Climate Change Deptt., GoM & Ors.

Annexure-2

RO Thane <rothane@mpcb.gov.in>

Thu 16/11/2023 09:29

To: psec.env@maharashtra.gov.in <psec.env@maharashtra.gov.in>; dattatray.bhalerao@nic.in <dattatray.bhalerao@nic.in>
Cc: SRO Thane 2 <strothane2@mpcb.gov.in>

📎 1 attachments (254 KB)

NGT Ord 11-10-23-OA-104of23.pdf;

Respected Sir,

Hon'ble NGT in the said matter vide order dtd.11/10/2023 constituted a Joint Committee comprising of one member each of CPCB, MPCB & Env.& Climate Change Deptt., GoM, and directed the Joint Committee to visit the site in question, verify the contents of the allegations and submit action taken report within 4 weeks. MPCB shall be the Nodal Agency.

A copy of the Hon'ble NGT Order dd.11/10/2023 is enclosed for necessary compliance. The matter is kept for hearing on **10/1/2024**.

Nomination received from CPCB.

MPCB being the Nodal Agency, it is humbly requested to send the contact details of nominee of Env.& Climate Change Deptt., GoM, so as to proceed further in compliance with the order passed by Hon'ble NGT.

Sent from [Outlook for Android](#)

From: RO Thane <rothane@mpcb.gov.in>

Sent: Monday, October 30, 2023 2:59:16 pm

To: psec.env@maharashtra.gov.in <psec.env@maharashtra.gov.in>; RD Pune <rdpune.cpcb@gov.in>

Cc: Netra Chaphekar <lo@mpcb.gov.in>; SRO Thane 2 <strothane2@mpcb.gov.in>

Subject: Fw: Regd, Original Application No.104/2023 filed by Charan Bhatt v/s. Environment and Climate Change Deptt., GoM & Ors.

NGT MATTER

Respected Sir,

Charan Bhatt has filed the above O.A before Hon'ble NGT, in respect of filling up of a water pond located in the village of Walive, Tal: Vasai, Dist: Palghar at S.No.47, Hissa No.5, 7A & B and S.No.48, Hissa No.6, 10, 11, S.No.50, Hissa No.3 (New), pond covering an area of 29 guntha (2903.36 sq.mtrs,) by Respondent No.8-Mona Patel - M/s.Nirmal Developers and Respondent No.9- Mohammad Yusuf Abdul Latif Qureshi, Partner of the said Co. for construction of multi storey building, by violating environmental laws etc.

Hon'ble NGT in the said matter vide order dtd.11/10/2023 constituted a Joint Committee comprising of one member each of CPCB, MPCB & Env.& Climate Change Deptt., GoM, and directed the Joint Committee to visit the site in question, verify the contents of the allegations and submit action taken report within 4 weeks. MPCB shall be the Nodal Agency.

A copy of the Hon'ble NGT Order dd.11/10/2023 is enclosed for necessary compliance. The matter is kept for hearing on **10/1/2024**.

MPCB being the Nodal Agency, it is humbly requested to send the contact details of nominee from CPCB and Env.& Climate Change Deptt., GoM, so as to proceed further in compliance with the order passed by Hon'ble NGT.

Yours faithfully,
Kiran Hasabnis,
Regional Officer, Thane
Maharashtra Pollution Control Board, Thane.



From: Netra Chaphekar <lo@mpcb.gov.in>
Sent: Monday, October 30, 2023 12:17 PM
To: RO Thane <rothane@mpcb.gov.in>
Cc: Nandkumar Gurav <ast@mpcb.gov.in>; SRO Thane 2 <strothane2@mpcb.gov.in>
Subject: Regd, Original Application No.104/2023 filed by Charan Bhatt v/s. Environment and Climate Change Deptt., GoM & Ors.

NGT MATTER

Sir,

Charan Bhatt has filed the above O.A before Hon'ble NGT, in respect of filling up of a water pond located in the village of Walive, Tal: Vasai, Dist: Palghar at S.No.47, Hissa No.5, 7A & B and S.No.48, Hissa No.6, 10, 11, S.No.50, Hissa No.3 (New), pond covering an area of 29 guntha (2903.36 sq.mtrs,) by Respondent No.8-Mona Patel - M/s.Nirmal Developers and Respondent No.9- Mohammad Yusuf Abdul Latif Qureshi , Partner of the said Co. for construction of multi storey building, by violating environmental laws etc.

Hon'ble NGT in the said matter vide order dtd.11/10/2023 constituted a Joint Committee comprising of one member each of CPCB, MPCB & Env.& Climate Change Deptt., GoM, and directed the Joint Committee to visit the site in question, verify the contents of the allegations and submit action taken report within 4 weeks. MPCB shall be the Nodal Agency.

A copy of the Hon'ble NGT Order dd.11/10/2023 is enclosed for necessary compliance. The matter is kept for hearing on **10/1/2024**.

Being a Nodal Agency, you are requested to co-ordinate with the Committee Members and visit the site in question and submit the Action Taken Report before the Hon'ble NGT

Pl. treat this as most urgent.

Regards,

Netra Chaphekar
Law Officer
MPCB



19

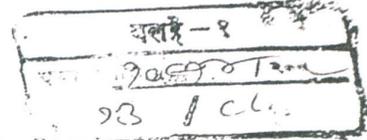
शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कार्यालय कॉम्प्लेक्स, दुसरा मजला, मुंबई (पूर्व), जि. ठाणे ४०१ २१०
दूरधनी : (फोन - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (फोन - ९५२५०) २३९०४६६

संदर्भ क्र.: CIDCO/VVSR/NAP/BP-3564/E/S15

दिनांक : ०२/११/२००४

10.
Shri Mona Atul Patel
P.A. Holder Shri Ade & Associates
A/6, Sai lower, 1st Floor
Ambadi Road, Vasai (W), Tal.: Vasai
Dist. Thane.



Sub: NUC for obtaining N.A. permission/Sale Permission 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.5 of Village Waliv, Tal. Vasai, Dist. Thane.

Ref: 1) L.L.R. M.R. NO.464/96, dated 18/03/2004.
2) Your architect's letter dated 22/07/2004.

Sir/Madam,

With reference to the above, it is hereby informed that this office does not have any objection to your applying for grant of Non Agricultural Permission/Sale Permission for the above mentioned piece of land, under the Maharashtra Land Revenue Code, 1966, for uses compatible with the zones/designation of the uses as per the details given below :

1) Area of Plot (As per 1/12)...	26810.00 sq.m.
2) Any D.P. Reservation :	
a) D.P. Road Area	6477.43 sq.m.
b) Channel	826.00 sq.m.
c) Pond Area	2903.30 sq.m.
d) Garden/Playground	703.48 sq.m.
3) Net Plot area	15899.60 sq.m.
4) R.G. à 15%	2384.94 sq.m.
5) C.F.C. à 5%	794.98 sq.m.
6) Balance Plot Area	12719.72 sq.m.
7) Permissible Built Up	12719.72 sq.m.

This NUC is granted subject to the following conditions:

- This NUC shall not be construed as a development permission under any act. Any development shall be carried out on the aforesaid piece of land without obtaining a development permission from this office under Section 45 of the MR & TP Act, 1961, subject to the prevailing rules and regulations.

COLOUR XEROX

Contd. 2/

दूरधनी कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१, दूरधनी : २२०२ ९१९७ • फॅक्स : ००-९१-२२-२२०२ २५०९
एच. कार्यालय : सिडको भवन, सी.बी.डी.-वेलापूर, नवी मुंबई - ४०० ६१४, दूरधनी : ५५९१ ८१०० • फॅक्स : ०२-९१-२२-५५९१ ८१६६

Atul Patel

[Signature]

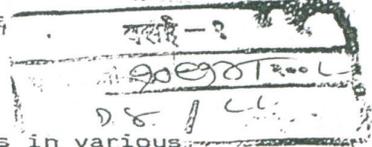
सिडको शहरी व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अभिका कमर्शियल कॉम्प्लेक्स, दुरारा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

संदर्भ क्र.:

...2...

दिनांक :



2. For the determination of the compatible uses in various zones/designated uses, the provisions of the Development Control Regulations 1998 shall be applicable.
3. The owner shall demarcate the boundaries of various zones/designated uses, D.P. reservations within his plot before applying for development permission. In case of discrepancies in such boundaries, the Special Planning Authority's decision shall be final and binding on the owner.
4. Regular commencement certificate shall be taken from this office after obtaining N.A. permission from the Collector, Thane.
5. This NUC for N.A. shall always be read with the layout plan, block plan, tentative building plans accompanying this letter.
6. The approval to the building plans shall be given as part of regular development permission after potable water supply through local Municipal Council for supply of potable water the Usgaon Scheme or through a water source yielding adequate quantity is made available as per GSDA's assurance.
7. You shall obtain report of Executive Engineer, CIDCO before applying for commencement certificate.
8. This NUC shall not be considered as a proof of ownership, for any dispute in any court of law.
9. You shall demarcate the entire land under reference, at least by RCC poles, the time you approach this office for grant of commencement certificate.

Contd...3/-

COLOUR XEROX

मौलिकीकृत कार्यालय : 'निर्मल', दुरारा मजला, नरीमन पॉइंट, मुंबई - ४०० ६१४. दूरध्वनी : २२०२ ९१९७ • फॅक्स : ००-९१-२२-२२०२ २५०९
मुख्य कार्यालय : सिडको भवन, सी.बी.डी.-बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : २२०२ ९१९७ • फॅक्स : ००-९१-२२-५५९९ ८९६६



हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंधिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

संदर्भ क्र.:

दिनांक:

10. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for commencement certificate.
11. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for sewage treatment plant by way of package treatment plant recycling of water and solid waste disposal through composting/vermiculture project before applying for commencement certificate.

Yours faithfully,

ASSOCIATE PLANNER/ ATPO (E)



M/s. Shah Gattani Consultants, Architects
103, Lucky Palace, Station Road
Near State Bank of India
Vasai (W), Taluka : Vasai
DIST : THANE.



- 2) The Collector.
The Office of the Collector, Thane.
- 3) The Tahsildar
Office of the Tahsildar, Vasai.
- 4) CUC (VV) ... for information please.



COLOUR XEROX

संलग्न कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी : २२०२ ९९९७ • फॅक्स : ००-९१-२२-२२०२ २५०९
दुसरा कार्यालय : सिडको भवन, सी.बी.डी.-वेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ५५९१ ८१०० • फॅक्स : ००-९१-२२-५५९१ ८१६६

(Handwritten signature)


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/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, 1st 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. CIDCO/VVSR/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.

303

30



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/3740

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 & VV)

245

c.c. to :

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

2) CUC (VV)

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/ 3864

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, 1st 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.

305

29



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/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. Ch
4/2/09

EXECUTIVE ENGINEER (BP & W)

MS

OK

c.c. to :

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

M. D. Ch
5/2/09

306



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, 1st 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.

307
16



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,

Medok
16/3/09

EXECUTIVE ENGINEER (BP & VV)

c.c. to :

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

2) CUC (VV)

o/c
Defceter
16/3/09

308

2 o/c

सिडको
शहराचे 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, 1st 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.

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,

Medeh
 30/3/10

EXECUTIVE ENGINEER (BP & VV)

c.c. to :

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

2) CUC (VV)

o/c

310



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, 1st 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.

etc

311



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,

Handwritten signature
21/5/09
EXECUTIVE ENGINEER (BP & W)
ole

c.c. to :

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

2) CUC (VV)

Received
Handwritten signature
10/06/09

क्र.महसुल/क-१/टे-९/एनएपी/एसआर-१३१/२००४
जिल्हाधिकारी कार्यालय ठाणे
दिनांक - 18 JUL 2005

वाचले :-

१. श्रीमती मोना अतुल पटेल रा. अंधेरी मुंबई यांचा अर्ज दि.१८/१०/०४
२. असो.प्लॅनर, सिडको वसई यांचा त्रिनशेतीसाठी नाहरकत दाखला क्रमांक सिडको/व्हीव्हीएसआर/एनएपी/बीपी/३५६४/ई/५१५ दिनांक ८/११/२००४
३. तहसिलदार वसई यांचा अहवाल क्रमांक जर्मानबाब/एन.ए.पी./एस.आर.-१३१/२००४ दिनांक १७/२/२००५
४. भूसंपादन शाखेचे अनौपचारिक संदर्भ क्रमांक सामान्य/का-४/टे-३/भूसं/काधि-१३१/०४ दिनांक ११/२/२००५
५. सरपंच,ग्राम पंचायत वालीव यांचे कडील बांधकामा बाबत पत्र क्र २०८/२००४-०५ दि. १४/६/२००४ .
६. सरपंच,ग्राम पंचायत वालीव यांचे कडील पाणी पुरवटया बाबत दाखला पत्र क्र.१३८१ २००४-०५ दि.३/२/२००५
अर्जदार यांनी सादर केलेले हमीपत्र दि. १५/३/२००४
इकडील कार्यालयाने दि. २४/१२/२००४ रोजीचे 'कांकण सकाळ' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा

आदेश :-

ज्या अर्थी, श्रीमती माना अतुल पटेल रा. अंधेरी मुंबई यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे वालीव स.नं. ४७/५,४७/७अ,४७/७ब,४८/६,४८/१०,४८/११,५०/३ क्षेत्र २६८१०-०० चौ.मी. जागेचा रहिवास व वाणिज्य विगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी प्रस्तावित जमीनीस विनशेती परवानगी देण्या मंदर्भात दिनांक २४/१२/०५ रोजीचे दैनिक 'कांकण सकाळ' या वृत्तपत्रात जाहीरनामा प्रसिध्द करणेत आला होता.सादर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत कोणतीही तक्रार/हरकत या कार्यालयाकडे प्राप्त झालेली नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ७४ अन्वये त्यांच्याकडे निर्हात करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, श्रीमती माना अतुल पटेल रा. अंधेरी मुंबई यांना वसई तालुक्यातील मौजे वालीव येथील आपल्या मालकीच्या स.नं. ४७/५,४७/७अ,४७/७ब,४८/६,४८/१०,४८/११,५०/३ क्षेत्र २६८१०-००चौ.मी. पैकी १२७१९-७२ चौ.मी. रहिवास व वाणिज्य या विगरशेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून सिडको कडील मंजूर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

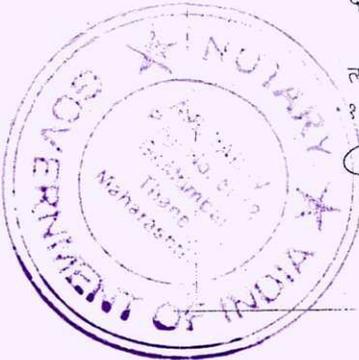
- | | |
|----------------------------|----------------|
| १. डी पी रोड खालील क्षेत्र | ६४७७-४३ चौ.मी. |
| २. कॅनल | ८२६-०६ चौ.मी. |
| ३. पॉड एरिया | २९०३-३६ चौ.मी. |
| ४. आर जी | २३८४-९५ चौ.मी. |
| ५. सी एफ सी | ७९४-९८ चौ.मी. |

त्या शर्ती अशा:-

ही परवानगी अधिनियम १९६६ च्या कलम ७४ अन्वये त्यांच्याकडे निर्हात करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, श्रीमती माना अतुल पटेल रा. अंधेरी मुंबई यांना वसई तालुक्यातील मौजे वालीव येथील आपल्या मालकीच्या स.नं. ४७/५,४७/७अ,४७/७ब,४८/६,४८/१०,४८/११,५०/३ क्षेत्र २६८१०-००चौ.मी. पैकी १२७१९-७२ चौ.मी. रहिवास व वाणिज्य या विगरशेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून सिडको कडील मंजूर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

दि. २४/०३/२००५

२४/०३/२००५



2

- क्र. महसूल/क-१/टे-५/एनएपी/एसआर-१३१/२००४
- २० जिल्हा परिषद ठाणे यांनी बसविलेला जिल्हा परिषद विशेष कर गट विवास अधिकारी, पंचायत समिती वसई यांचे मार्फत, ठाणे जिल्हा मध्यवर्ती सहकारी बँक लि ठाणे, शाखा वसई येथे रक्कम रु.१३७६०/- (अक्षरी रु.तेरा हजार सातशे साठे मात्र) दिनांक. ११/७/०५ रोजी भरणा केले आहेत.
- २१ अनुज्ञाग्राही यांनी सिडको यांचे कडील मंजूर नकाशावर हुकुमच बांधकाम केले पाहिजे. त्यात सिडको व महसूल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.
- २२ अनुज्ञाग्राही यांनी सिडको कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटाई क्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुनहा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
- २३ असो. प्लॅनर सिडको वसई यांचे दि.८/११/२००४ चे नाहरकत दाखल्या मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बांधकाम राहतील व त्यानुसार सिडकोची विकास परवानगी प्राप्त केल्या शिवाय जागेवर बांधकाम करता येणार नाही.

