

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/RDP/VP-5568 & 5287/197/2018-19

Date : 23/1/2019

To,  
I. r. Sagar Pravin Raut,  
1st Floor, Thakur Arcade,  
Raja Shivaji Road, Virar (W),  
Tal: Vasai, Dist : Palghar.

**Sub: Revised Development Permission for proposed Residential/Residential With Shopline Buildings on land bearing Old S.No. 54, H.No.6, S.No. 58, H.No.2(Pt.), S.No. 59 H.No.1, S.No.62, S.No.63, S.No.78, H.No.1,2,3,5,6,8,9,10 S. No. 79, H. No. 1 to 11, S. No. 80, H. No. 1pt, 1pt, 1pt, 2, 3 S. No. 81, S. No. 82, H. No. 4, S. No. 83, H. No. 3 New S.No. 58/B/1 to 7, S.No.78/B/1 to 16 of Village : More & Old S. No. 192, H. No. 1 to 4, S. No. 193(pt), New S.No.34/B/1 to 7 of Village : Virar, Tal: Vasai Dist Palghar.**

Ref: -

1. NOC for N.A. Permission granted by VVCMC vide letter No. VVCMC / TP / NANOC / VP - 5287 / 371 / 2013-14. Dtd. 08/05/2013.
2. NOC for N.A. Permission granted by VVCMC vide letter No. VVCMC / TP / NANOC / VP - 5568 / 1838 / 2014-15. Dtd. 16/07/2014.
3. N.A. Order No. K-1 / T-9 / NAP / Village More & Virar - Vasai / SR - 05 /2014. Dtd. 23/03/2015.
4. N.A. Order No. K-1 / T-9 / NAP / More - Vasai / SR - 93 /2013. Dtd. 07/10/2013.
5. TILR M.R. No. 4605/2012, 4606/2012, 4607/2012, to 4618 / 2012 dtd. 29/11/2012.
6. TILR M.R. No. 4763/2012, dtd. 12/11/2012, M.R. No. 4605/2012, to M.R. No. 4618 /2012 dtd. 20/09/2012 to 23/09/2012.
7. Commencement Certificate No.VVCMC/TP/CC/VP-5568-5287/1385/2015-16,dated: 25/08/2015.
8. Revised Development permission No. VVCMC/TP/RDP/VP-5568/5287/086/2016-17 dated 09/02/2017.
9. Revised Development permission No. VVCMC/TP/RDP/VP-5568/5287/0151/2017-18 dated 17/02/2018.
10. Your Licensed Engineer letter dated 20/10/2018 & 10/12/2018.

Sir / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208 / 1917 / CR-89 / 09 / UD-12 dtd.19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Dolliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/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. VVCMC/TP/CC/VP-5568/5287/257/2018-19Dt.23/01/2019.  
The details of the layout is given below :-



VVCMC/TP/RDP/VP-5568 & 5287/197/2015-19

- 1 Name of Assessee owner / P.A. Holder
- 2 Location

Date : 23/1/2019

Mr. Sagar Pravin Raut,

Old S.No. 54, H.No.6, S.No. 58,  
H.No.2(Pt.), S.No. 59 H.No.1,  
S.No.62, S.No.63, S.No.78,  
H.No.1,2,3,5,6,8,9,10 S. No. 79, H.  
No. 1 to 11, S. No. 80, H. No. 1pt,  
1pt, 1pt,2, 3 S. No. 81, S. No. 82, H.  
No. 4, S. No. 83, H. No. 3 New S.No.  
58/B/1 to 7, S.No.78/B/1 to 16 of  
Village : More & Old S. No. 192, H.  
No. 1 to 4, S. No. 193(pt), New  
S.No.34/B/1 to 7 of Village  
Virar,Tal: Vasai Dist Palghar.  
Residential / Residential with Shopline

3	Land use (Predominant)		
4	Plot Area (As per 7/12)		
	S.No.59 & 62 Area Kept In Abeyance of 1/56		
	TH AREA = 186.96 Sq.mt. (78390-186.96)	78203.04	Sqm.
5	Deduction	11911.14	Sqm.
a	D.P. Road	4671.97	Sqm.
b	H.C.	10301.36	Sqm.
c	Garden 313 & 314	1981.14	Sqm.
d	Market	4064.13	Sqm.
e	Water Channel	32929.74	Sqm.
	Total (a to e)	45273.30	Sqm.
6	Balance Area (1-2)	9054.66	Sqm.
a.	20% Recreation Ground	2263.67	Sqm.
b.	5% Amenity	11318.33	Sqm.
	Total	38482.31	Sqm.
8	Buildable Plot Area (85% of No.6)	1.00	
9	Permissible FSI	38482.31	Sqm.
10	Permissible BUA	2116.53	Sqm.
11	Additions 5.5 % Land Pooling Area		
	Additional BUA permissible for MHADA (20%	7696.46	Sqm.
12	of 8)	48295.29	Sqm.
13	Total Built up area permissible	1.40	
14	Max. FSI permissible of DR/TDR		
	Max. BUA. Permissible of DR/TDR	63382.62	Sqm.
	(No.6x1.4)		
	Additional DR Available	6934.42	Sqm.
a)	Water Channel Area	2003.38	Sqm.
b)	D.P. Road Area	3931.52	Sqm.
c)	Market Area	12869.32	Sqm.
	Total DR Area		
17	Total BUA Permissible + MHADA	61164.61	Sqm.
	(53468.15+7696.46)		
18	Proposed BUA Area + MHADA	60268.28	Sqm.
	(52560.82+7707.46)		



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).