



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-0059/277/2021-22

09/07/2021

To,

1. Mr. Mr. Deepak H. Thakur, Mr. Raj H. Thakur & Mr. Sagar P. Raut. (P.A. Holder),
Viva Homes, 2nd floor, Thakur Arcade,
Raja Shivaji Road, Virar (W),
Tal : 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: Revised Development Permission for proposed Layout of Residential, Residential with Shopline, Commercial Building on land bearing S.No. 296, 297, 298, 299, 303, 304, 324 & 390-B (Old); S.No.296/1 ,296/2 ,296/3,296/4,296/5,296/6,296/7 & 296/8;S.No.297/1 ,297/2 & 297/3; S.No.298/1,298/2,298/3,298/4,298/5 & 298/6; S.No.299/1 ,299/2 & 299/3;S.No.303,S.No.304; S.No.324/1 ,324/2,324/3 & 324/4 ;S.No . 390B/1 & 390B/2(New)of Village Bolinj, Tal: Vasai, Dist Palghar.

Ref: -

Commencement Certificate No. VVCMC/TP/CC/BP-2281/VP-0059/W/906/2010-11 dated 24/03/2011.

2. Revised Development Permission No. VVCMC/TP/RDP/VP-0059/0211/2011-12 dated 31/01/2012.
3. Revised Development Permission No. VVCMC/TP/RDP/VP-0059/0238/2013-14 dated 26/08/2013.
4. Revised Development Permission No. VVCMC/TP/RDP/VP-0059/0260/2015-16 dated 06/11/2015.
5. Revised Development Permission No. VVCMC/TP/RDP/VP-0059/084/2016-17 dated 09/02/2017.
6. Revised Development Permission No. VVCMC/TP/RDP/VP-0059/029/2017-18 dated 26/05/2017.
7. Revised Development Permission No. VVCMC/TP/RDP/VP-0059/097/2017-18 dated 17/10/2017.
8. Permission for temporary site office vide order No. VVCMC/TP/REGULARISATION/VP-0059/8200/2017-18 dated 17/03/2018.
9. Revised Development Permission No. VVCMC/TP/RDP/VP-0059/209/2018-19 dated 02/02/2019.
10. Revised Development Permission No. VVCMC/TP/RDP/VP-0059/143/2019-20 dated 16/10/2019.
11. Your Registered Engineer's letter dated 22/04/2021 & 29/06/2021.



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09/07/2021

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.VVCMC/TP/CC/BP-2281/VP-0059/W/906/2010-11 dated 24/03/2011.The details of the layout are as given below:



Name of Assessee owner / P.A. Holder	Mr. Deepak H. Thakur, Mr. Raj H. Thakur & Mr. Sagar P. Raut. (P.A. Holder),
Location	Bolinj
3 Land use (Predominant)	Residential, Residential with Shopline, Commercial Buildings
4 Gross plot area (As per 7/12)	93760.00 sq.m
5 Area Under Encroachment	755.66 sq.m
6 Area Under Existing Road	52.75 sq.m
7 Area of plot A,S.No.390B/1	850.00 sq.m
8 Balance Plot Area(4-5-6-7)	92101.59 sq.m
9 Area Under 12.00 & 20.00 mts D.P. Road	5483.24 sq.m
10 Area Under H.S. Reservation	2612.13 sq.m
11 Area Under P.S. Reservation	1267.31 sq.m

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12	Area Under Channel Reservation (Now Clear of CRZ)	3200.00 sq.m
13	Area Under Channel Reservation Non CRZ	2025.18 sq.m
14	Area Under Public /Semi Public Zone (Now Clear of CRZ)	2190.00 sq.m
15	Area Under Public /Semi Public Zone Non CRZ	4838.66 sq.m
16	Area Under Non Buildable R-Zone (Now Clear of CRZ)	140.12 sq.m
17	Area Under Non Buildable R-Zone Non CRZ	577.84 sq.m
18	Balance Plot Area	69767.11 sq.m
19	C.F.C. @ 5%	3542.70 sq.m
20	Net Plot Area	66224.41 sq.m
21	R.G.	10756.80 sq.m
22	Built up Area with reference to basic F.S.I Area (20x Basic FSI 1.10)	72846.85 sq.m
23	Maximum Permissible Premium FSI-(92101.59X0.50)	46050.79 sq.m
24	Maximum DR/TDR Area(92101.59X0.90)	82891.43 sq.m
25	DR-Add 12.00 mt. & 20.00 mt. D.P. Road (Earlier)	4803.04 sq.m
26	DR-BUA for 20.00 mt D.P. Road (Area 680.20 sq.m)	1634.76 sq.m
27	DR-BUA for Channel Reservation Non CRZ (Land Area 2025.18 sq.mt)	5047.05 sq.m
28	DR-BUA for Public /Semi Public Zone Non CRZ (Land Area 4838.66 sq.mt)	14388.49 sq.m
29	DR-BUA for Area Under Non Buildable R-Zone in Non CRZ(Land Area 577.84 sq.mt)	1718.29 sq.m
30	Add.TDR 20.00 mt w D.P.Road	12290.14 sq.m
31	Add. Area Under Channel Reservation (Now Clear of CRZ) (3189.19 X 2.05)	6537.84 Sq.m
32	Add. Area Under Public/ semi Public (Now Clear of CRZ) (2185.56X2.05)	4480.40 Sq.m
33	Add. Area Under Non Buildable 'R' Zone (Now Clear of CRZ) As per 7/12 extract 130.00 sq.mt (130.00X2.05)	266.50 Sq.m
34	Total DR/TDR Area(24 to 33)	51166.51 sq.m
35	Total Entitlement Area(22+34)	124013.36 sq.m
36	Earlier Approved Built up Area	81997.47 sq.m
37	Balance Entitlement Area(35-36)	42015.89 sq.m



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