सही/ (नंदकुमार लंके)
जिल्हाधिकारी ठाणे.

प्रति,
श्रीमती मोना अतुल पटेल
रा. अंधेरी मुंबई

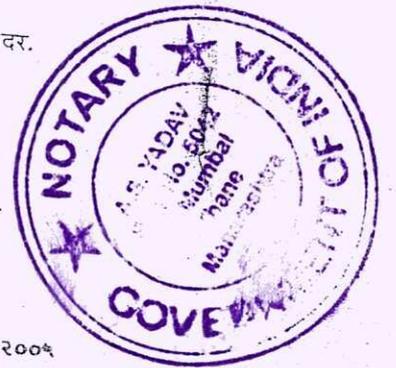
प्रत- तहसिलदार वसई यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी
२/- अनुज्ञाग्राही व्यक्तीने सदर जमीनीचा एक वर्षाच्या आंत विगरशेतकी प्रयोजनार्थ वापर करण्यास सुरुवात केली आहे किंवा कसे या बाबतच्या त्याच्या अहवालावर त्याने लक्ष ठेवले पाहिजे. असा अहवाल मिळाल्यानंतर अनुज्ञाग्राही व्यक्तीकडून त्याने विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून विगरशेतकी आकारणीची रक्कम वसूल करण्या करिता नोंद घेण्याची मुस्तीका मधील तालुका नमुना नं. २ व यामध्ये आवश्यक ती नोंद घेण्याची तजवीज केली पाहिजे. जमीन ताब्यात असलेल्या व्यक्तीने जमीनीची मोजणी फी दिली असल्यामुळे त्या बाबतीत सदर तहसिलदाराने तालुका निरीक्षक भूमी अभिलेख वसई यांस तसे कळविले पाहिजे. आणि त्यासोबत मंजूर नकाशा व संबंधित जमीनीच्या बाबतीत अधिकार अभिलेखाचे उतारे पाठविले पाहिजेत.
प्रत: तालुका निरीक्षक भूमी अभिलेख वसई यांना माहितीसाठी प्रत आगावू पाठविण्यांत येत आहे.
२/- सोबत मंजूर नकाशाची प्रत तसेच चलन क्र.२३८/२००५ दि.१२/७/२००५ ची प्रत जोडली आहे.

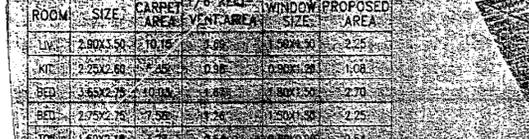
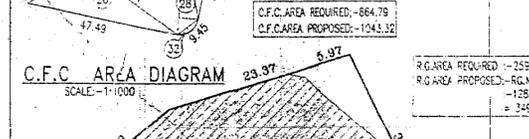
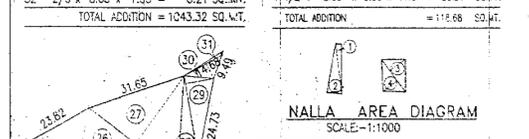
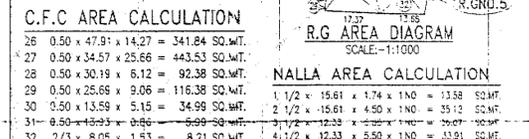
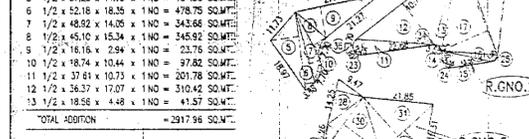
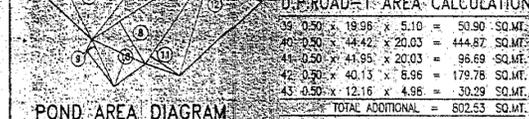
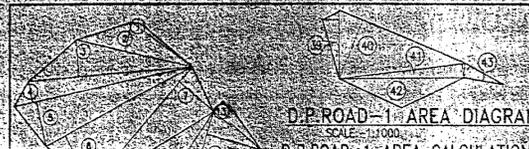
प्रत :- मा.आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई यांचेकडे माहितीसाठी सविनय सादर.
प्रत :- तलाठी सजा वाली व यांचेकडे माहितीसाठी रवाना
प्रत :- असो. प्लॅनर सिडको, अंबिका कमर्शियल कॉम्प्लेक्स नवघर रोड, वसई.
प्रत :- कार्यालयीन सचिका



ca/4
जिल्हाधिकारी ठाणे करिता

माहितीचा अधिकार अधिनियम २००५
अन्वये अधिकार यांचे कार्यवाहीत सदरचे
हस्ताक्षर दि. २९/०९/२०२३
दि. २९/०९/२०२३
जिल्हाधिकारी कार्यालय, ठाणे.





D.P. ROAD-1 AREA CALCULATION

44	0.50 X 25.73 X 19.43	= 1221.47 SQ.MT.
45	0.50 X 51.04 X 3.07	= 78.35 SQ.MT.
46	0.50 X 52.03 X 11.59	= 296.09 SQ.MT.
47	0.50 X 40.73 X 11.39	= 231.75 SQ.MT.
48	0.50 X 27.74 X 18.49	= 256.46 SQ.MT.
49	0.50 X 25.81 X 5.42	= 69.95 SQ.MT.
TOTAL ADDITIONAL		= 2154.03 SQ.MT.

R.G. NO.1, 3.5 AREA CALCULATION

1	1/2 X 1.49 X 12.24	= 94.80 SQ.MT.
2	1/2 X 2.94 X 9.57	= 100.20 SQ.MT.
3	1/2 X 2.04 X 6.54	= 73.01 SQ.MT.
4	1/2 X 2.89 X 9.66	= 115.63 SQ.MT.
5	1/2 X 2.29 X 8.96	= 108.82 SQ.MT.
6	1/2 X 2.29 X 3.37	= 40.93 SQ.MT.
7	1/2 X 2.61 X 3.50	= 42.96 SQ.MT.
8	1/2 X 1.55 X 5.07	= 42.97 SQ.MT.
9	1/2 X 1.50 X 5.10	= 50.90 SQ.MT.
10	1/2 X 4.42 X 20.03	= 444.67 SQ.MT.
11	1/2 X 4.95 X 20.03	= 96.69 SQ.MT.
12	1/2 X 4.13 X 8.96	= 179.76 SQ.MT.
13	1/2 X 12.16 X 4.98	= 30.29 SQ.MT.
TOTAL ADDITIONAL		= 802.63 SQ.MT.

R.G. NO.2 AREA CALCULATION

10	2/3 X 1.18 X 1.19	= 5.70 SQ.MT.
11	1/2 X 2.56 X 4.71	= 57.89 SQ.MT.
12	1/2 X 4.77 X 16.02	= 326.57 SQ.MT.
13	1/2 X 4.93 X 1.56	= 41.37 SQ.MT.
14	1/2 X 3.4 X 1.25	= 3.75 SQ.MT.
15	1/2 X 1.43 X 1.52	= 36.37 SQ.MT.
16	1/2 X 1.06 X 2.12	= 19.14 SQ.MT.
17	1/2 X 3.25 X 16.09	= 259.45 SQ.MT.
18	1/2 X 1.35 X 2.52	= 32.52 SQ.MT.
19	1/2 X 5.0 X 14.52	= 117.80 SQ.MT.
20	1/2 X 3.75 X 115.82	= 115.82 SQ.MT.
21	1/2 X 1.30 X 1.73	= 16.39 SQ.MT.
22	1/2 X 1.26 X 112.82	= 112.82 SQ.MT.
23	1/2 X 1.73 X 6.09	= 6.09 SQ.MT.
24	1/2 X 1.73 X 1.55	= 5.55 SQ.MT.
25	1/2 X 2.14 X 0.85	= 0.85 SQ.MT.
26	1/2 X 2.65 X 1.31	= 1.31 SQ.MT.
27	1/2 X 3.84 X 1.26	= 1.26 SQ.MT.
28	1/2 X 3.91 X 82.77	= 82.77 SQ.MT.
29	1/2 X 1.03 X 10.14	= 10.14 SQ.MT.
30	1/2 X 4.41 X 144.36	= 144.36 SQ.MT.
31	1/2 X 1.5 X 178.58	= 178.58 SQ.MT.
32	1/2 X 9.38 X 103.23	= 103.23 SQ.MT.
TOTAL ADDITIONAL		= 2219.94 SQ.MT.

R.G. NO.4 AREA CALCULATION

35	0.50 X 47.23 X 23.24	= 548.81 SQ.MT.
36	0.50 X 47.23 X 15.08	= 356.11 SQ.MT.
37	0.50 X 27.5 X 2.65	= 36.37 SQ.MT.
38	0.50 X 32.22 X 8.53	= 137.33 SQ.MT.
39	0.50 X 34.73 X 11.82	= 205.25 SQ.MT.
40	2/3 X 3.75 X 0.66	= 1.65 SQ.MT.
41	2/3 X 4.24 X 0.88	= 2.49 SQ.MT.
TOTAL ADDITIONAL		= 1286.01 SQ.MT.

R.G. NO.5 AREA CALCULATION

42	2/3 X 51 X 1.32	= 6.81 SQ.MT.
TOTAL PROPOSED		= 1281.40 SQ.MT.
R.G. AREA		= 103.23 SQ.MT.

R.G. NO.6 AREA CALCULATION

43	0.37 X 1.44	= 0.44 SQ.MT.
44	0.38 X 1.44	= 0.44 SQ.MT.
45	1.13 X 3.70	= 3.70 SQ.MT.
TOTAL PROPOSED		= 7.58 SQ.MT.
R.G. AREA		= 2212.36 SQ.MT.

R.G. NO.7 AREA CALCULATION

46	0.37 X 1.44	= 0.44 SQ.MT.
47	0.38 X 1.44	= 0.44 SQ.MT.
48	1.13 X 3.70	= 3.70 SQ.MT.
TOTAL PROPOSED		= 7.58 SQ.MT.
R.G. AREA		= 2212.36 SQ.MT.

R.G. NO.8 AREA CALCULATION

49	0.37 X 1.44	= 0.44 SQ.MT.
50	0.38 X 1.44	= 0.44 SQ.MT.
51	1.13 X 3.70	= 3.70 SQ.MT.
TOTAL PROPOSED		= 7.58 SQ.MT.
R.G. AREA		= 2212.36 SQ.MT.

R.G. NO.9 AREA CALCULATION

52	0.37 X 1.44	= 0.44 SQ.MT.
53	0.38 X 1.44	= 0.44 SQ.MT.
54	1.13 X 3.70	= 3.70 SQ.MT.
TOTAL PROPOSED		= 7.58 SQ.MT.
R.G. AREA		= 2212.36 SQ.MT.

R.G. NO.10 AREA CALCULATION

55	0.37 X 1.44	= 0.44 SQ.MT.
56	0.38 X 1.44	= 0.44 SQ.MT.
57	1.13 X 3.70	= 3.70 SQ.MT.
TOTAL PROPOSED		= 7.58 SQ.MT.
R.G. AREA		= 2212.36 SQ.MT.

R.G. NO.11 AREA CALCULATION

58	0.37 X 1.44	= 0.44 SQ.MT.
59	0.38 X 1.44	= 0.44 SQ.MT.
60	1.13 X 3.70	= 3.70 SQ.MT.
TOTAL PROPOSED		= 7.58 SQ.MT.
R.G. AREA		= 2212.36 SQ.MT.

R.G. NO.12 AREA CALCULATION

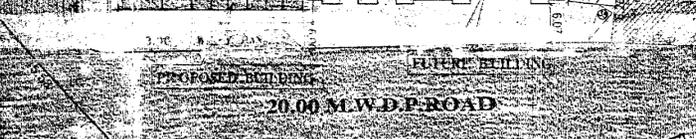
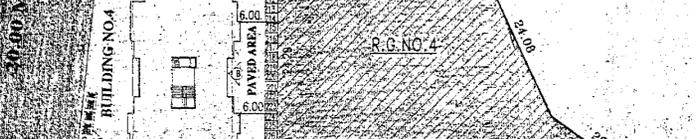
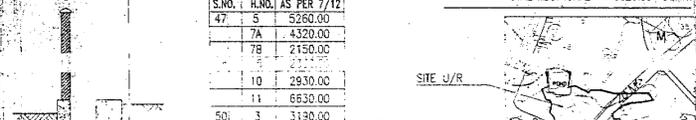
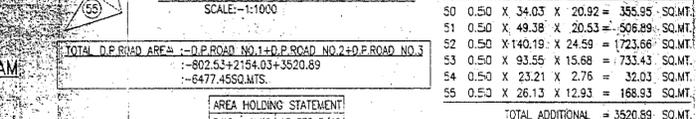
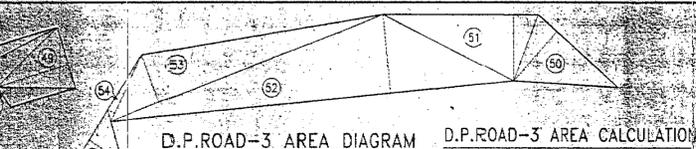
61	0.37 X 1.44	= 0.44 SQ.MT.
62	0.38 X 1.44	= 0.44 SQ.MT.
63	1.13 X 3.70	= 3.70 SQ.MT.
TOTAL PROPOSED		= 7.58 SQ.MT.
R.G. AREA		= 2212.36 SQ.MT.

