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

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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-6061/320/2022-23 20/10/2022

To,

1. M/s. Ruby Lifespaces thorugh it's Partner
   M/s.Ruby Structures Pvt.Ltd,
   Director Mr.Jude S.Pereira
   M/s.Ruby Lifespaces
   Court Avenue Building, First Floor,
   Behind Vasai Civil Court, Vasai (W)
   Taluka Vasai, Dist:- Palghar.
2. M/s. En-Con, Project Consultants,
   G-7,8, D-wing Sethi Palace,
   Ambadi Road, Vasai (W)
   Taluka Vasai, Dist:- Palghar.

Sub: **Commencement Certificate for proposed Residential with Shopline building on land bearing S.No.23A, H.No.1,2 & 3 & S.No.23-B of Village: Umele, Tal.: Vasai, Dist.: Palghar.**

Ref:

1. Land Conversion Certificate from Tahasildar Vasai, (Revenue Dept) vide letter No: REV/K-1/T-1/JAMINBAB/KAVI-1286/SR-184/2017 dtd.15/09/2017.
2. TILR M.R. No.926/2002, dtd 11/03/2002 for measurement.
3. Letter regarding wetland from Environmental Department dated 19/07/2019.
4. Your Registered Engineer's letter dated 19/07/2018 & 21/09/2022.

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:.

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The conditions mentioned in the letter No.VVCMC/TP/CC/VP-6061/320 dated 20/10/2022 Are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	M/s. Ruby Lifespaces thorugh its Partner M/s.Ruby Structures Pvt.Ltd ,Director Mr.Jude S.Pereira
2	Location	Umele
3	Land use (Predominant)	Residential with shopline bldg.
4	Plot Area to be considered	4547.47 sq.mt
5	Gross plot area (As per7/12 extract)	4640.00 Sq.mt
6	Area as per measurement	4551.98 sq.mt
7	Balance Plot Area	4547.47 sq.mt
8	Net plot area	4547.47 sq.mt

9	RG	454.74 sq.mt
10	Built up Area with reference to basic F.S.I Area (8x Basic FSI 1.10)	5002.22 sq.mt
11	Maximum Permissible Premium FSI-(4) X 0.50)	2273.74 sq.mt
12	Proposed BUA on payment of Premium	2273.74 sq.mt
13	Maximum Permissible DR/TDR FSI-(6) X 0.65))(Premium in case of EWS/LIG)	2955.86 sq.mt
14	Proposed DR/TDR FSI- (6) X 0.65))(Premium in case of EWS/LIG)	2955.86 sq.mt
15	Total Entitlement(10+12+14)	10231.82 sq.mt
16	Ancillary area FSI up to 80% with payment of charges	139.44 sq.mt
17	Ancillary area FSI up to 60% with payment of charges	6034.51 sq.mt
18	Permissible BUA including Ancillary (15+16+17)	16405.77 sq.mt
19	Proposed P-Line Area	16393.23 sq.mt

The details of the Buildings is given below:

Sr. No.	Predominant Building	Wings	No. of Floors	No of Shops	No. of flats	Built Up Area (P-Line Area) (In sq. mt.)
1.	Residential with Shopline Building	Wing A	Gr/Stilt+16	01	62	4303.02 sq.mt
		Wing B	Gr/Stilt+16	01	110	6302.26 sq.mt
		Wing C	Gr/Stilt+17pt	---	98	5787.95 sq.mt
			Total	**02**	**270**	**16393.23 sq.mt**

1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).

2) 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.

3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

4) 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.

5) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.

6) You shall construct cupboard if any, as per UDCPR Regulation.

7) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.

8) You shall provide two distinct pipelines for potable and for non-potable water.

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9) 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.

10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.

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

12) 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.

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

14) 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.

15) 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.

16) 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.

17) 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.

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18) 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

19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.

20) 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.

21) 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.

22) 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

23) 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.

24) 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.

25) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.

26) You shall provide Grey Water recycling plant for said layout, if applicable.

27) You shall provide Solar Assisted water heating SWH system to said layout if applicable.

28) 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.

29) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.

30) Fire infrastructure charges to be paid as per guidelines and resolution of VVCMC, if applicable.

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31) Wetland rules, the notification 26/09/2017, vide clause no.2 (I) (g) specify as below: "Wetland means an area of marsh, fen, peat land or water; weather natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt. Including areas of marine water the depth of which at low tide does not exceed six meters, but does not include river channels, paddy fields, human-made water bodies/ tangs specifically constructed for aquaculture, salt production, re-creation and irrigation purposes". In this regard clarification pertaining applicability of National Wetland Atlas to plot bearing S.No.23A, H.No.1,2& 3 & S.No.23-B of Village: Umele, It is observed that lands under reference have not marked as Wetland as per Jt. Secretary of Govt. of Maharashtra letter dated 19/07/2019.

32) The location is affected by Wetland as per wetland atlas. In PIL 87/2013 Hon'ble High Court of Mumbai gave directives to State Govt./M.C. to follow wetland atlas and in case if any development is envisaged leave of court is to be taken. Also High Court directed to prepare brief document. Collector, Palghar prepared and submitted brief document to Govt. and Govt. submitted the same to Hon'ble High Court. In this brief document of Collector Palghar dtd. 22/08/2016, there is no mention of the land & Survey nos. in this proposal as wet lands.

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33) This permission is accorded as per Govt. of Maharashtra letter dated 19/07/2019 and clarifying that subjected land in the current proposal has been exempted from wetland as per District-Collector Palghar brief document dated 22/08/2016 & 22/08/2018 .As well as in writ petition 303/2018 dated 12/04/2022, writ petition 4365/2022 dated 12/04/2022 the Hon'ble High Court accepted the brief document of Collector palghar. Decision regarding PIL 87/2013 will be binding upon you. If the outcome goes against the applicant ,the case will be revoked without giving notice or giving any hearing under natural justice.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.

Encl.: a/a.
c.c. to:
1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office .....