मुख्य कार्यालय
यशवंत नगर, विरार (प)
ता.वसई जि. पालघर ४०१३०३

दूरध्वनी:०२५०-२५२५१०१/०२/०३/०४
फॅक्स : ०२५०-२५२५१०७
ई-मेल: vasaivirarcorporation@yahoo.com
जा.क्र. वविशम/नरचना/सा ६७१/२०२६-२७
दिनांक : १७/११/२०२६

प्रति,
उपायुक्त
माहिती व तंत्रज्ञान विभाग
वसई विरार शहर महानगरपालिका

विषय: सुचना प्रसिध्द करणेबाबत.
संदर्भ : १. महाराष्ट्र शासन असाधारण राजपत्र दि.१६/११/२०२६ रोजीची प्रसिध्द सुचना.

उपरोक्त संदर्भिय विषयांन्वये कळविण्यात येते की, संदर्भ क्र. १ अन्वये महाराष्ट्र शासन असाधारण राजपत्रात सुचना प्रसिध्द करण्यात आले असून सदरची सुचना व आराखड्यांच्या नकाशे जनतेच्या अवलोकनार्थ वसई विरार शहर महानगरपालिकेच्या अधिकृत संकेतस्थळावर प्रसिध्द करण्यात यावे.

सोबत - महाराष्ट्र शासन असाधारण राजपत्रात प्रसिध्द करण्यांत आलेल्या सुचनेची प्रत व आराखडे पेनड्राईव्ह मध्ये देत आहोत.

उपसंचालक
नगररचना विभाग
वसई विरार शहर महानगरपालिका

वसई-विरार शहर महानगर पालिका नगररचना जि. पालघर

प्रत माहितीस्तव :
मा. आयुक्त कार्यालय
वसई विरार शहर महानगरपालिका

RNI No. MAHBIL /2012/46121

सत्यमेव जयते

# महाराष्ट्र शासन राजपत्र

## असाधारण भाग दोन

वर्ष १२, अंक ८२] सोमवार, नोव्हेंबर १६, २०२६/कार्तिक २५, शके १९४८ [पृष्ठे ४, किंमत : रुपये १२.००

**असाधारण क्रमांक १२९**

**प्राधिकृत प्रकाशन**

### वसई-विरार शहर महानगरपालिका

**सूचना**

क्रमांक व.वि.श.म/न.र/शा५९२/२०२६-२७.— वसई-विरार उपप्रदेशाची शहर विकास योजना (आराखडा) शासन निर्णय क्र. टि.पी.एस.१२०१/ १५४८/ सी.आर-२३४ (सी), दि. ०९/०२/२००७ अन्वये भागशः मंजुर केली असून ती दि. १५/०३/२००७, पासून अंमलात आलेली आहे तसेच वसई-विरार उपप्रदेशातील एकुण क्षेत्रापैकी ४ तत्कालीन नगरपालिका (वसई, नवघर-माणिकपूर, नालासोपारा व विरार) व ५३ गावांसह शासन निर्णय नगरविकास विभाग क्र. २३०६ /४१२/प्र.क्र/२२३/२००६/युडी-२४, दि. ०३/०७/२००९ अन्वये वसई-विरार शहर महानगरपालिका अस्तित्वात आलेली असून नगरविकास विभाग निर्णय क्र.टि.पी.एस.१२०९/२४२९/सी.आर-२६२/ युडी-१२,दि.०७/०७/२०१० नुसार या महानगरपालिकेला महानगरपालिका क्षेत्रासाठी नियोजन प्राधिकरण म्हणून अधिकार प्रदान असून तेव्हा पासून वसई-विरार शहर महानगरपालिका क्षेत्रासाठी नियोजन प्राधिकरण म्हणुन वसई-विरार शहर महानगरपालिका कार्यरत असून त्याप्रमाणे कामकाज करीत आहे ;

ज्याअर्थी, जपान इंटरनॅशनल कॉर्पोरेशन एजन्सी (JICA) च्या मार्गदर्शनाखाली विरार हायस्पीड रेल्वे (HSR) स्टेशन परिसरासाठी Local Area Plan तयार करण्याचे प्रस्तावित आहे आणि JICA ने विहित केलेल्या मार्गदर्शक तत्वांनुसार विरार हायस्पीड रेल्वे स्टेशन Local Area Plan च्या क्षेत्रामध्ये (यापूढे "उक्त वसई-विरार हायस्पीड रेल्वे स्टेशन LAP क्षेत्र" असे निर्देशिलेले) वसई-विरार शहर महानगरपालिकेच्या (मौजे-मोरे, तुळींज, गोखिवरे, बिलालपाडा, धानिव, विरार) हद्दीतील क्षेत्राचा समावेश आहे;