R.G. NO.13 AREA CALCULATION

64	0.37 X 1.44	= 0.44 SQ.MT.
65	0.38 X 1.44	= 0.44 SQ.MT.
66	1.13 X 3.70	= 3.70 SQ.MT.
TOTAL PROPOSED		= 7.58 SQ.MT.
R.G. AREA		= 2212.36 SQ.MT.

R.G. NO.14 AREA CALCULATION

67	0.37 X 1.44	= 0.44 SQ.MT.
68	0.38 X 1.44	= 0.44 SQ.MT.
69	1.13 X 3.70	= 3.70 SQ.MT.
TOTAL PROPOSED		= 7.58 SQ.MT.
R.G. AREA		= 2212.36 SQ.MT.



TOTAL BUILT UP AREA & CONSTRUCTED AREA STATEMENT

BLDG. NO. & WING	(TYPE-A+B)	EXCESS BAL. (TYPE-A+B)	TOTAL BLDG. AREA/BALCONY AREA	STAIRCASE AREA	TOTAL AREA	POCKET TERRACE AREA	STILT
BLDG. NO.3 (A)	1201.93	0.07	1202.00	119.41	141.79	1463.20	72.40
BLDG. NO.3 (B&C)	377.52	3626.76	2.65	4006.93	362.89	421.09	4790.71
BLDG. NO.3 (D&E)	392.67	3118.36	32.83	3543.86	311.85	306.95	4162.66
BLDG. NO.3 (F)	158.77	2065.63	11.46	2235.88	206.57	271.76	73.83
BLDG. NO.4 (C)	279.01	2007.11	1.96	2288.08	206.69	320.87	2809.64
TOTAL	1267.97	12019.79	48.99	13276.75	1201.21	1462.46	15940.42

PARKING AREA STATEMENT

BLDG. NO.	WING NO. OF DRIVE	SHOPPING AREA (100 SQ.MTS)	CARPET AREA BELOW 37.50 SQ.MT	CARPET AREA 37.50 TO 50.00 SQ.MT	CARPET AREA 50.00 TO 230.00 SQ.MT	CAR PARKING	SCOOTER PARKING
BLDG. NO.3	A	30	22	4	0	30	30
	B&C	71	377.52	02	21	73	73
	D&E	56	392.49	04	26	64	64
BLDG. NO.4	F	42	279.01	01	21	24	24
TOTAL	241	110	64	91	35	283	283

BALCONY AREA STATEMENT

PERMISSIBLE AREA PER FLOOR	II PROPOSED BALCONY AREA PER FLOOR	III EXCESS BALCONY AREA PER FLOOR	IV TOTAL EXCESS BALCONY AREA FOR ALL FLOORS
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

TENMENT STATEMENT

PROPOSED AREA [Item A,14 ABOVE]	REDUCTION OF NON RESIDENTIAL AREA IN NET AREA	TENMENTS PERMISSIBLE [DENSITY OF TENMENTS 300/HECTARE]	TENMENTS PROPOSED	TOTAL TENMENTS ON THE PLOT
1	1	1	1	1
2	2	2	2	2
3	3	3		

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, 1st 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/ 3103

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.

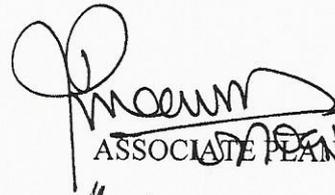
You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

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 1st to 7th 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, 1st 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, 1st Floor, Ambadi Road
Vasai (W), Taluka Vasai
DIST : THANE.

वसई - ई
५९९० / २००२ -
१९/२५

Sub : Commencement Certificate for the proposed Residential with Shopline Building No.4 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 15/04/2008 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 2/03/2008 & 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	*	228.08

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.

321

4880 / 2032
20/25

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 : ~~10/05/2008~~
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, 1963 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,

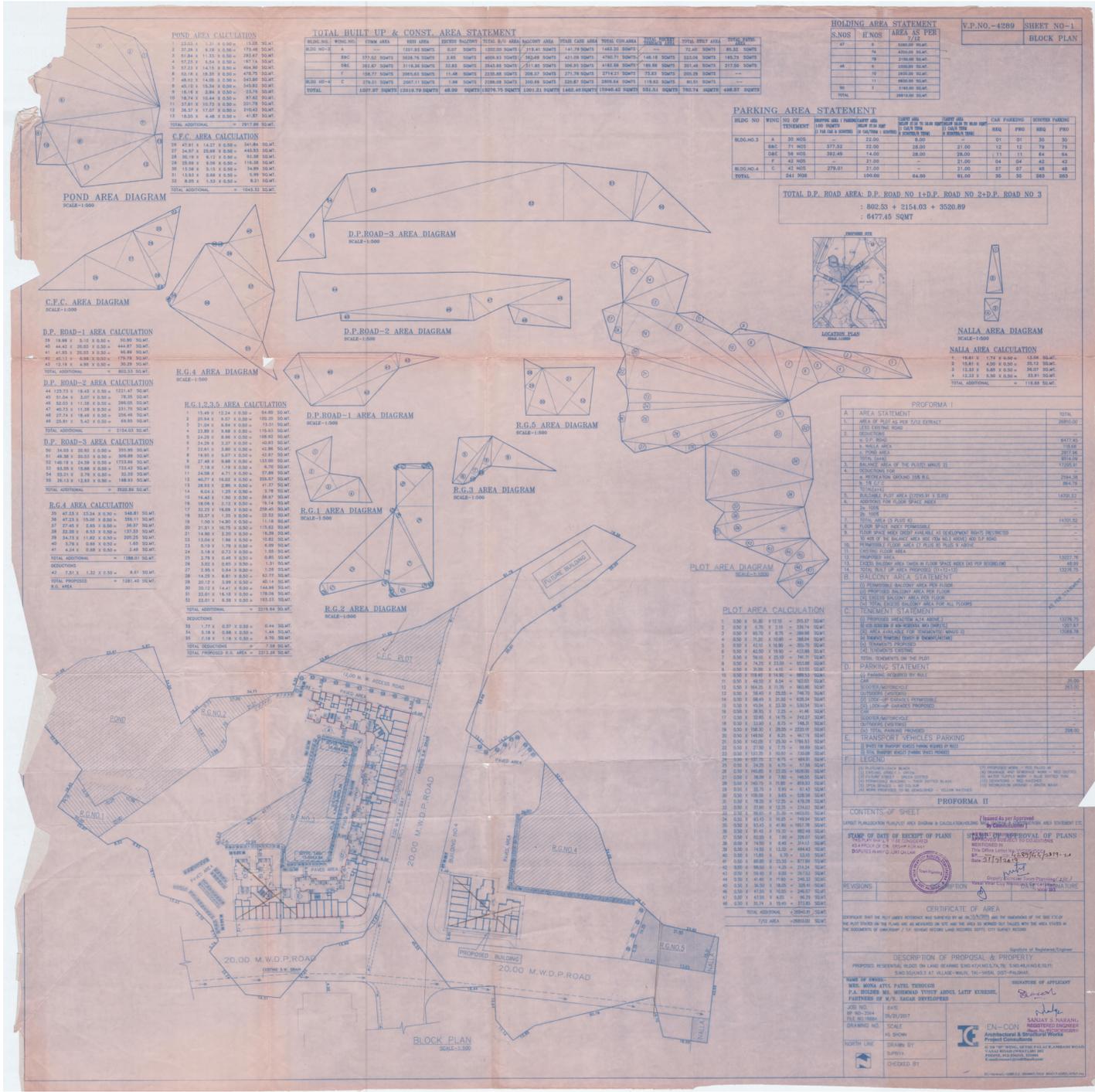
ASSOCIATE DIRECTOR/ATPO (VV)

Encl.: n/a.

c.c. to:

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





TOTAL BUILT UP & CONST. AREA STATEMENT

BUILD NO.	WING NO.	FLOOR AREA	ROOF AREA	EXTERIOR BALCONY	TERRACE BALCONY	STAIR CASE AREA	COMMON CORRIDOR	TOTAL BUILT UP	TOTAL BUILT UP PER SQ.M.	TOTAL FLOOR AREA
BUILD NO-3	A	1201.83 SQ.MTS	0.07 SQ.MTS	1200.00 SQ.MTS	21.81 SQ.MTS	141.79 SQ.MTS	1483.30 SQ.MTS	71.47 SQ.MTS	86.33 SQ.MTS	1273.30 SQ.MTS
BUILD NO-3	B&C	377.82 SQ.MTS	2438.76 SQ.MTS	2.89 SQ.MTS	4083.83 SQ.MTS	421.79 SQ.MTS	4797.73 SQ.MTS	148.18 SQ.MTS	2338.50 SQ.MTS	1957.32 SQ.MTS
BUILD NO-3	D&E	161.87 SQ.MTS	2118.84 SQ.MTS	18.83 SQ.MTS	2517.48 SQ.MTS	106.53 SQ.MTS	4182.88 SQ.MTS	189.48 SQ.MTS	2014.63 SQ.MTS	1973.70 SQ.MTS
BUILD NO-3	F	158.77 SQ.MTS	2065.83 SQ.MTS	11.48 SQ.MTS	2288.88 SQ.MTS	206.97 SQ.MTS	2744.21 SQ.MTS	73.84 SQ.MTS	205.28 SQ.MTS	2118.00 SQ.MTS
BUILD NO-3	G	279.91 SQ.MTS	2067.11 SQ.MTS	1.98 SQ.MTS	2288.88 SQ.MTS	220.87 SQ.MTS	2899.84 SQ.MTS	118.83 SQ.MTS	301.57 SQ.MTS	2618.27 SQ.MTS
TOTAL		1887.27 SQ.MTS	12514.79 SQ.MTS	48.89 SQ.MTS	18874.82 SQ.MTS	1203.21 SQ.MTS	14883.45 SQ.MTS	533.31 SQ.MTS	795.74 SQ.MTS	14387.74 SQ.MTS

HOLDING AREA STATEMENT

S.NOS	H.MOS	AREA AS PER PLAN
47	3	3087.00 SQ.MTS
48	7	108.00 SQ.MTS
49	18	108.00 SQ.MTS
50	11	108.00 SQ.MTS
51	7	108.00 SQ.MTS
TOTAL		3527.00 SQ.MTS

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

PARKING AREA STATEMENT

BUILD NO	WING NO	NO OF VEHICLES	NO OF PARKING SPACES	NO OF STALLS							
BUILD NO.3	A	30	30	30	30	30	30	30	30	30	30
BUILD NO.3	B&C	71	71	71	71	71	71	71	71	71	71
BUILD NO.3	D&E	42	42	42	42	42	42	42	42	42	42
BUILD NO.3	F	42	42	42	42	42	42	42	42	42	42
BUILD NO.3	G	42	42	42	42	42	42	42	42	42	42
TOTAL		247	247	247	247	247	247	247	247	247	247

