

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-5184/318/2022-23

22/08/2022

To

1. M/s. Lodha Builders & developers
Through Mr. Sanjay more,
A/101, Galaxy co-op, HSG, Soc.,
J.V.Nagar, 100 ft. road, Nallasopara (E)
Tal: Vasai, DIST: PGALGHAR
2. Ar. Umesh Kekre
Shop No.2, Kishorkunj Apt.,
Shashtri Nagar, Next to IIHM,
Vasai (W), Tal: Vasai,
DIST: PALGHAR

Sub: **Revised Development Permission for Residential with shophline bldg no.1 (A, B, C wing), Residential with sholine bldg. No.2 wing-A, B & C, CFC bldg on bearing S.No.232, H.No.2 of Village: Rajivali Taluka: Vasai, Dist: Palghar.**

Ref :

1. Commencement Certificate No. VVCMC/TP/CC/VP-5184/2943/2013-14 dtd. 23/01/2014.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-5184/523/2021-22 dtd. 12/10/2021.
3. Your Architect's letter dated.07/04/2022

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 vide 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



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Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTD Act 1966. The details of permission are as under:.

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No VVCMC/TP/CC/VP-5184/2943/2013-14 dtd.23/01/2014. The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	M/s. Lodha Builders & developers, Through Mr. Sanjay more,
2	Location	Rajavali
3	Land use (Predominant)	Residential with shophline bldg, CFC bldg &
4	Gross plot area (As per 7/12)	7590.00 sq.mt
5	Gross plot area (As per measurement sheet)	7713.42 sq.mt
6	Balance Plot Area	7496.87 sq.mt
7	Amenity space required	374.84 sq.mt
8	Amenity space adjustment of	380.96 sq.mt
9	Net plot area	7115.91 sq.mt
10	Recreational open space required	711.59 sq.mt
11	Recreational open space proposed	1015.88 sq.mt
12	Internal road	1511.98 sq.mt
13	Plotable area	7115.91 sq.mt
14	BUA with reference to basic FSI as per from road (2.00)	7827.50 sq.mt
15	Permissible premium	3557.96 sq.mt
16	Proposed premium on payment of charges (1252.82+1929.60)	3182.42 sq.mt
17	Permissible TDR	4625.34 sq.mt
18	Proposed TDR	1442.93 sq.mt
19	Total entitlement of FSI in the proposal	12452.85 sq.mt
20	Retained area	6780.72 sq.mt
21	Remaining BUA in proposal	5672.13 sq.mt
22	Ancillary area FSI upto 60% or 80% with payment of charges	3422.93 sq.mt
23	Total entitlement	15875.79 sq.mt
24	Earlier approved	6780.72 sq.mt
25	Proposed P-line area	8918.77 sq.mt
26	Total proposed	15699.49 sq.mt



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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 Residential with sholine bldg no.1 (A, B, C wing), Residential with sholine bldg. No.2 wing-A, B & C, CFC bldg on land bearing S.No.232, H.No.2 of Village: Rajivali, as per the following details:-

Sr. No.	Predominant Building	Building NO.	No. of Floors	No. of Flats/shops	Built Up Area (in sq. mt.)	Remarks
1	Residential with sholine bldg	1 (Wing A, B, C)	G+Stilt+ 10	177 Flat/ 28 Shops	6773.71 sq.mt	Now Amended
2	Residential bldg	2 Wing A	Gr+Stilt +7	22 Flat	708.06 sq.mt	Retained
3	Residential bldg	2 wing B	G+Stilt+ 10	83 flat	2887.77 sq.mt	Now Amended
4	Residential bldg	2 wing C	Gr+Stilt +16	110 Flat/ 8 Shops	4917.79 sq.mt	Now Amended
5	CFC bldg		Gr+Stilt +4	1 Hall, 1 Gym, 1 Hospital, 2 shops	412.10 sq.mt	Retained

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-5184/2943/2013-14 dtd. 23/01/2014. Stands applicable to this approval of amended plans 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.