

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फैक्स : ०२५० - २५२५१०३
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/772/2021-22

Date: 03/01/2022
/12/2021

- To,
1. Shri Devendra R. Ladhani(P.A. Holder)
D-II/1&2, Aakansha Commercial Complex,
Achale Road, Nallasopara (E),
Tal: Vasai, Dist: Palghar.
 2. M/s Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivali (W),
Mumbai - 400 092.

Sub: **Revised Development Permission for the proposed Residential, Residential with Shopline Buildings, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2 & Informal Market on land bearing S.No.62, H.No.1,2/Pt.,3,4,5,7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2,3, S.No.65, S.No.68, H.No.1,2&3, S.No.69, H.No.1,2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1,2/1,2/2, 3,4,5,7, S.No.76, S.No.77, H.No.2,3,4,5,6,7, S.No.81, H.No.1,2,4,5,6,8,9,10,12,13,14,15, 16,17,18,19,21,22,23, S.No.82, H.No. 1,2, 3/2, 3/3, 4, 5,6,7,8/1,9,10, S.No.83, H.No.1/Pt., S.No.84, H.No.3,4,6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6,9,10& 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3&7, S.No.88, H.No.1A, 1B, 2A & 2B, S.No.89, H.No.1,2&4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1,2,3, S.No.275, H.No.1,2, S.No.276, H.No.1,2,3,4,5, S.No.277, H.No.2&3, S.No.278, H.No.1,2,3,4 S.No.279, H.No.1, S.No.280, H.No.1,2,3,4,5 Vill: Gokhiware, Tal: Vasai, Dist: Palghar.**

- Ref:
- 1) TILR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement.
 - 2) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
 - 3) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2011 dt.13/04/2012.
 - 4) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-36/2012 dt.31/05/2012.
 - 5) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-83/2012 dt.22/02/2013.
 - 6) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.05/04/2014.
 - 7) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-125/2014 dt.20/03/2015.
 - 8) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.27/11/2015.
 - 9) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-07/15 dt.20/03/2015.
 - 10) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No: REV/K-I/T-I/SR-20/15 dt.28/09/2015.
 - 11) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20A/15 dt.03/11/2015.
 - 12) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-530/2018 dt.28/12/2018.
 - 13) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-121/2019 dt.16/02/2019.
 - 14) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-128/2019 dt.16/02/2019.



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- 15) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-143/2019 dt.16/02/2019.
- 16) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-636/2019 dt.29/11/2019.
- 17) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-637/2019 dt.29/11/2019.
- 18) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-638/2019 dt.29/11/2019.
- 19) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-640/2019 dt.29/11/2019.
- 20) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-641/2019 dt.29/11/2019.
- 21) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-642/2019 dt.29/11/2019.
- 22) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-643/2019 dt.29/11/2019.
- 23) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-644/2019 dt.29/11/2019.
- 24) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-645/2019 dt.29/11/2019.
- 25) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-646/2019 dt.29/11/2019.
- 26) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-647/2019 dt.29/11/2019.
- 27) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-648/2019 dt.29/11/2019.
- 28) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-650/2019 dt.29/11/2019.
- 29) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-654/2019 dt.29/11/2019.
- 30) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-94/2020 dt.10/02/2020.
- 31) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-85/2020 dt.10/02/2020.
- 32) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-96/2020 dt.10/02/2020.
- 33) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND/KV/SR-97/2020 dt.10/02/2020.
- 34) N.A. Receipt No.MH010747413, MH010747344, MH010747697, MH010747615, MH010748279, MH010748179, MH010748535, MH010748451, MH010746606, MH010746321, MH010749879, MH010750283, MH010750179, MH010747974, MH010750541, MH010750480 dt.16/02/2018.
- 35) N.A. Receipt No.MH010788856, MH010788823, MH010788979, MH010788924, MH010788708, MH010788665, MH010789662, MH010789679, dt.17/02/2018.
- 36) N.A.Receipt No. MH000720584, MH000720715, MH000721123, MH000721007 t.20/04/2018.
- 37) Receipt No. MH006500515, MH006500615, MH006531604, MH006531649, MH006502582, MH006502481, MH006502780, MH006502899, MH006503680, MH006503459, MH006504259, MH006504149, MH006508434, MH006508353, MH006501152, MH006500863, MH006532000, MH006531959, MH006502177, MH006502274, MH006505283, MH006505143, MH006504524, MH006504630,