TOTAL D.P. ROAD AREA: D.P. ROAD NO 1+D.P. ROAD NO 2+D.P. ROAD NO 3
= 802.53 + 2154.03 + 3530.89
= 6477.45 SQ.M

POND AREA CALCULATION

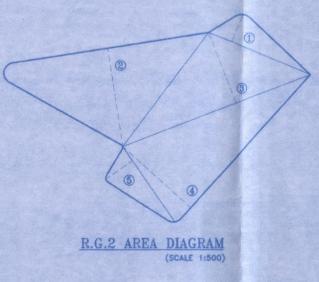
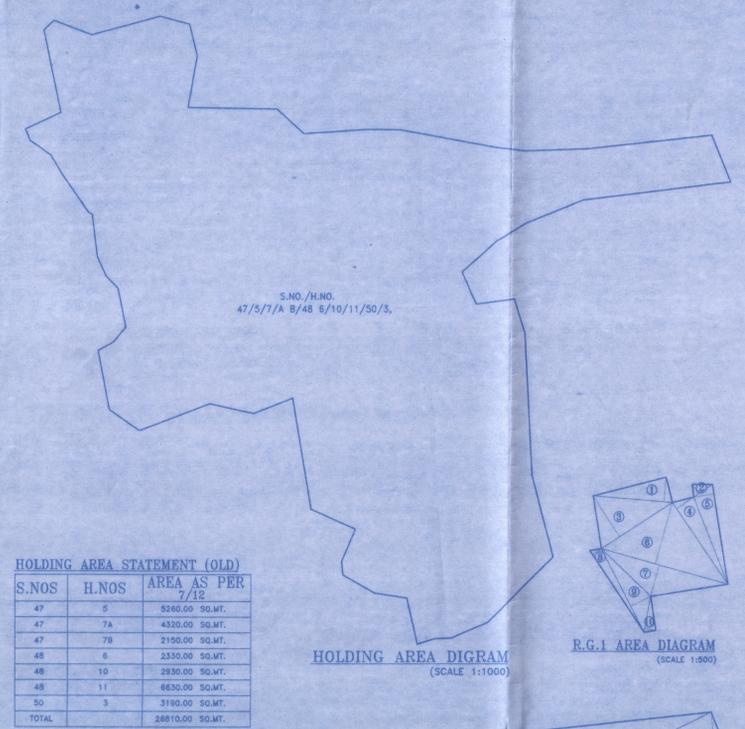
1	27.38 x 1.31 x 0.50	= 18.07 SQ.M
2	27.38 x 1.31 x 0.50	= 18.07 SQ.M
3	27.38 x 1.31 x 0.50	= 18.07 SQ.M
4	27.38 x 1.31 x 0.50	= 18.07 SQ.M
5	27.38 x 1.31 x 0.50	= 18.07 SQ.M
6	27.38 x 1.31 x 0.50	= 18.07 SQ.M
7	27.38 x 1.31 x 0.50	= 18.07 SQ.M
8	27.38 x 1.31 x 0.50	= 18.07 SQ.M
9	27.38 x 1.31 x 0.50	= 18.07 SQ.M
10	27.38 x 1.31 x 0.50	= 18.07 SQ.M
11	27.38 x 1.31 x 0.50	= 18.07 SQ.M
12	27.38 x 1.31 x 0.50	= 18.07 SQ.M
13	27.38 x 1.31 x 0.50	= 18.07 SQ.M
14	27.38 x 1.31 x 0.50	= 18.07 SQ.M
15	27.38 x 1.31 x 0.50	= 18.07 SQ.M
16	27.38 x 1.31 x 0.50	= 18.07 SQ.M
17	27.38 x 1.31 x 0.50	= 18.07 SQ.M
18	27.38 x 1.31 x 0.50	= 18.07 SQ.M
19	27.38 x 1.31 x 0.50	= 18.07 SQ.M
20	27.38 x 1.31 x 0.50	= 18.07 SQ.M
21	27.38 x 1.31 x 0.50	= 18.07 SQ.M
22	27.38 x 1.31 x 0.50	= 18.07 SQ.M
23	27.38 x 1.31 x 0.50	= 18.07 SQ.M
24	27.38 x 1.31 x 0.50	= 18.07 SQ.M
25	27.38 x 1.31 x 0.50	= 18.07 SQ.M
26	27.38 x 1.31 x 0.50	= 18.07 SQ.M
27	27.38 x 1.31 x 0.50	= 18.07 SQ.M
28	27.38 x 1.31 x 0.50	= 18.07 SQ.M
29	27.38 x 1.31 x 0.50	= 18.07 SQ.M
30	27.38 x 1.31 x 0.50	= 18.07 SQ.M
31	27.38 x 1.31 x 0.50	= 18.07 SQ.M
32	27.38 x 1.31 x 0.50	= 18.07 SQ.M
33	27.38 x 1.31 x 0.50	= 18.07 SQ.M
34	27.38 x 1.31 x 0.50	= 18.07 SQ.M
35	27.38 x 1.31 x 0.50	= 18.07 SQ.M
36	27.38 x 1.31 x 0.50	= 18.07 SQ.M
37	27.38 x 1.31 x 0.50	= 18.07 SQ.M
38	27.38 x 1.31 x 0.50	= 18.07 SQ.M
39	27.38 x 1.31 x 0.50	= 18.07 SQ.M
40	27.38 x 1.31 x 0.50	= 18.07 SQ.M
41	27.38 x 1.31 x 0.50	= 18.07 SQ.M
42	27.38 x 1.31 x 0.50	= 18.07 SQ.M
43	27.38 x 1.31 x 0.50	= 18.07 SQ.M
44	27.38 x 1.31 x 0.50	= 18.07 SQ.M
45	27.38 x 1.31 x 0.50	= 18.07 SQ.M
46	27.38 x 1.31 x 0.50	= 18.07 SQ.M
47	27.38 x 1.31 x 0.50	= 18.07 SQ.M
48	27.38 x 1.31 x 0.50	= 18.07 SQ.M
49	27.38 x 1.31 x 0.50	= 18.07 SQ.M
50	27.38 x 1.31 x 0.50	= 18.07 SQ.M
51	27.38 x 1.31 x 0.50	= 18.07 SQ.M
52	27.38 x 1.31 x 0.50	= 18.07 SQ.M
53	27.38 x 1.31 x 0.50	= 18.07 SQ.M
54	27.38 x 1.31 x 0.50	= 18.07 SQ.M
55	27.38 x 1.31 x 0.50	= 18.07 SQ.M
56	27.38 x 1.31 x 0.50	= 18.07 SQ.M
57	27.38 x 1.31 x 0.50	= 18.07 SQ.M
58	27.38 x 1.31 x 0.50	= 18.07 SQ.M
59	27.38 x 1.31 x 0.50	= 18.07 SQ.M
60	27.38 x 1.31 x 0.50	= 18.07 SQ.M
61	27.38 x 1.31 x 0.50	= 18.07 SQ.M
62	27.38 x 1.31 x 0.50	= 18.07 SQ.M
63	27.38 x 1.31 x 0.50	= 18.07 SQ.M
64	27.38 x 1.31 x 0.50	= 18.07 SQ.M
65	27.38 x 1.31 x 0.50	= 18.07 SQ.M
66	27.38 x 1.31 x 0.50	= 18.07 SQ.M
67	27.38 x 1.31 x 0.50	= 18.07 SQ.M
68	27.38 x 1.31 x 0.50	= 18.07 SQ.M
69	27.38 x 1.31 x 0.50	= 18.07 SQ.M
70	27.38 x 1.31 x 0.50	= 18.07 SQ.M
71	27.38 x 1.31 x 0.50	= 18.07 SQ.M
72	27.38 x 1.31 x 0.50	= 18.07 SQ.M
73	27.38 x 1.31 x 0.50	= 18.07 SQ.M
74	27.38 x 1.31 x 0.50	= 18.07 SQ.M
75	27.38 x 1.31 x 0.50	= 18.07 SQ.M
76	27.38 x 1.31 x 0.50	= 18.07 SQ.M
77	27.38 x 1.31 x 0.50	= 18.07 SQ.M
78	27.38 x 1.31 x 0.50	= 18.07 SQ.M
79	27.38 x 1.31 x 0.50	= 18.07 SQ.M
80	27.38 x 1.31 x 0.50	= 18.07 SQ.M
81	27.38 x 1.31 x 0.50	= 18.07 SQ.M
82	27.38 x 1.31 x 0.50	= 18.07 SQ.M
83	27.38 x 1.31 x 0.50	= 18.07 SQ.M
84	27.38 x 1.31 x 0.50	= 18.07 SQ.M
85	27.38 x 1.31 x 0.50	= 18.07 SQ.M
86	27.38 x 1.31 x 0.50	= 18.07 SQ.M
87	27.38 x 1.31 x 0.50	= 18.07 SQ.M
88	27.38 x 1.31 x 0.50	= 18.07 SQ.M
89	27.38 x 1.31 x 0.50	= 18.07 SQ.M
90	27.38 x 1.31 x 0.50	= 18.07 SQ.M
91	27.38 x 1.31 x 0.50	= 18.07 SQ.M
92	27.38 x 1.31 x 0.50	= 18.07 SQ.M
93	27.38 x 1.31 x 0.50	= 18.07 SQ.M
94	27.38 x 1.31 x 0.50	= 18.07 SQ.M
95	27.38 x 1.31 x 0.50	= 18.07 SQ.M
96	27.38 x 1.31 x 0.50	= 18.07 SQ.M
97	27.38 x 1.31 x 0.50	= 18.07 SQ.M
98	27.38 x 1.31 x 0.50	= 18.07 SQ.M
99	27.38 x 1.31 x 0.50	= 18.07 SQ.M
100	27.38 x 1.31 x 0.50	= 18.07 SQ.M

C.F.C. AREA CALCULATION

1	18.74 x 1.31 x 0.50	= 12.24 SQ.M
2	18.74 x 1.31 x 0.50	= 12.24 SQ.M
3	18.74 x 1.31 x 0.50	= 12.24 SQ.M
4	18.74 x 1.31 x 0.50	= 12.24 SQ.M
5	18.74 x 1.31 x 0.50	= 12.24 SQ.M
6	18.74 x 1.31 x 0.50	= 12.24 SQ.M
7	18.74 x 1.31 x 0.50	= 12.24 SQ.M
8	18.74 x 1.31 x 0.50	= 12.24 SQ.M
9	18.74 x 1.31 x 0.50	= 12.24 SQ.M
10	18.74 x 1.31 x 0.50	= 12.24 SQ.M
11	18.74 x 1.31 x 0.50	= 12.24 SQ.M
12	18.74 x 1.31 x 0.50	= 12.24 SQ.M
13	18.74 x 1.31 x 0.50	= 12.24 SQ.M
14	18.74 x 1.31 x 0.50	= 12.24 SQ.M
15	18.74 x 1.31 x 0.50	= 12.24 SQ.M
16	18.74 x 1.31 x 0.50	= 12.24 SQ.M
17	18.74 x 1.31 x 0.50	= 12.24 SQ.M
18	18.74 x 1.31 x 0.50	= 12.24 SQ.M
19	18.74 x 1.31 x 0.50	= 12.24 SQ.M
20	18.74 x 1.31 x 0.50	= 12.24 SQ.M
21	18.74 x 1.31 x 0.50	= 12.24 SQ.M
22	18.74 x 1.31 x 0.50	= 12.24 SQ.M
23	18.74 x 1.31 x 0.50	= 12.24 SQ.M
24	18.74 x 1.31 x 0.50	= 12.24 SQ.M
25	18.74 x 1.31 x 0.50	= 12.24 SQ.M
26	18.74 x 1.31 x 0.50	= 12.24 SQ.M
27	18.74 x 1.31 x 0.50	= 12.24 SQ.M
28	18.74 x 1.31 x 0.50	= 12.24 SQ.M
29	18.74 x 1.31 x 0.50	= 12.24 SQ.M
30	18.74 x 1.31 x 0.50	= 12.24 SQ.M
31	18.74 x 1.31 x 0.50	= 12.24 SQ.M
32	18.74 x 1.31 x 0.50	= 12.24 SQ.M
33	18.74 x 1.31 x 0.50	= 12.24 SQ.M
34	18.74 x 1.31 x 0.50	= 12.24 SQ.M
35	18.74 x 1.31 x 0.50	= 12.24 SQ.M
36	18.74 x 1.31 x 0.50	= 12.24 SQ.M
37	18.74 x 1.31 x 0.50	= 12.24 SQ.M
38	18.74 x 1.31 x 0.50	= 12.24 SQ.M
39	18.74 x 1.31 x 0.50	= 12.24 SQ.M
40	18.74 x 1.31 x 0.50	= 12.24 SQ.M
41	18.74 x 1.31 x 0.50	= 12.24 SQ.M
42	18.74 x 1.31 x 0.50	= 12.24 SQ.M
43	18.74 x 1.31 x 0.50	= 12.24 SQ.M
44	18.74 x 1.31 x 0.50	= 12.24 SQ.M
45	18.74 x 1.31 x 0.50	= 12.24 SQ.M
46	18.74 x 1.31 x 0.50	= 12.24 SQ.M
47	18.74 x 1.31 x 0.50	= 12.24 SQ.M
48	18.74 x 1.31 x 0.50	= 12.24 SQ.M
49	18.74 x 1.31 x 0.50	= 12.24 SQ.M
50	18.74 x 1.31 x 0.50	= 12.24 SQ.M
51	18.74 x 1.31 x 0.50	= 12.24 SQ.M
52	18.74 x 1.31 x 0.50	= 12.24 SQ.M
53	18.74 x 1.31 x 0.50	= 12.24 SQ.M
54	18.74 x 1.31 x 0.50	= 12.24 SQ.M
55	18.74 x 1.31 x 0.50	= 12.24 SQ.M
56	18.74 x 1.31 x 0.50	= 12.24 SQ.M
57	18.74 x 1.31 x 0.50	= 12.24 SQ.M
58	18.74 x 1.31 x 0.50	= 12.24 SQ.M
59	18.74 x 1.31 x 0.50	= 12.24 SQ.M
60	18.74 x 1.31 x 0.50	= 12.24 SQ.M
61	18.74 x 1.31 x 0.50	= 12.24 SQ.M
62	18.74 x 1.31 x 0.50	= 12.24 SQ.M
63	18.74 x 1.31 x 0.50	= 12.24 SQ.M
64	18.74 x 1.31 x 0.50	= 12.24 SQ.M
65	18.74 x 1.31 x 0.50	= 12.24 SQ.M
66	18.74 x 1.31 x 0.50	= 12.24 SQ.M
67	18.74 x 1.31 x 0.50	= 12.24 SQ.M
68	18.74 x 1.31 x 0.50	= 12.24 SQ.M
69	18.74 x 1.31 x 0.50	= 12.24 SQ.M
70	18.74 x 1.31 x 0.50	= 12.24 SQ.M
71	18.74 x 1.31 x 0.50	= 12.24 SQ.M
72	18.74 x 1.31 x 0.50	= 12.24 SQ.M
73	18.74 x 1.31 x 0.50	= 12.24 SQ.M
74	18.74 x 1.31 x 0.50	= 12.24 SQ.M
75	18.74 x 1.31 x 0.50	= 12.24 SQ.M
76	18.74 x 1.31 x 0.50	= 12.24 SQ.M
77	18.74 x 1.31 x 0.50	= 12.24 SQ.M
78	18.74 x 1.31 x 0.50	= 12.24 SQ.M
79	18.74 x 1.31 x 0.50	= 12.24 SQ.M
80	18.74 x 1.31 x 0.50	= 12.24 SQ.M
81	18.74 x 1.31 x 0.50	= 12.24 SQ.M
82	18.74 x 1.31 x 0.50	= 12.24 SQ.M
83	18.74 x 1.31 x 0.50	= 12.24 SQ.M
84	18.74 x 1.31 x 0.50	= 12.24 SQ.M
85	18.74 x 1.31 x 0.50	= 12.24 SQ.M
86	18.74 x 1.31 x 0.50	= 12.24 SQ.M
87	18.74 x 1.31 x 0.50	= 12.24 SQ.M
88	18.74 x 1.31 x 0.50	= 12.24 SQ.M
89	18.74 x 1.31 x 0.50	= 12.24 SQ.M
90	18.74 x 1.31 x 0.50	= 12.24 SQ.M
91	18.74 x 1.31 x 0.50	= 12.24 SQ.M
92	18.74 x 1.31 x 0.50	= 12.24 SQ.M
93	18.74 x 1.31 x 0.50	= 12.24 SQ.M
94	18.74 x 1.31 x 0.50	= 12.24 SQ.M
95	18.74 x 1.31 x 0.50	= 12.24 SQ.M
96	18.74 x 1.31 x 0.50	= 12.24 SQ.M
97	18.74 x 1.31 x 0.50	= 12.24 SQ.M
98	18.74 x 1.31 x 0.50	= 12.24 SQ.M
99	18.74 x 1.31 x 0.50	= 12.24 SQ.M
100	18.74 x 1.31 x 0.50	= 12.24 SQ.M

D.P. ROAD-1 AREA CALCULATION

1	18.74 x 1.31 x 0.50	= 12.24 SQ.M
2	18.74 x 1.31 x 0.50	= 12.24 SQ.M



R.G.1 AREA CALCULATION

1	15.30 X 4.75 X 0.50 =	36.33 SQMT
2	4.35 X 2.20 X 0.50 =	4.78 SQMT
3	15.25 X 9.35 X 0.50 =	75.94 SQMT
4	18.90 X 3.95 X 0.50 =	37.32 SQMT
5	19.30 X 3.95 X 0.50 =	38.11 SQMT
6	25.25 X 12.90 X 0.50 =	164.02 SQMT
7	25.25 X 8.25 X 0.50 =	78.90 SQMT
8	18.75 X 2.05 X 0.50 =	19.21 SQMT
9	17.85 X 4.25 X 0.50 =	38.14 SQMT
10	7.00 X 2.20 X 0.50 =	7.70 SQMT
TOTAL		= 490.47 SQMT

R.G.2 AREA CALCULATION

1	22.11 X 5.72 X 0.50 =	63.24 SQMT
2	40.75 X 19.27 X 0.50 =	392.63 SQMT
3	39.52 X 14.59 X 0.50 =	288.30 SQMT
4	39.32 X 17.64 X 0.50 =	346.80 SQMT
5	18.54 X 6.27 X 0.50 =	58.12 SQMT
TOTAL		= 1148.09 SQMT

R.G.3 AREA CALCULATION

1	13.33 X 8.42 X 0.50 =	42.79 SQMT
2	18.77 X 8.85 X 0.50 =	83.06 SQMT
3	44.99 X 5.42 X 0.50 =	121.92 SQMT
4	18.84 X 6.62 X 0.50 =	62.36 SQMT
5	22.97 X 4.53 X 0.50 =	52.03 SQMT
6	27.56 X 6.43 X 0.50 =	88.88 SQMT
TOTAL		= 451.04 SQMT

C.F.C. AREA CALCULATION

1	22.70 X 7.20 X 0.50 =	81.72 SQMT
2	24.70 X 9.15 X 0.50 =	113.00 SQMT
3	35.46 X 14.10 X 0.50 =	390.87 SQMT
4	57.26 X 18.80 X 0.50 =	532.89 SQMT
TOTAL C.F.C. PROPOSED		= 1116.48 SQMT
TOTAL C.F.C. REQUIRED		= 1057.21 SQMT

TOTAL BUILT UP & CONST. AREA STATEMENT (AS PER OLD DCR)