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (महाराष्ट्र अधिनियम क्र.४४/२०२५) चे कलम ३३ ब चे उप-कलम (१) मधील तरतुदीनुसार वसई-विरार शहर महानगरपालिकेच्या मा. सर्वसाधारण सभा ठराव क्र.१४ दि.३०/०४/२०२६ अन्वये विरार हायस्पीड रेल्वे स्टेशन क्षेत्रासाठी स्थानिक क्षेत्र आराखडा (Local Area Plan) चा इरादा प्रसिद्ध करून समाविष्ठ क्षेत्राची हद्द दर्शविणारा नकाशा दि.१८/०५/२०२६ रोजी **महाराष्ट्र शासन राजपत्र** मध्ये प्रसिद्ध करून नागरिकांकडून ३० दिवसाच्या कालावधीमध्ये हरकती / सूचना मागविण्यात आल्या होत्या ;

ज्याअर्थी, उक्त नियमावली मधील कलम ३३(ब) (३) नुसार इरादा जाहिर केल्यापासून ६ महिन्याच्या आत प्रारूप क्षेत्र विकास आराखडा प्रसिधद्ध करणे आवश्यक आहे त्यानुसार मा. विशेष सर्वसाधारण सभेने दि.०४/११/२०२६ रोजीच्या ठराव क्र.०२ अन्वये निर्देशित केलेल्या दुरुस्तींसह **महाराष्ट्र शासनाच्या राजपत्रात** प्रसिद्ध करून जनतेकडून पुढील ३० दिवसात हरकती-सूचना मागविणेकामी एकमताने मंजूरी दिलेली आहे.

त्याअर्थी, वसई-विरार शहर महानगरपालिकेतील प्रस्तावित विरार हायस्पीड रेल्वेस्थानका करीता एकुण ४६४ हे. इतक्या क्षेत्रात प्रारूप स्थानिक क्षेत्र आराखडा (LAP) अधिसूचित करून समाविष्ठ क्षेत्राकरीता नागरीकांकडून हरकती सूचना मागविणेकामी प्रसिद्ध करण्यात येत आहे.

सदरहु योजने संबंधिचे नकाशे व अहवाल कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरीकांच्या अवलोकनार्थ खाली नमुद केलेल्या कार्यालयात उपलब्ध आहेत, —

(१) उपसंचालक, नगररचना विभाग, वसई-विरार शहर महानगरपालिका, सातवा मजला, वसई-विरार शहर महानगरपालिका मुख्यालय, यशवंत नगर, विरार पश्चिम, ता. वसई, जि. पालघर.

(२) सहायक आयुक्त, प्रभाग समिती - बी, डी, एफ व जी यांचे कार्यालयात.

उक्त स्थानिक क्षेत्र आराखडा (LAP) च्या संदर्भात नागरिकांच्या काही सूचना/हरकती असल्यास, त्यांनी ही सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून ३० (तीस) दिवसांच्या आत उपसंचालक, नगररचना विभाग, वसई - विरार शहर महानगरपालिका, सातवा मजला, वसई - विरार शहर महानगरपालिका मुख्यालय, यशवंत नगर, विरार पश्चिम, ता. वसई, जि. पालघर यांच्याकडे लेखी स्वरुपात कारणांसह पाठवाव्यात सदरची सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून ३० (तीस) दिवसांच्या आत वसई-विरार शहर महानगरपालिकेकडे प्राप्त झालेल्या सूचना/हरकती विचारात घेतल्या जातील.

**पृथ्वीराज बी. पी.** (भा.प्र.से.),
आयुक्त,
वसई-विरार शहर महानगरपालिका.

वसई-विरार,
दिनांक १३ नोव्हेंबर २०२६.

## VASAI - VIRAR CITY MUNICIPAL CORPORATION

### Notice

No. V.V.C.M.C./T.P./Sha592/2026-27.— Whereas, the Development Plan of the Vasai-Virar Sub-Region was partly sanctioned by the Government *vide* Government Resolution No. TPS.1201/1548/CR-234(C), dated 09/02/2007, and the said Development Plan came into force with effect from 15/03/2007. And whereas, the Vasai-Virar City Municipal Corporation was established *vide* Government Resolution, Urban Development Department No. 2306/412/CR-223/2006/UD-24, dated 03/07/2009, comprising the four erstwhile Municipal Councils, namely Vasai, Navghar-Manikpur, Nalasopara and Virar, along with 53 villages forming part of the Vasai-Virar Sub-Region. And whereas, *vide* Government Resolution, Urban Development Department No. TPS.1209/2429/CR-262/UD-12, dated 07/07/2010, the Vasai-Virar City Municipal Corporation was conferred the powers of the Planning Authority for its municipal jurisdiction. Accordingly, the Vasai-Virar City Municipal Corporation has been functioning as the Planning Authority for its municipal jurisdiction and discharging its statutory planning functions since then ;

