

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वरुई, जि. पालघर - ४०१ १०५.



दफ्तरी : १०५ - ४०१०१ / ४०१०१०१०१
ईमेल : १०५ - ४०१०१
ई-मेल : vasavirarcorporator@yahoo.com

तारखे क्र. : प.वि.म.म.
दिनांक :

VVCMC/TP/CC/VP-6964/2.2.4/2023-24

15/12/2023

To,

✓ 1. M/s. Adiraj JP Infra Through Partners
Mr. Pravin Tulsi Chauda & others
Adiraj status, Shop No. 3,4
Nagarpalika Road, Nite Gaon
Nallasopere (W), Tali Vasal, DIST: PALGHAR

2. Kuldeep Pabi Architect
001, B-Wing, Gr.Flr.,
Atmaram Park, Building No.1,
Near Ram Nagar, Vartak Road,
Virar (W), Tali Vasal, DIST: PALGHAR

Sub: Commencement Certificate for Redevelopment permission of proposed Residential building on land bearing S.No.89/1/2/2, of Village: Nilmore Taluka Vasal, Dist Palghar.

Ref :

1. H.A O der No.REV.D.1.1.DX.NAP. BLDG.SR.450/86 dtd.16/04/1987 from Collector of Thane
2. TILR M.R. No.357/208 dtd. 05/02/2008 for measurement.
3. Your Architect's letter dated 29/03/2023

Sir/ Madam,

The Development Plan of Vasal 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 Vasal-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-264/2010/UD-12 dtd. 07/07/2010. Further Vasal Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Amala, Amala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tekri, Khairpada, Vasalai, Rengao, Doliv, Idhari, Khachivada, Pali, Tivri, Octane, Tarkhad, Malipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/13/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 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 conditions mentioned in the letter No.VVCMC/TP/CC/VP-6964/2.2.4 dated 15/12/2023 Are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	M/s. Adiraj JP Infra Through Partners Mr. Pravin Tulsi Chauda & others
2	Location	Nilmore
3	Land use (Predominant)	Residential building
4	Gross plot area (As per 7/12)	2420.00 sq.mt
5	Gross plot area as per measurement sheet	3002.47 sq.mt