BLDG NO.	WING NO.	FLOORS	COMM AREA	RESI AREA	EXCESS BALCONY	TOTAL B/U AREA	BALCONY AREA	STAIR CASE AREA	TOTAL CON AREA	SOCKET OFF/LETTER BOX (FITNESS OTHER AREA)	BASEMENT AREA	TOTAL POCKET TERRACE AREA	TOTAL STILT AREA	TOTAL PARTI. AREA	REFUGE AREA	METER ROOM AREA
BLDG NO-3	A	---	---	1201.93 SQMTS	0.07 SQMTS	1202.00 SQMTS	119.41 SQMTS	141.79 SQMTS	1463.20 SQMTS	---	---	---	---	---	---	---
	B&C	---	377.52 SQMTS	3626.76 SQMTS	2.85 SQMTS	4006.93 SQMTS	362.69 SQMTS	421.09 SQMTS	4790.71 SQMTS	---	---	148.18 SQMTS	223.06 SQMTS	195.75 SQMTS	---	---
	D&E	---	392.67 SQMTS	3118.36 SQMTS	32.83 SQMTS	3543.86 SQMTS	311.85 SQMTS	306.69 SQMTS	4162.86 SQMTS	---	---	189.88 SQMTS	201.48 SQMTS	217.50 SQMTS	---	---
	F	---	158.77 SQMTS	2065.63 SQMTS	11.48 SQMTS	2235.88 SQMTS	206.57 SQMTS	271.76 SQMTS	2714.21 SQMTS	---	---	---	---	---	---	---
BLDG NO-4	C	---	279.01 SQMTS	2007.11 SQMTS	1.96 SQMTS	2288.08 SQMTS	200.69 SQMTS	320.87 SQMTS	2809.94 SQMTS	---	---	---	---	---	---	---
TOTAL			1207.97 SQMTS	12019.79 SQMTS	48.99 SQMTS	13276.75 SQMTS	1201.21 SQMTS	1462.40 SQMTS	16040.42 SQMTS	---	---	531.01 SQMTS	782.74 SQMTS	498.07 SQMTS	---	---

TOTAL P-LINE AREA STATEMENT (PROPOSED NEW UDPCR)

BLDG NO-1	A	BAS+ST+22	---	---	---	10840.38 SQMTS	---	---	---	---	---	---	508.71 SQMTS	---	160.62 SQMTS	6.42 SQMTS
BLDG NO-2	A	BAS+ST+16	---	---	---	8192.73 SQMTS	---	---	---	---	---	---	416.29 SQMTS	---	84.88 SQMTS	6.96 SQMTS
	B	BAS+ST+11	---	---	---	6962.08 SQMTS	---	---	---	---	---	---	414.91 SQMTS	---	87.58 SQMTS	5.52 SQMTS
BLDG NO-5	ST+6	1095.28 SQMTS	---	---	---	1095.28 SQMTS	---	---	---	---	---	---	144.77 SQMTS	---	---	---
TOTAL						30461.78 SQMTS	---	---	---	49.28 SQMTS	5239.60 SQMTS	---	1936.66 SQMTS	---	463.64 SQMTS	24.93 SQMTS
C.F.C. BLDG	ST+5	1788.01 SQMTS	---	---	---	1788.01 SQMTS	---	---	---	---	---	---	328.76 SQMTS	---	---	---

F.S.I. & NON F.S.I. STATEMENT

BLDG	WING	FLOORS	F.S.I. AREA	NON F.S.I. AREA	F.S.I.+NON F.S.I. SQMT
1	A&B	BAS+ST+22	13967.73	11863.35	25831.08
2	A&B	BAS+ST+16	8992.14	8593.83	17585.97
3	A,B,C,D,E,F	GR+7	10988.87	3342.81	14331.68
4	C	GR+7	2288.08	602.07	2890.15
5	ST+6	---	608.49	631.56	1240.05
C.F.C.	ST+5	---	993.34	1123.43	2116.77
TOTAL			97838.40	28157.15	63995.60

TOTAL BUILT UP AREA STATEMENT

BLDG	WING	FLOORS	P-LINE AREA	BOX MHADA BUIL. AREA
1	A	BAS+ST+22	10840.38	533.08
	B	BAS+ST+22	10371.11	177.34
2	A	BAS+ST+16	8192.73	427.44
	B	BAS+ST+16	6962.08	342.94
5	ST+6	---	1095.28	---
TOTAL			36461.78	1480.80

PARKING AREA STATEMENT (AS PER OLD DCR)

BLDG NO	WING	NO OF TENEMENT	SHOPPING AREA (1 CAR & SCOOTER)	CAR PARKING (1 CAR & SCOOTER)	SCOOTER PARKING (1 CAR & SCOOTER)	REAR COURT (1 CAR & SCOOTER)														
BLDG NO.3	A	30 NOS	---	22.00	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	B&C	71 NOS	---	377.52	22.00	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	D&E	56 NOS	---	392.49	14.00	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	F	42 NOS	---	---	21.00	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
BLDG NO.4	C	42 NOS	---	279.01	21.00	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TOTAL				100.00	64.00	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

MHADA AREA STATEMENT

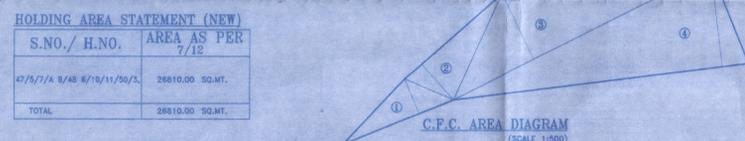
TOTAL BUILT UP AREA FSI	=	22095.85 SQ.MT.
EARLIER APPROVED F.S.I. AREA OF 2/9/2008	=	14701.52 SQ.MT.
BALANCE BUILT UP AREA	=	7394.33 SQ.MT.
MHADA AREA REQUIRED OF 20%	=	1478.87 SQ.MT.
MHADA AREA PROVIDED OF 20%	=	1480.80 SQ.MT.

PARKING AREA STATEMENT (PROPOSED NEW UDPCR)

BLDG NO	WING NO	NO OF FLATS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELER REQUIRED	TWO WHEELER PROVIDED	
BLDG NO.1	A	173 NOS	73.00 NOS	88.00	201.00 NOS	111.00	
	B	151 NOS	64.00 NOS	79.00	266.00 NOS	176.00	
BLDG NO.2	A	110 NOS	46.00 NOS	61.00	133.00 NOS	43.00	
	B	94 NOS	39.00 NOS	53.00	139.00 NOS	55.00	
BLDG NO.5			12.00 NOS	12.00	39.00 NOS	39.00	
TOTAL			528 NOS	234.00 NOS	293.00	778.00 NOS	424.00

1 CAR = 6 TWO WHEELER (25-234 = 59) EXTRA CAR PROVIDED = 6 X 59 = 354
 [424 (PROVIDED) + 354 (CONVERTED)] = 778 TWO WHEELER

C.F.C. BLDG 29.00 NOS 29.00 88.00 NOS 87.00
 1 CAR = 6 TWO WHEELER (36-29 = 7) EXTRA CAR PROVIDED = 6 X 7 = 42
 [47 (PROVIDED) + 42 (CONVERTED)] = 89 TWO WHEELER



R.G.1 AREA CALCULATION

1	15.30 X 4.75 X 0.50 =	36.33 SQMT
2	4.35 X 2.20 X 0.50 =	4.78 SQMT
3	15.25 X 9.35 X 0.50 =	75.94 SQMT
4	18.90 X 3.95 X 0.50 =	37.32 SQMT
5	19.30 X 3.95 X 0.50 =	38.11 SQMT
6	25.25 X 12.90 X 0.50 =	164.02 SQMT
7	25.25 X 8.25 X 0.50 =	78.90 SQMT
8	18.75 X 2.05 X 0.50 =	19.21 SQMT
9	17.85 X 4.25 X 0.50 =	38.14 SQMT
10	7.00 X 2.20 X 0.50 =	7.70 SQMT
TOTAL		= 490.47 SQMT

R.G.2 AREA CALCULATION

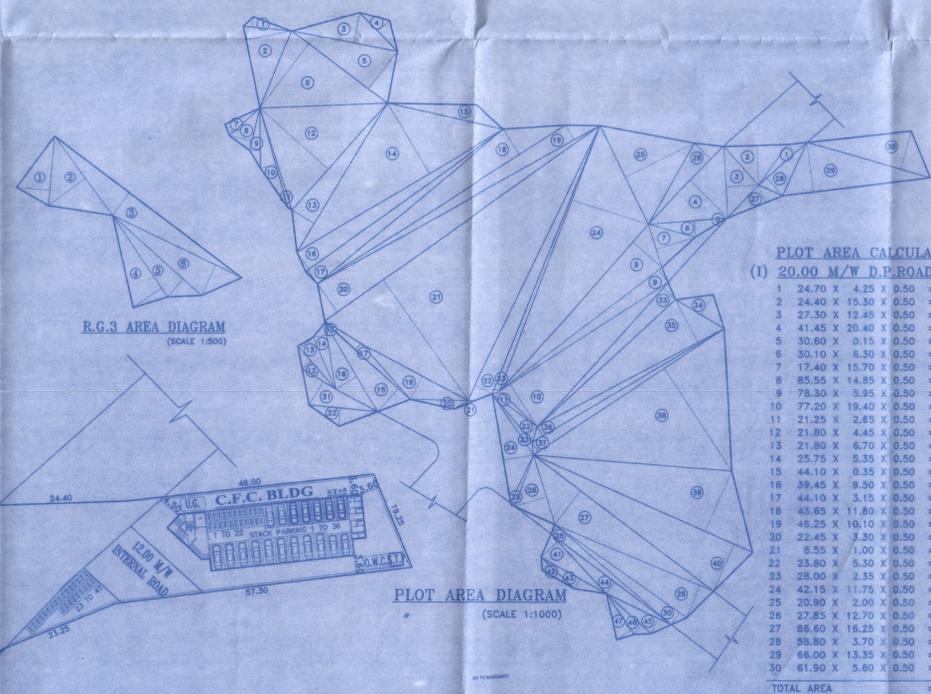
1	22.11 X 5.72 X 0.50 =	63.24 SQMT
2	40.75 X 19.27 X 0.50 =	392.63 SQMT
3	39.52 X 14.59 X 0.50 =	288.30 SQMT
4	39.32 X 17.64 X 0.50 =	346.80 SQMT
5	18.54 X 6.27 X 0.50 =	58.12 SQMT
TOTAL		= 1148.09 SQMT

R.G.3 AREA CALCULATION

1	13.33 X 8.42 X 0.50 =	42.79 SQMT
2	18.77 X 8.85 X 0.50 =	83.06 SQMT
3	44.99 X 5.42 X 0.50 =	121.92 SQMT
4	18.84 X 6.62 X 0.50 =	62.36 SQMT
5	22.97 X 4.53 X 0.50 =	52.03 SQMT
6	27.56 X 6.43 X 0.50 =	88.88 SQMT
TOTAL		= 451.04 SQMT

C.F.C. AREA CALCULATION

1	22.70 X 7.20 X 0.50 =	81.72 SQMT
2	24.70 X 9.15 X 0.50 =	113.00 SQMT
3	35.46 X 14.10 X 0.50 =	390.87 SQMT
4	57.26 X 18.80 X 0.50 =	532.89 SQMT
TOTAL C.F.C. PROPOSED		= 1116.48 SQMT
TOTAL C.F.C. REQUIRED		= 1057.21 SQMT



PLOT AREA CALCULATION

(1) 20.00 M/W D.P. ROAD

1	24.70 X 4.25 X 0.50 =	52.48 SQMT
2	24.40 X 15.30 X 0.50 =	186.66 SQMT
3	27.30 X 12.45 X 0.50 =	169.94 SQMT
4	41.45 X 20.40 X 0.50 =	422.76 SQMT
5	30.60 X 0.15 X 0.50 =	2.29 SQMT
6	30.10 X 8.30 X 0.50 =	94.81 SQMT
7	17.40 X 15.70 X 0.50 =	136.59 SQMT
8	35.55 X 14.85 X 0.50 =	635.20 SQMT
9	78.30 X 3.95 X 0.50 =	232.94 SQMT
10	77.20 X 19.40 X 0.50 =	748.84 SQMT
11	21.25 X 2.65 X 0.50 =	28.15 SQMT
12	21.80 X 4.45 X 0.50 =	48.50 SQMT
13	21.80 X 6.70 X 0.50 =	73.03 SQMT
14	23.75 X 5.35 X 0.50 =	68.68 SQMT
15	44.10 X 0.35 X 0.50 =	7.71 SQMT
16	39.45 X 9.50 X 0.50 =	187.38 SQMT
17	44.10 X 3.15 X 0.50 =	69.45 SQMT
18	48.65 X 11.80 X 0.50 =	287.53 SQMT
19	48.25 X 10.10 X 0.50 =	233.56 SQMT
20	22.45 X 3.30 X 0.50 =	37.04 SQMT
21	8.55 X 1.00 X 0.50 =	4.27 SQMT
22	23.80 X 5.30 X 0.50 =	63.07 SQMT
23	28.00 X 2.35 X 0.50 =	32.90 SQMT
24	42.15 X 11.75 X 0.50 =	247.63 SQMT
25	20.90 X 2.00 X 0.50 =	20.90 SQMT
26	27.85 X 12.70 X 0.50 =	176.84 SQMT
27	26.60 X 16.25 X 0.50 =	703.62 SQMT
28	58.80 X 3.70 X 0.50 =	108.78 SQMT
29	66.00 X 13.35 X 0.50 =	440.55 SQMT
30	61.90 X 5.60 X 0.50 =	173.32 SQMT
TOTAL AREA		= 5665.85 SQMT

(I) BALANCE PLOT AREA

1	18.60 X 4.00 X 0.50 =	37.20 SQMT
2	32.25 X 17.75 X 0.50 =	286.21 SQMT
3	41.15 X 12.00 X 0.50 =	246.90 SQMT
4	20.70 X 6.10 X 0.50 =	63.13 SQMT
5	45.15 X 17.05 X 0.50 =	414.19 SQMT
6	46.15 X 30.95 X 0.50 =	714.17 SQMT
7	15.75 X 4.35 X 0.50 =	34.25 SQMT
8	16.70 X 8.90 X 0.50 =	74.31 SQMT
9	23.05 X 4.10 X 0.50 =	47.25 SQMT
10	39.50 X 6.00 X 0.50 =	118.50 SQMT
11	40.85 X 1.20 X 0.50 =	24.51 SQMT
12	54.90 X 35.10 X 0.50 =	963.49 SQMT
13	66.75 X 10.05 X 0.50 =	335.41 SQMT
14	92.30 X 31.35 X 0.50 =	1446.80 SQMT
15	45.80 X 6.80 X 0.50 =	156.01 SQMT
16	93.45 X 8.00 X 0.50 =	373.80 SQMT
17	93.45 X 6.40 X 0.50 =	299.04 SQMT
18	113.25 X 11.50 X 0.50 =	651.18 SQMT
19	124.45 X 6.60 X 0.50 =	410.68 SQMT
20	129.70 X 13.25 X 0.50 =	859.26 SQMT
21	129.90 X 56.45 X 0.50 =	3686.42 SQMT
22	118.95 X 7.50 X 0.50 =	438.56 SQMT
23	110.65 X 2.20 X 0.50 =	121.71 SQMT
24	108.75 X 30.50 X 0.50 =	1658.43 SQMT
25	42.05 X 29.65 X 0.50 =	623.39 SQMT
26	41.45 X 8.60 X 0.50 =	176.23 SQMT
27	22.70 X 7.20 X 0.50 =	81.72 SQMT
28	24.70 X 9.15 X 0.50 =	113.0

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 shipline 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. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th 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 21st 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.2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTTP 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: -



VVC/MC/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 shipline 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 st & 2 nd 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)



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



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

जावक क्र.: व.वि.श.म.