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- MH006501802, MH006501923, MH006504823, MH006504948,
dt.20/09/2019.
- 38) Receipt No. MH008851946, MH008851779 dt.28/11/2019.
 - 39) Receipt No. MH011547511, MH011547585, MH011547865, MH011547940
dt.03/02/2020.
 - 40) Receipt No. MH006254101, MH006254219, dt.15/09/2021.
 - 41) Certificate u/s 42B of MLR Code regarding Class of land occupancy and
encumbrances No.REV/K-1/T-1/NAP/KAVI/5405/SR-687/2021dt.20/09/2021.
 - 42) Commencement certificate no. VVCMC/TP/CC/VP-0465/1070/2012-13
dt.10/07/2012.
 - 43) Commencement certificate no. VVCMC/TP/CC/VP-0329, 0815 &
0509/1065/2012-13 dt.10/07/2012.
 - 44) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/0223/2013-14 dt.25/07/2013.
 - 45) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/0189/2014-15 dt.15/11/2014.
 - 46) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/120/2015-16 dt.20/07/2015.
 - 47) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/123/2018-19 dt.12/10/2018.
 - 48) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/196/2019-20 dt.18/11/2019.
 - 49) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/367/2019-20 dt.23/03/2020.
 - 50) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/29/2020-21 dt.28/10/2020.
 - 51) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/147/2021-22 dt.31/05/2021.
 - 52) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/363/2021-22 dt.12/08/2021.
 - 53) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 &
0509/525/2021-22 dt.13/10/2021.
 - 54) Environment Clearance No. SEAC 2016/CR 366/TC1 dt. 06/01/2017
 - 55) NOC from MCZMA No. CRZ 2015/CR 244/ TC 4 dt. 02/11/2019.
 - 56) Minutes of 143rd Meeting of the State Level Expert Appraisal Committee-II dt.
25th & 26th February 2021.
 - 57) Environment Clearance No. SIA/MH/MIS/50545/2019 dt. 09/12/2021
(EC Identification No. - EC21B039MH165230).
 - 58) Your Licensed Engineer letter dated 13/10/2021.



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,

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Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTD Act 1966.

Revised Development Permission is hereby granted for the proposed Residential, Residential with Shopline Buildings, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2& Informal Market under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to Shri Devendra R. Ladhani (P.A. Holder).

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-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012. The details of the layout is given below:-

Sr.No.	Designation of Site	Area (SQ.M.)
1	Name of assessee owner/ P.A.Holder	: Shri Devendra R. Ladhani (P.A. Holder)
2	Location	: Gokhiware
3	Land Use (Predominant)	: Residential, Residential with Shopline Buildings, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2 & Informal Market.
4	Area of plot (Minimum area of a, b, c to be considered)	:
	(a) As per ownership document (7/12, CTS extract)	: 4,30,265.00
	(b) as per measurement sheet	:
	(c) as per site	:
5	Deductions for	:
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	: 62,028.95
	(b) Any D.P. Reservation area	: 96,019.39
	(Total a+b)	: 1,58,048.34
6	Balance area of plot (4-5)	: 2,72,216.66
7	Amenity Space (if applicable)	:
	(a)(Required -20678.23 SQ.M.) As per RDP Dated 31/05/2021	: 14,790.75
	(b) Adjustment of 5(b), if any	: 0.00
	(c) Balance Proposed	: 14,790.75
8	Net Plot Area (6-7 (c))	: 2,53,865.80
9	Recreational Open space (if applicable)	:
	(a) Required	: 29,375.47
	(b) Proposed	: 0.00



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10	Internal Road area	:	0.00
11	Plotable area (if applicable)	:	0.00
12	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8xbasic FSI)	:	2,69,280.16
13	Addition of FSI on payment of premium	:	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	:	
	(b) Proposed FSI on payment of premium.	:	17,262.92
14	In-situ FSI / TDR loading	:	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 5 (a)],if any	:	
	(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 7 (b)and /or(c)],	:	
	(c)TDR area	:	0.00
	(d) Total in-situ / TDR loading proposed (14 (a)+(b)+(c))	:	0.00
15	a) Permissible Additional FSI area under Chapter No. 7[(4e*1.90)-(13b+14d)]	:	6,18,087.85
	b) Proposed Additional FSI area under Chapter No. 7	:	2,02,000.00
16	Total entitlement of FSI in the proposal	:	
	(a) [12 + 13(b)+14(d)] or 15 whichever is applicable.	:	4,88,543.09
	(a1)existing BUA	:	1,19,759.32
	(a2) Balance FSI	:	3,34,878.23
	(b) Common area FSI upto 60% or 80%with payment of charges.	:	2,00,926.94
	(c1) Additional BUA	:	5,35,805.16
	(c) Total entitlement (a+b)	:	6,89,470.02
	(d) Approved BUA	:	5,87,915.37
	(e) Now Proposed BUA	:	96,441.60
	(f) Total Proposed BUA	:	6,84,356.97
17	LWC building no. 1	:	3,984.14
18	LWC building no. 2	:	4,012.39
19	LWC Welfare Center (Nursing Home)	:	2,687.43
20	Community Center Building no.2	:	1,073.39
21	High School building	:	17,467.03
22	CFC School building no.1	:	1,816.77
23	CFC School building no.2	:	705.03
24	Educational Building	:	11,625.92
25	Ancillary Building	:	5,546.69



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 the proposed Residential, Residential with Shopline Buildings, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on, CFC-2 & Informal Market on land bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2,