

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/OC/VP-0762/17/2010-21

Dt. 21/10/2020

To,
Shri. Satish J. Dattani
Laxmi Shopping Center, V. L. Lane,
Kandiwali (W),
MUMBAI- 400067.

Sub: Grant of Regularization and Occupancy Certificate for the School Building on land bearing S. No. 281 (old), S.No. 256(New), H. No. 2,4, S.No.282 (old),S.No.257(New) H. No. 2/1,3,4,5,10/1,11,S.No.283A(old), S. No. 255A (New), S. No. 284A (old), S. No. 252A(New) of Village-Sandor, Taluka-Vasai, Dist.- Palghar.

Ref:

- 1) Commencement Certificate No. No. CIDCO/VVSR/CC/BP-0736/W/ 171/dated 22/04/2010.
- 2) Receipt No. 4656 Dt. 19/10/2020 from Vasai Virar City Municipal Corporation for potable water supply.
- 3) Development Completion Certificate dt. 11/03/2020 from the Architect.
- 4) Structural stability certificate from Structural Engineer vide letter dated 29/11/2019.
- 5) Plumbing certificate dated 25/07/2020.
- 6) NOC From Chief Fire Officer dtd. 02/03/2020.
- 7) Letter From Rain Water Harvesting Consultant dated 11/11/2019.
- 8) Report from Composting Consultant dated 27/07/2020.
- 9) NOC from Tree Plantation Department of VVCMC dated 23/01/2020.
- 10) Your Architect's letter dated 12/03/2020.



Contd.... 2

Dt. 21 / 10 / 2020

Sir/ Madam,

Yours faithfully,

pd/-

Encl.: a.a.

c.c. to:

Mr. Sameer R. Desai
A/14, Mirza Nagar, 1st floor,
Opp. Railway Station, Virar (E)
Dist-Palghar.

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

**Deputy Director,
VVC MC, Virar.**

MANGALKIR
AN
SARATHY

Digitally signed by MANGAL KIRAN SARATHY
DN: c=IN, o=PODAR INTERNATIONAL
SCHOOL, ou=SALE,
2.5.4.20=588f48b8a566721d2798bf9aa4
14e0c76d59375452a6d054ac501dc8h
postalCode=400012, st=Maharashtra,
serialNumber=4ff92d06933a7d848ee4c2
208bd46b6a5776e2648ac55810d024d3
e, cn=MANGAL KIRAN SARATHY
Date: 2022.12.08 12:06:34 +05'30'

DINESH
RAVAJI
TORASKAR

Digitally signed by DINESH RAVA II TORASKAR
DN: cn=DINESH RAVA II TORASKAR,
o=SCHOOL, ou=SALE,
c=IN,
email=dinesh.rava@toraskar.com,
serialNumber=62672ced1d42ebd14fda,
dnQualifier=+DINESH RAVA II TORASKAR,
date=2003.12.09.17:02:55 +05'30'

Manager
Podar International School
Vasai

PRINCIPAL

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



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VVCMC/TP/OC/VP-0762/17/ 2020-21

Dt. 21/10/2020

OCCUPANCY CERTIFICATE

I hereby certify that the development for School Building (Gr+3) with Built up area 3313.54 Sq.m. on land bearing S. No. 281 (old), S.No.256(New),H. No. 2,4, S.No.282(old),S.No.257(New) H. No. 2/1,3,4,5,10/1,11, S.No.283A (old), S.No.255A(New), S.No. 284A (old),S.No.252 A(New)of Village-Sandor, Taluka- Vasai, Dist. Palghar completed under the supervision of M/s. Sameer R. Desai Architect, (License/ Registration No.CA/89/12282) and has been inspected on 17/09/2020 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-0736/W/171/dated 22/04/2010 issued by the CIDCO and permitted to be occupied subject to the following conditions :-

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained .
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice



VVCMC/TP/OC/VP-0762/17/2020-21

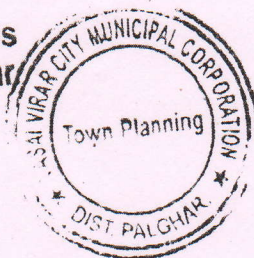
Dt. 21 /11/2020

- 5) This certificate of occupancy is issued only in respect of constructed in School Building (Gr+3 Floor) only.
- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) 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.
- 12) 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.
- 13) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

One set of completion plan duly certified is returned herewith.

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

Deputy Director,
VVCMC, Virar.



Commissioner
Vasai Virar City Municipal Corporation

MANGALKIR
AN SARATHY
PRINCIPAL

DINESH
RAVAJI
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Manager
Podar International School
Vasai