दिनांक :

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

०१/११/२०२२

	Residential Building (MHADA)		1 st & 2 nd 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 st & 2 nd 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 st , 2 nd & 3 rd 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.

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

01/11/2022

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 VVMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVMC.
- 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 VVMC.
- 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.



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



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

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasairarcorporation@yahoo.com

जावक क्र.: व.वि.श.म.

दिनांक :

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

०१/११/२०२२

- 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.



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

01/11/2022

- 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.
- 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 VVCMC 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 VVCMC/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 VVCMC 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 VVCMC.
- 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

०१/११/२०२२

- 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 form 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.



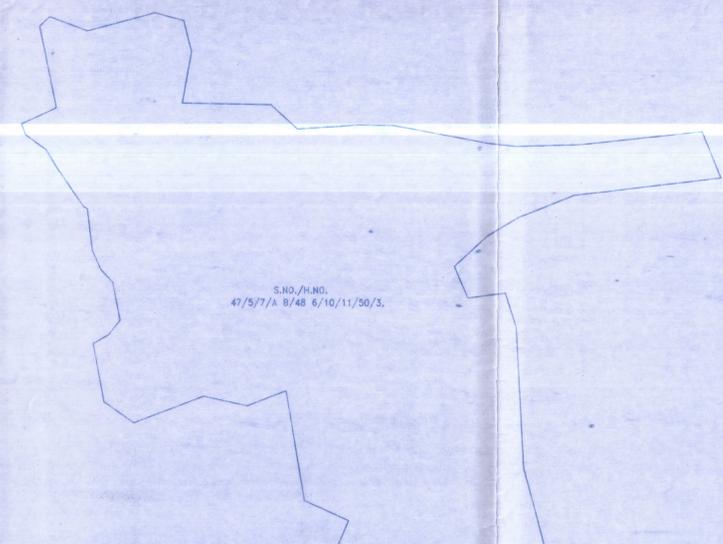
c.c. to:

- 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.



HOLDING AREA STATEMENT (NEW)

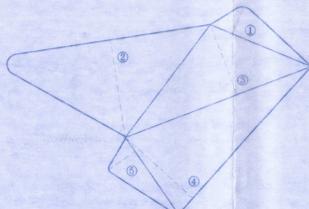
S.NO./ H.NO.	AREA AS PER 7/12
47/5/7/A B/48 6/10/11/50/3	22810.00 SQ.MT.
OWNERS LAND AS PER 7/12	4000.00 SQ.MT.
TOTAL	26810.00 SQ.MT.

HOLDING AREA DIAGRAM (SCALE 1:1000)

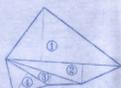


PROPOSED SITE (AS PER OLD DCR)

LOCATION PLAN (SCALE 1:5000)



R.G.2 AREA DIAGRAM (SCALE 1:500)



R.G.3 AREA DIAGRAM (SCALE 1:500)

C.F.C. AREA DIAGRAM (SCALE 1:500)

C.F.C. AREA CALCULATION

1	22.70 X 7.20 X 0.50 =	81.72 SQMT
2	24.70 X 9.15 X 0.50 =	113.00 SQMT
3	39.92 X 14.64 X 0.50 =	288.36 SQMT
4	39.92 X 17.64 X 0.50 =	346.80 SQMT
5	18.54 X 6.27 X 0.50 =	58.12 SQMT
TOTAL		= 1149.09 SQMT

1	22.85 X 10.35 X 0.50 =	116.69 SQMT
2	22.55 X 3.50 X 0.50 =	45.97 SQMT
3	15.50 X 2.25 X 0.50 =	17.45 SQMT
4	9.65 X 5.20 X 0.50 =	25.09 SQMT
TOTAL		= 205.18 SQMT

TOTAL C.F.C. PROPOSED = 1118.18 SQMT

TOTAL C.F.C. REQUIRED = 711.31 SQMT

R.G.2 AREA CALCULATION

1	22.11 X 5.72 X 0.50 =	63.24 SQMT
2	40.75 X 19.27 X 0.50 =	392.63 SQMT
3	39.92 X 14.64 X 0.50 =	288.36 SQMT
4	39.92 X 17.64 X 0.50 =	346.80 SQMT
5	18.54 X 6.27 X 0.50 =	58.12 SQMT
TOTAL		= 1149.09 SQMT

R.G.3 AREA CALCULATION

1	22.85 X 10.35 X 0.50 =	116.69 SQMT
2	22.55 X 3.50 X 0.50 =	45.97 SQMT
3	15.50 X 2.25 X 0.50 =	17.45 SQMT
4	9.65 X 5.20 X 0.50 =	25.09 SQMT
TOTAL		= 205.18 SQMT

TOTAL R.G. PROPOSED = 1352.27 SQMT

TOTAL R.G. REQUIRED = 1351.90 SQMT

TOTAL BUILT UP & CONST. AREA STATEMENT (AS PER OLD DCR)

BLDG. NO.	WING. NO.	FLOORS	COMM. AREA	RESI. AREA	EXCESS BALCONY	TOTAL B/U AREA	BALCONY AREA	STAIR CASE AREA	TOTAL CON. AREA	SCHEMATIC CENTER AREA	BASEMENT AREA	TOTAL POCKET TERRACE AREA	TOTAL STILT AREA	TOTAL PATIO AREA	REFUGE AREA	MEYER ROOM AREA
BLDG. NO-3	A	---	---	1201.83 SQMTS	0.07 SQMTS	1202.00 SQMTS	119.41 SQMTS	141.79 SQMTS	1463.20 SQMTS	---	---	---	72.40 SQMTS	85.52 SQMTS	---	---
	B&C	---	377.52 SQMTS	3626.78 SQMTS	2.65 SQMTS	4006.93 SQMTS	362.69 SQMTS	421.09 SQMTS	4790.71 SQMTS	---	---	148.18 SQMTS	223.06 SQMTS	195.75 SQMTS	---	---
	D&E	---	392.87 SQMTS	3118.36 SQMTS	32.83 SQMTS	3543.86 SQMTS	311.85 SQMTS	306.95 SQMTS	4162.66 SQMTS	---	---	189.86 SQMTS	201.48 SQMTS	217.90 SQMTS	---	---
	F	---	158.77 SQMTS	2065.83 SQMTS	11.48 SQMTS	2235.88 SQMTS	206.57 SQMTS	271.21 SQMTS	2714.21 SQMTS	---	---	73.83 SQMTS	205.29 SQMTS	---	---	---
BLDG. NO-4	C	---	279.01 SQMTS	2007.11 SQMTS	1.96 SQMTS	2288.08 SQMTS	200.69 SQMTS	320.87 SQMTS	2909.64 SQMTS	---	---	119.62 SQMTS	80.51 SQMTS	---	---	---
TOTAL			1207.97 SQMTS	12019.79 SQMTS	48.99 SQMTS	13278.75 SQMTS	1201.21 SQMTS	1482.46 SQMTS	15940.42 SQMTS	---	---	531.51 SQMTS	782.74 SQMTS	496.07 SQMTS	---	---

TOTAL P-LINE AREA STATEMENT (PROPOSED NEW UDPCR)

BLDG. NO-1	A	BAS+ST+22	---	---	---	---	---	---	10840.58 SQMTS	---	---	---	508.71 SQMTS	---	160.62 SQMTS	6.42 SQMTS
	B	BAS+ST+22	---	---	---	---	---	---	10542.65 SQMTS	---	---	---	452.00 SQMTS	---	130.56 SQMTS	6.03 SQMTS
BLDG. NO-5	ST+6	---	1095.28 SQMTS	---	---	---	---	---	1095.28 SQMTS	---	---	---	164.77 SQMTS	---	---	---
TOTAL			1095.28 SQMTS	---	---	---	---	---	22478.51 SQMTS	40.38 SQMTS	5230.80 SQMTS	---	1105.48 SQMTS	---	291.18 SQMTS	12.45 SQMTS
C.F.C. BLDG	ST+4	---	1405.80 SQMTS	---	---	---	---	---	1405.80 SQMTS	---	---	---	321.41 SQMTS	---	---	---

F.S.I. & NON F.S.I. STATEMENT

BLDG	WING	FLOORS	F.S.I. AREA SQMT	NON F.S.I. AREA SQMT	TOTAL F.S.I.+NON F.S.I. SQMT
1	A&B	BH+ST+22	1389.59	11927.59	25825.28
3	A,B,C,D,E	GR+7	8752.79	2659.29	11412.08
4	C	GR+7	2288.08	602.07	2890.15
5	ST+6	---	608.49	631.56	1240.05
C.F.C. BLDG	ST+4	---	780.88	946.13	1727.01
TOTAL			20327.83	16766.74	43094.57

TOTAL BUILT UP AREA STATEMENT

BLDG	WING	FLOORS	P-LINE AREA SQMT	B.U. AREA SQMT
1	A	BH+ST+22	10840.58	533.08
	B	BH+ST+22	10542.65	---
	ST+6	---	1095.28	---
TOTAL			22478.51	533.08

PARKING AREA STATEMENT (AS PER OLD DCR)

BLDG. NO.	WING	NO. OF FLOORS	REQUIREMENT (1 CAR/2WV/1 SCOOTER)	PROVIDED (1 CAR/2WV/1 SCOOTER)	REQUIREMENT (1 CAR/2WV/1 SCOOTER)	PROVIDED (1 CAR/2WV/1 SCOOTER)	CAR PARKING	SCOOTER PARKING
							R&Q	PRO
BLDG. NO.3	A	30 NOS	22.00	22.00	8.00	8.00	01	01
	B&C	71 NOS	377.52	22.00	28.00	21.00	12	12
	D&E	56 NOS	392.49	14.00	28.00	28.00	11	11
	F	42 NOS	---	21.00	---	21.00	04	04
BLDG. NO.4	C	42 NOS	279.01	21.00	---	21.00	07	07
TOTAL		241 NOS	100.00	64.00	91.00	35	35	

POTENTIAL OF 4000 SQMT AREA (AS PER UDPCR (OTHERS LAND))

1) BASIC F.S.I. (4000.00X1.10)	=	4400.00 SQ.MT.
2) MAXIMUM PREMIUM (4000X0.50)	=	2000.00 SQ.MT.
3) TDR ELIGIBLE (4000X0.90)	=	3600.00 SQ.MT.
TOTAL	=	10000.00 SQ.MT.

ANCILLARY AREA AS APPLICABLE
EARLIER APPROVED AREA (BLDG. NO. 3 WING-F)

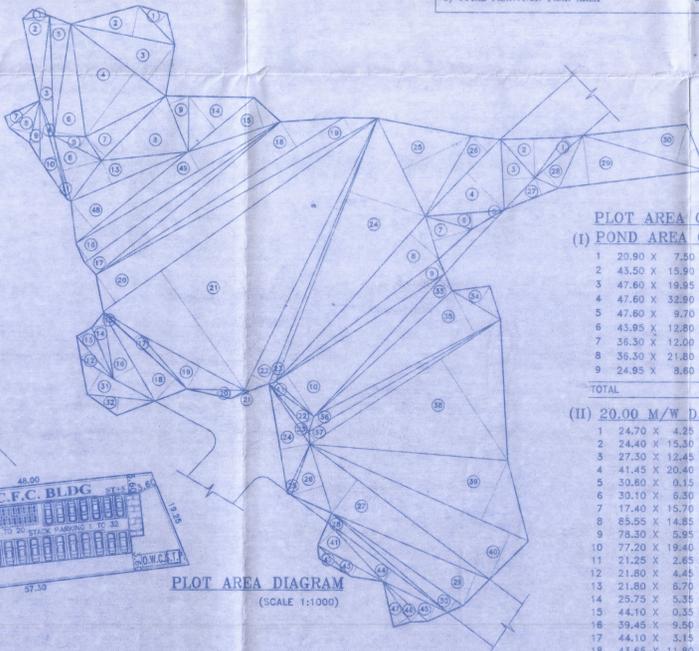
1) TOTAL F.S.I. AREA	=	2335.88 SQ.MT.
2) TOTAL NON F.S.I. AREA	=	583.62 SQ.MT.
3) TOTAL F.S.I.+NON F.S.I. AREA	=	2919.50 SQ.MT.

PARKING AREA STATEMENT (PROPOSED NEW UDPCR)

BLDG. NO.	WING NO.	NO. OF FLATS	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BLDG. NO.1	A	173 NOS	73.00 NOS	90.00	---	---
	B	151 NOS	64.00 NOS	88.00	266.00 NOS	122.00
BLDG. NO.5			12.00 NOS	12.00	39.00 NOS	39.00
TOTAL		324 NOS	149.00 NOS	190.00	505.00 NOS	280.00

1 CAR = 6 TWO WHEELER (178-137 = 41) 41 EXTRA CAR PROVIDED = 6 X 41 = 246
22(PROVIDED) + 246 (CONVERTED) = 137 TWO WHEELER

C.F.C. BLDG: 23.20 NOS, 34.00, 67.44 NOS, 68.00
1 CAR = 6 TWO WHEELER (32-24 = 8) 8 EXTRA CAR PROVIDED = 6 X 8 = 48
28(PROVIDED) + 48 (CONVERTED) = 68 TWO WHEELER



PLOT AREA CALCULATION

(I) POND AREA CALCULATION

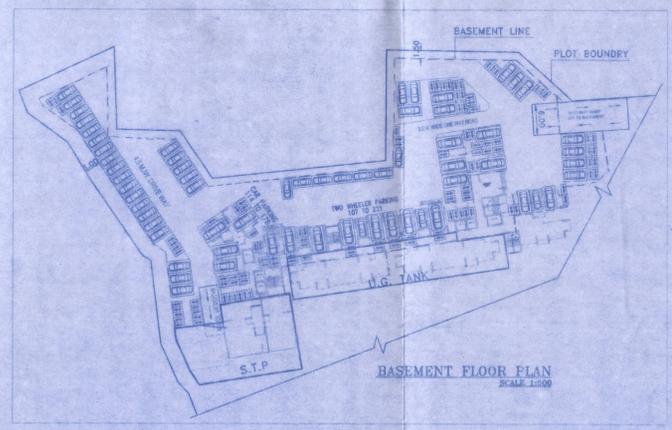
1	20.90 X 7.50 X 0.50 =	78.38 SQ.MT
2	43.50 X 15.90 X 0.50 =	348.83 SQ.MT
3	47.60 X 19.95 X 0.50 =	474.82 SQ.MT
4	47.60 X 32.80 X 0.50 =	783.03 SQ.MT
5	47.60 X 9.70 X 0.50 =	230.97 SQ.MT
6	43.85 X 10.80 X 0.50 =	235.94 SQ.MT
7	35.30 X 12.00 X 0.50 =	217.80 SQ.MT
8	35.30 X 21.80 X 0.50 =	395.67 SQ.MT
9	24.95 X 8.60 X 0.50 =	107.28 SQ.MT
TOTAL AREA		= 2917.96 SQ.MT.

(II) 20.00 M.W.D.P. ROAD

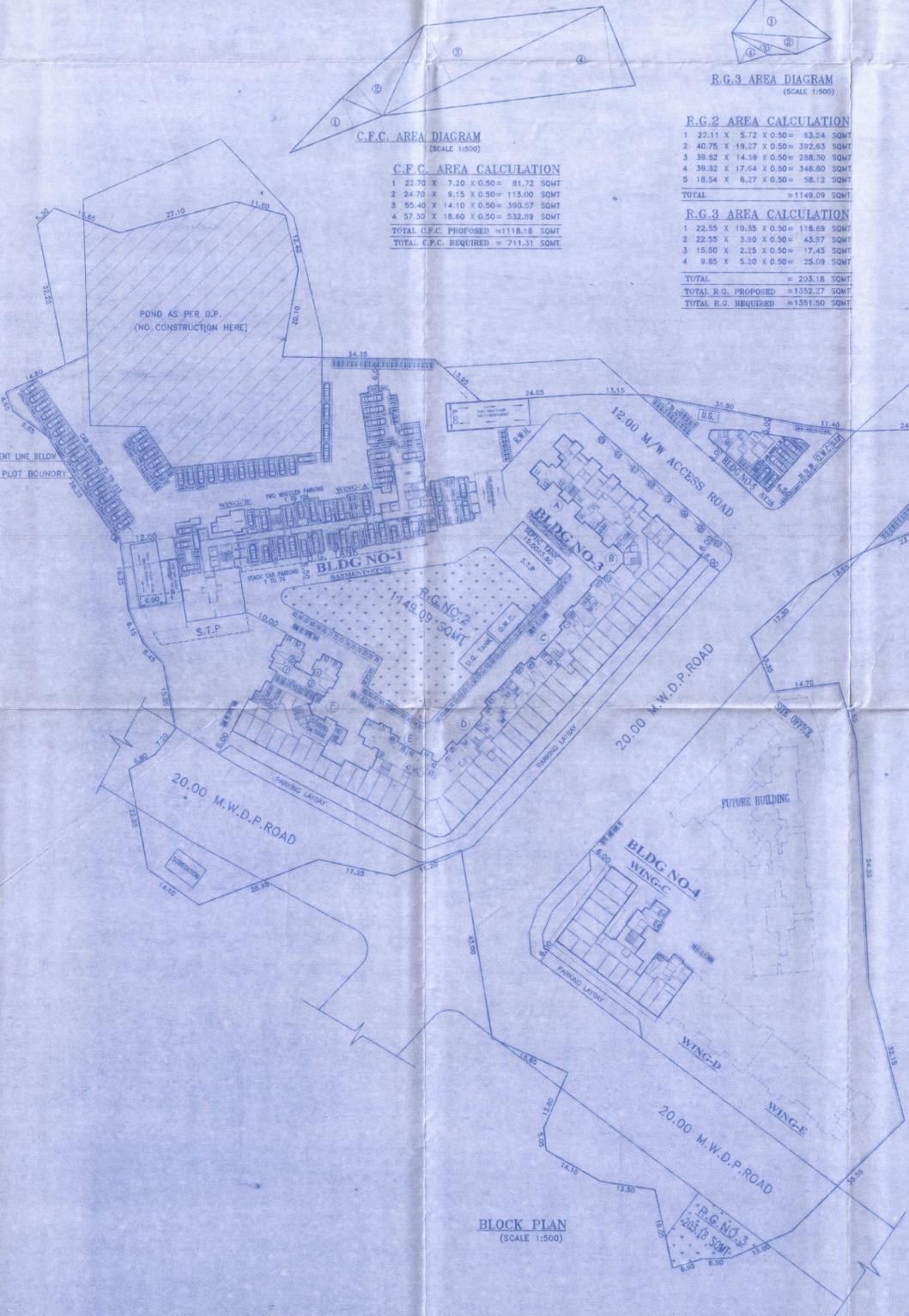
1	24.70 X 4.25 X 0.50 =	52.48 SQMT
2	24.40 X 15.30 X 0.50 =	186.66 SQMT
3	27.30 X 12.45 X 0.50 =	169.94 SQMT
4	41.45 X 20.40 X 0.50 =	422.79 SQMT
5	39.60 X 0.15 X 0.50 =	2.97 SQMT
6	30.10 X 6.30 X 0.50 =	94.81 SQMT
7	17.40 X 15.70 X 0.50 =	136.59 SQMT
8	85.55 X 14.85 X 0.50 =	635.20 SQMT
9	43.85 X 10.80 X 0.50 =	235.94 SQMT
10	77.20 X 19.40 X 0.50 =	748.84 SQMT
11	21.25 X 2.65 X 0.50 =	28.15 SQMT
12	21.80 X 4.45 X 0.50 =	48.50 SQMT
13	21.80 X 6.70 X 0.50 =	73.03 SQMT
14	25.75 X 5.25 X 0.50 =	68.86 SQMT
15	44.10 X 0.35 X 0.50 =	3.71 SQMT
16	39.45 X 9.50 X 0.50 =	187.38 SQMT
17	44.10 X 3.15 X 0.50 =	69.45 SQMT
18	43.65 X 11.80 X 0.50 =	257.53 SQMT
19	48.25 X 10.10 X 0.50 =	233.56 SQMT
20	20.90 X 2.00 X 0.50 =	20.90 SQMT
21	8.55 X 1.00 X 0.50 =	4.27 SQMT
22	23.80 X 5.30 X 0.50 =	63.07 SQMT
23	28.00 X 2.35 X 0.50 =	32.90 SQMT
24	42.15 X 11.75 X 0.50 =	247.63 SQMT
25	20.90 X 2.00 X 0.50 =	20.90 SQMT
26	27.85 X 12.70 X 0.50 =	176.84 SQMT
27	88.60 X 16.25 X 0.50 =	703.62 SQMT
28	58.80 X 3.70 X 0.50 =	108.78 SQMT
29	66.00 X 13.35 X 0.50 =	440.55 SQMT
30	61.90 X 5.60 X 0.50 =	173.32 SQMT
TOTAL AREA		= 5668.63 SQ.MT.

(III) BALANCE PLOT AREA

1	10.55 X 3.20 X 0.50 =	16.88 SQMT
2	32.95 X 10.30 X 0.50 =	169.69 SQMT
3	46.40 X 5.10 X 0.50 =	118.32 SQMT
4	39.50 X 1.60 X 0.50 =	31.58 SQMT
5	20.75 X 15.35 X 0.50 =	158.50 SQMT
6	24.20 X 15.45 X 0.50 =	202.39 SQMT
7	15.75 X 4.35 X 0.50 =	34.25 SQMT
8	16.70 X 8.90 X 0.50 =	74.31 SQMT
9	23.05 X 4.10 X 0.50 =	47.25 SQMT
10	39.50 X 8.00 X 0.50 =	118.50 SQMT
11	28.20 X 1.25 X 0.50 =	16.37 SQMT
12	54.90 X 35.10 X 0.50 =	963.49 SQMT
13	49.35 X 9.95 X 0.50 =	245.51 SQMT
14	35.10 X 16.45 X 0.50 =	272.24 SQMT
15	37.80 X 12.10 X 0.50 =	228.69 SQMT
16	53.45 X 6.00 X 0.50 =	373.80 SQMT
17	93.45 X 6.40 X 0.50 =	299.04 SQMT
18	113.25 X 11.50 X 0.50 =	651.18 SQMT
19	124.45 X 6.60 X 0.50 =	410.68 SQMT
20	139.70 X 13.25 X 0.50 =	935.26 SQMT
21	179.80 X 56.45 X 0.50 =	3696.42 SQMT
22	116.85 X 7.50 X 0.50 =	436.56 SQMT
23	110.65 X 2.20 X 0.50 =	121.71 SQMT
24	108.75 X 30.50 X 0.50 =	1658.43 SQMT
25	42.05 X 29.65 X 0.50 =	623.39 SQMT
26	41.45 X 8.60 X 0.50 =	176.23 SQMT
27	22.70 X 7.20 X 0.50 =	81.72 SQMT
28	24.70 X 9.15 X 0.50 =	113.00 SQMT
29	57.30 X 19.10 X 0.50 =	547.21 SQMT
30	49.50 X 15.15 X 0.50 =	374.96 SQMT
31	33.15 X 10.50 X 0.50 =	174.03 SQMT
32	26.35 X 6.95 X 0.50 =	91.56 SQMT
33	74.75 X 6.55 X 0.50 =	244.80 SQMT
34	21.75 X 9.10 X 0.50 =	98.96 SQMT
35	81.05 X 18.50 X 0.50 =	749.71 SQMT
36	89.65 X 4.05 X 0.50 =	173.44 SQMT
37	87.80 X 4.35 X 0.50 =	190.96 SQMT
38	87.80 X 47.05 X 0.50 =	2065.49 SQMT
39	92.10 X 25.20 X 0.50 =	1160.46 SQMT
40	92.10 X 19.60 X 0.50 =	902.58 SQMT
41	31.25 X 8.95 X 0.50 =	139.84 SQMT
42	17.55 X 9.30 X 0.50 =	28.95 SQMT
43	28.70 X 4.35 X 0.50 =	62.42 SQMT
44	57.75 X 5.45 X 0.50 =	157.36 SQMT
45	27.55 X 6.45 X 0.50 =	88.84 SQMT
46	22.95 X 4.58 X 0.50 =	52.21 SQMT
47	18.85 X 6.68 X 0.50 =	62.67 SQMT
48	56.05 X 13.75 X 0.50 =	385.34 SQMT
49	92.30 X 8.40 X 0.50 =	387.66 SQMT
TOTAL AREA		= 20210.84 SQMT
TOTAL PLOT AREA (III)		= 28794.45 SQMT
AREA AS PER 7/12		= 26810.00 SQMT



BASEMENT FLOOR PLAN (SCALE 1:500)



BLOCK PLAN (SCALE 1:500)

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.ज.प/३१५५/२०२२-२३
दिनांक : २०/०२/२०२३

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 shipline 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

Sir/Madam,

This office is in receipt of Complaint from Mr. Mubarak Husain Mustafa Husain Shaikh regarding their tittle claim of 4000 sq.mt in the instant property and also a complaint on the matter of pond with reference to the same a hearing was given by the undersigned on dtd. 17/02/2023. You have been informed to comply with the following immediately.

1. Without affecting the directives of Hon'ble Courts, you are hereby directed to submit your proposal without affecting the tittle rights of Mubharak Hussain Mustafa Hussain Shaikh of area 4000 sq.mt as tittle rights of claimed by him. However adhering to court orders is the responsibility of all concerned.
2. You have submitted documentary evidence from revenue Dept that there is no existence of a pond at site and also TILR do not show existence of a pond. Further there is no reservation of water body on the said location. Hence treating this as per provision of 2.5 of UDCPR we have allowed you amendment to said proposal by treating non existence of a pond. However this will be sent to State Govt. for ascertaining the same and exercising the said provision. Till further order you are hereby directed to not to construct anything on this said location.
3. You are hereby directed to obtain Revised development plan by complying with above in 7 days

Thanking you

Yours Faithfully

Dy. Director of Town Planning
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. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th 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 21st 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.2nd 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: -



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

22/02/2023

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 st & 2 nd Floor	----	12	533.08 sq.mt	

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

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.

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

22/02/2023

- 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.



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

- 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.



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

22/02/2023

- 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 VCCMC 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 VCCMC/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 VCCMC 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 VCCMC.
- 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 VCCMC 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.



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

- 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:

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

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

343

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 Schedule No. | 8(a) Building and Construction projects |
| 6. 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 |
| 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.

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/426701/2023
 Environment & Climate
 Change Department
 Room No. 217, 2nd 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 206th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 22nd 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 ²) & %	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 (m ²) approved by the Planning Authority till date.	RDP dated – 22.02.2023 VVCMC/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	Type	Quantity (Kg/d)		Treatment / disposal	
		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	Type	Quantity (Kg/d)		Treatment / disposal	
		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
		Air Environment	Water sprinkling, green belt development, covered storage area	6
		Noise Environment	Noise barricades and green belt developments	21
				Recurring cost in Rs/year
				80
				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 266th (Day-3) meeting held on 22nd 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 m² 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 m², Non FSI-16766.74 m², total BUA-43,094.57m². (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 Environment (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.

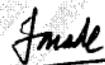
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental 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
- 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, SO₂, NO_x (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, 1st 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.

Signature Not Verified

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.117.19 Cr. (As per undertaking submitted by pp).**
- 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**
- 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

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

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

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
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:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
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 -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
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.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
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.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
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 ³
-------------------------	---------------	------------------------

- 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:**

Sr. No.	Consent(C2E/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
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

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

BG Return details

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



SCHEDULE-IV**Conditions during construction phase**

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	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.

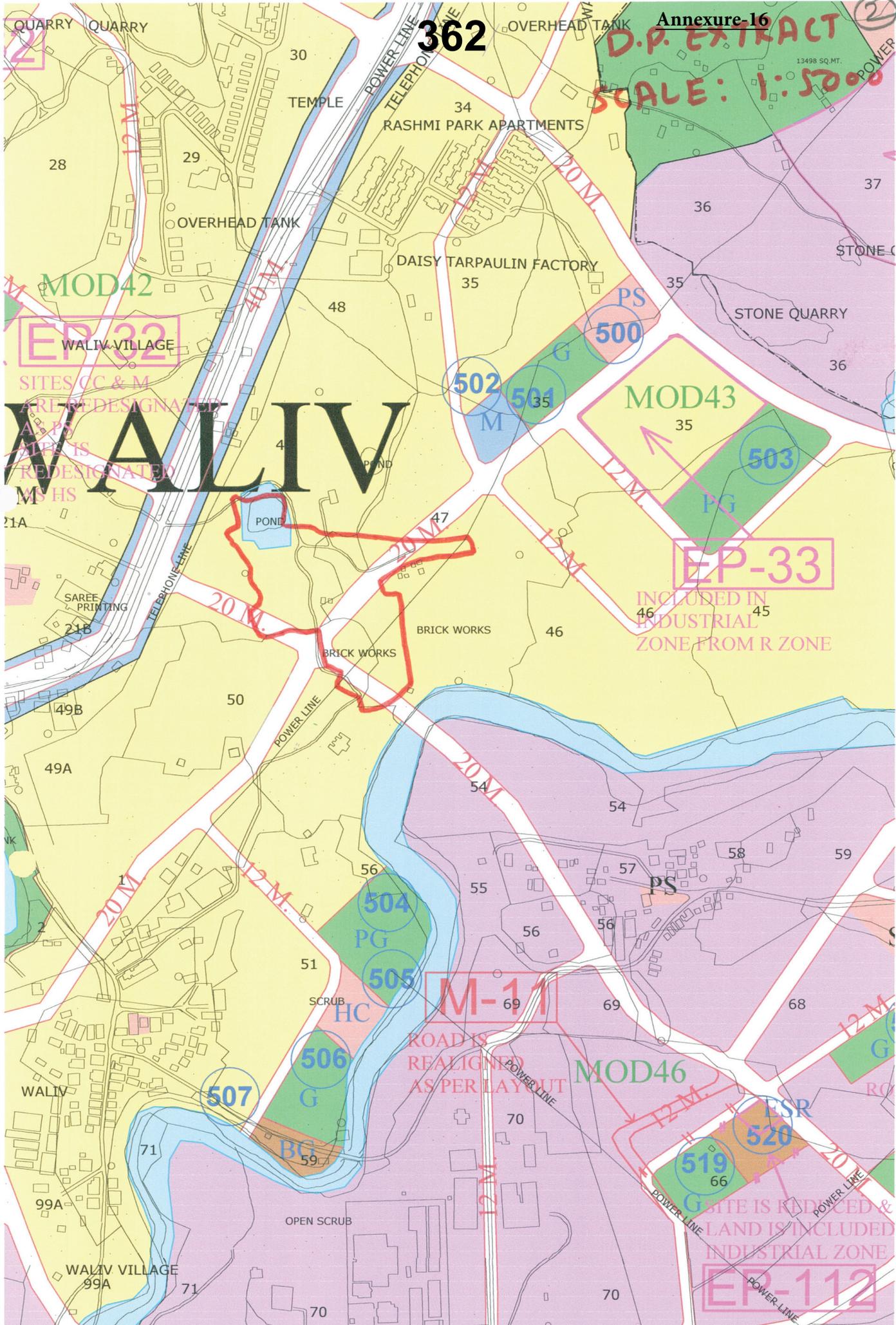
This certificate is digitally & electronically signed.



362

D.P. EXTRACT
SCALE: 1:5000

21



QUARRY QUARRY

30

OVERHEAD TANK

28

29

TEMPLE

34

RASHMI PARK APARTMENTS

36

37

OVERHEAD TANK

DAISY TARPULIN FACTORY

35

35

STONE QUARRY

36

MOD42

WALIV VILLAGE

SITES CC & M
AREA DESIGNATED
AS PS
AREAS
REDESIGNATED
MHS

WALIV

48

PS

500

502

501

MOD43

35

503

EP-33

INCLUDED IN
INDUSTRIAL
ZONE FROM R ZONE

POND

47

BRICK WORKS

46

SAREE PRINTING

21B

20 M

BRICK WORKS

50

46

49A

POWER LINE

54

54

20 M

12 M

56

55

57

58

59

51

504

PG

505

HC

M-111

ROAD IS
REALIGNED
AS PER LAYOUT

MOD46

69

68

WALIV

507

506

G

BG

59

SCRUB

69

69

68

99A

71

OPEN SCRUB

70

70

WALIV VILLAGE

99A

71

70

70

SITE IS REDUCED &
LAND IS INCLUDED
INDUSTRIAL ZONE

EP-112

POWER LINE

12 M

20 M

POWER LINE

12 M

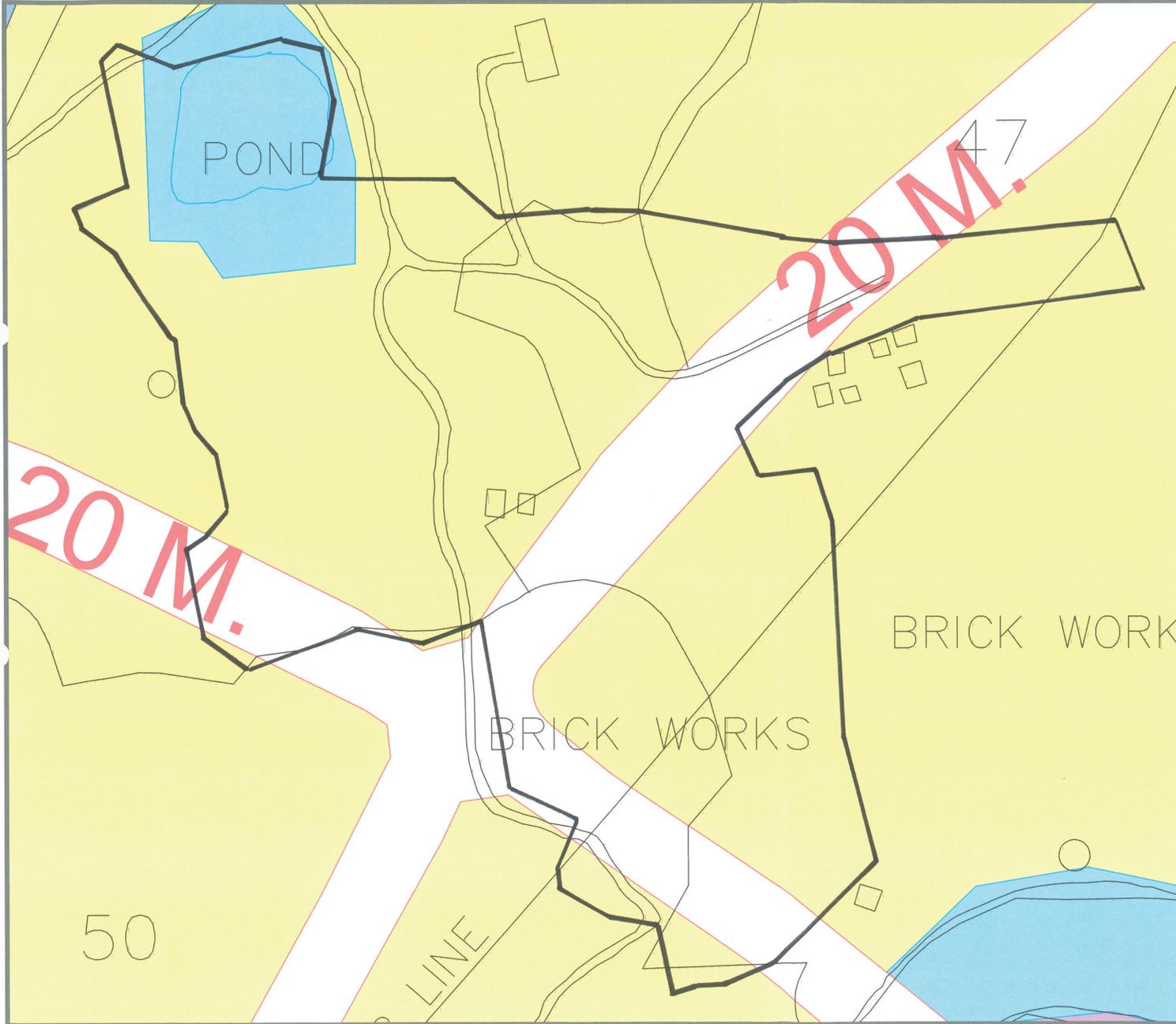
20 M

POWER LINE

20 M

POWER LINE

20 M



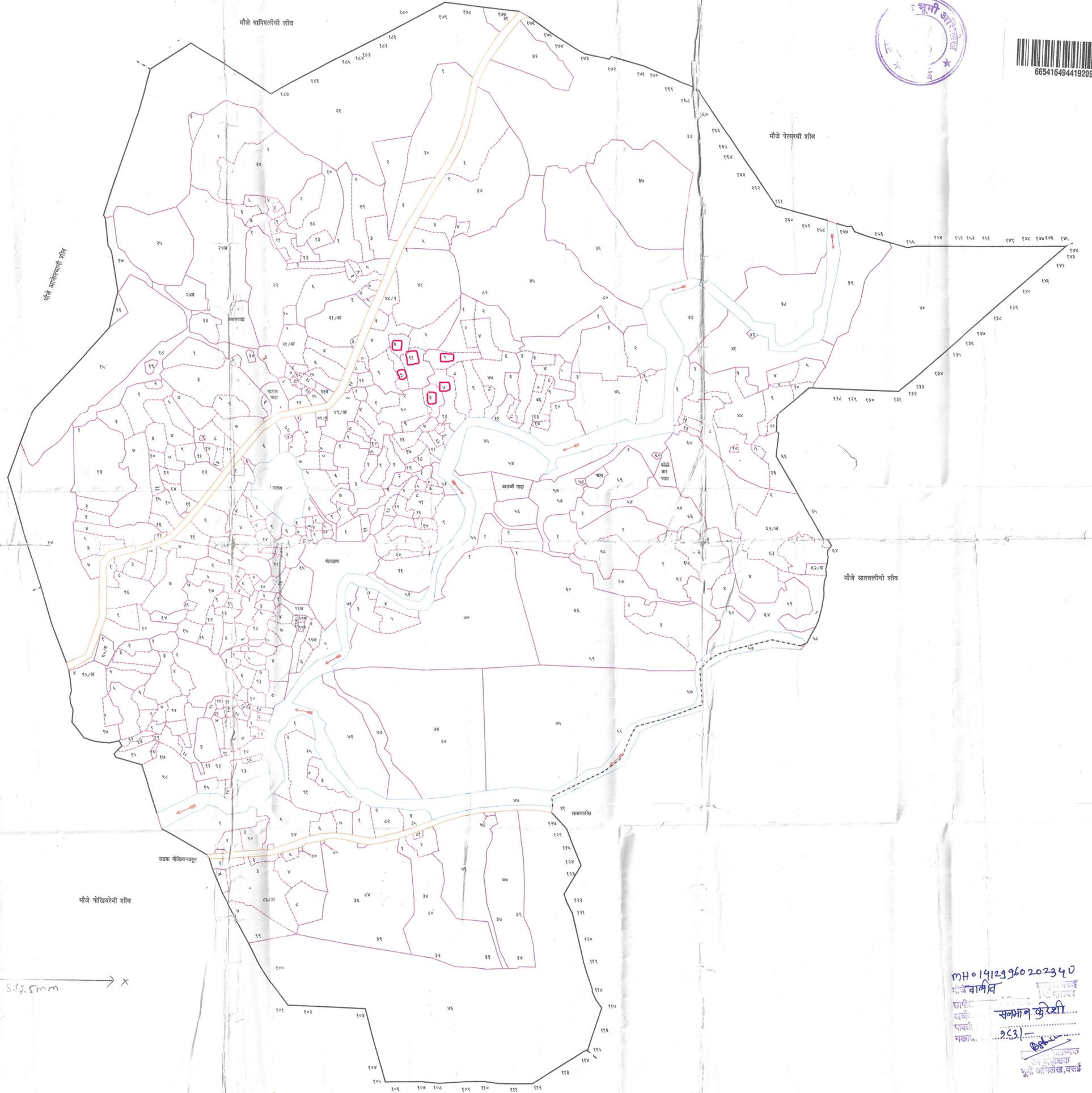
PART PLAN OF SANCTIONED
DP-2007 D.P. REMARKS

V.P.NO./SPA B.P.NO. H.O.N.O.	S.NO&H.NO.: -	WARD-
VILLAGE: -		

SR.NO.	DESCRIPTION	REMARKS
1	ZONE	
2	RESERVATION	
3	CRZ - 2009 SANCTION CRZ - 2019	
4	WET LAND	
5	D F C C	
6	M M C	
7	M A H S R	
8	T.W.L.S	
9	S.G.N.P. Eco Sensitive	
10	HERITAGE	

STAMP & SIGNATURE

११/०८/१९



चुम्बा	शेज
	रस्ता : सडक, पाईमार्ग, धाममार्ग
	नदी, नाल, झरना
	झाडे : खंड, आंबा, मिरची, मऊ, नींबू, इतर झाडे
	विहीर : पक्की, झण्टी, पायरी, जेट
	ब्रीदोल, विज, विस्फोटी, टाकी
	खोर, टबुज
	दगड
	वांब, वंघरा
	रस्तापुस
	देऊळ, मर्ण, पुढारा, मस्जिद, इतर
	विद्युत खांब, टेली खांब
	शाळा, महाविद्यालय, कारखाना
	घर, दवखाना, बाजारपेठ, मसजिद
	अंधारीत : टेलीफोन, पेट्रोल, पेट्रोल स्टेशन
	सावलीत, फेडरेशन, विज, रस्ता, झील
	गेल्ट हाऊस : फॅरीट, पायथीत, इतर
	डोंगर
	चुपण
	अन्वारी
	सरान
	खदान
	मापण
	ऐतिहासिक स्थळ
	सर्वे स्टेशन, विस्तारीत

MH 014129960202340
 मौजे वालीव
 खाणीत
 दाखले
 पावली
 मकाना... २६३
 सभा न कुंशी
 १९३१

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

जाचक क्र.: च.वि.श.म./नस/शा/१३२२/२०२२-२३

दिनांक : २०/०३/२०२३

To
Add. Chief Secretary
Urban Department-1
4th floor Mantralay

Sub: Development Permission for the proposed Layout of Residential/ Residential with shipline 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. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th 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

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"> Gross plot Area (As per 7/12)- 26810.00 sq.m Area under 20.00mt D.P. Road-6477.45sq.m Area Under Nallah- 118.68sq.m Area Under Pond -2917.96 sq.mt Balance Plot Area-17295.91 sq.mt 	02/09/2009	CC was granted for Residential with shoplineBldg No.3, Wing A to F (Gr/Stilt+7)with BUA 10988.67 sq.mt and Residential with shoplineBldg No.4, Wing C (Gr/Stilt+7) only with BUA 2288.08 sq.mt.
2	Occupancy Certificate		24/06/2015	OCC Residential with shoplineBldg No.4 wing C (Gr/Stilt+7) with BUA 2288.08 sq.mt.
3	Occupancy Certificate		03/07/2019	Residential with shoplineBldg 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"> Gross plot Area (As per 7/12)- 26810.00 sq.m Area under 20.00mt D.P. Road- 5665.65 sq.m Balance Plot Area- 21144.35 sq.m 	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) with P-Line Area 13925.19 sq.mt, Commercial Building No.5 (Stilt+6) with P-Line Area - 1095.28 sq.mt &

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/नर/शा/१३२२/२०२२.

दिनांक : २०/०३/२०२३

				<p>CFC bldg. (Stilt+5) With P-Lir. 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"> • Google image 2004 to 2022- that there is no existing pond. • Village form of Waliv- No OC existence Of pond at site • Circle Inspector, Mandvi Dtd. 16/06/2022- there is no existing pond at site. • Tahsildar vide letter dtd. 22/06/2022 stated that no existence of pond. • Even TILR M.R No. 464/96 dtd. 12/04/1996 (C/2111), no existing of pond.
--	--	--	--	--

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.

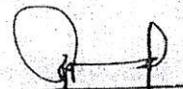
ii) Report from circle inspector Mandvi dated 16/06/2022,that there is no existence pond at site.

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.

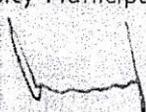
However after receipt of a complaint from Mr. Mubarak Hussain Mustafa Hussain Shaikh this grant of Revised Development Permission for this particular portion is kept in abeyance with an understanding that after confirmation of the same from State govt this temporary suspension shall be waived off.

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



Photographs of the alleged pond area at the survey nos. viz. 47, H. No. 5, 7A, 7B, S. No. 48, H. No. 6, 10, 11, and S. No. 50, H. No. 3 (old), S. No. 47/5/7A/7B, 48/6/10/11, 50/3 (New) of Vill. Waliv, Tal. Vasai, Dist. Palghar.