And whereas, it is proposed to prepare a Local Area Plan (LAP) for the area surrounding the Virar High-Speed Railway (HSR) Station under the guidance of the Japan International Co-operation Agency (JICA), and in accordance with the guidelines prescribed by JICA, the proposed Virar High-Speed Railway Station Local Area Plan (hereinafter referred to as the "said Vasai-Virar High-Speed Railway Station LAP Area") comprises areas falling within the municipal limits of Vasai-Virar City Municipal Corporation, covering the villages of More, Tulinj, Gokhivare, Bilalpada, Dhaniv and Virar ;

And whereas, in accordance with the provisions of sub-section (*1*) of Section 33B of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XLIV of 2025), pursuant to Resolution No. 14, dated 30/04/2026, passed by the Hon'ble General Body of the Vasai-Virar City Municipal Corporation, the intention to prepare a Local Area Plan for the Virar High-Speed Railway Station Area was declared, and a map indicating the boundaries of the area proposed to be included therein was published in the *Maharashtra Government Gazette* on 18/05/2026, inviting suggestions and objections from the public within a period of 30 days ;

And whereas, in accordance with the provisions of sub-section (*3*) of Section 33B of the said Act, it is necessary to publish the Draft Local Area Plan within six months from the date of declaration of intention to prepare the same. Accordingly, the Hon'ble Special General Body Meeting of the Vasai-Virar City Municipal Corporation, *vide* Resolution No. 02, dated 04/11/2026, has unanimously accorded approval for publication of the Draft Local Area Plan, incorporating the modifications as directed therein, in the *Maharashtra Government Gazette* and for inviting suggestions and objections from the public within a further period of 30 days.

Now, therefore, the Draft Local Area Plan (LAP) for the proposed Virar High-Speed Railway Station Area, admeasuring approximately 464 hectares, within the jurisdiction of the Vasai-Virar City Municipal Corporation, is hereby published in the *Maharashtra Government Gazette*, inviting suggestions and objections from the public in respect of the area included therein.

The maps and report pertaining to the said Draft Local Area Plan shall be made available for public inspection during office hours on working days at the following offices, —

1. Office of the Deputy Director of Town Planning, Vasai-Virar City Municipal Corporation, 7th Floor, Vasai-Virar City Municipal Corporation Headquarters, Yashwant Nagar, Virar (West), Taluka Vasai, District Palghar.

2. Offices of the Assistant Commissioners of Ward B, D, F and G, Vasai-Virar City Municipal Corporation.

Any person having any suggestions or objections with respect to the said Local Area Plan (LAP) shall submit the same in writing, along with reasons and supporting particulars, within 30 (thirty) days from the date of publication of this notice in the *Maharashtra Government Gazette*, to the Deputy

Director of Town Planning, Vasai-Virar City Municipal Corporation, 7th Floor, Vasai-Virar City Municipal Corporation Headquarters, Yashwant Nagar, Virar (West), Taluka Vasai, District Palghar.

Only such suggestions and objections as are received by the Vasai-Virar City Municipal Corporation within the aforesaid period of 30 (thirty) days from the date of publication of this notice in the *Maharashtra Government Gazette* shall be taken into consideration.

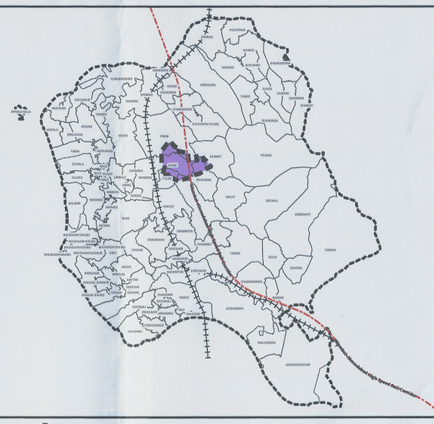
PRITHVIRAJ B. P. (I.A.S.),
Municipal Commissioner,
Vasai-Virar City Municipal Corporation.

Vasai-Virar,
Dated 13th November 2026.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, SMT. MANISHA KUMBHAR PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, SMT. MANISHA KUMBHAR.

# DRAFT VIRAR HIGH SPEED RAIL STATION LOCAL AREA PLAN

**Published u/s 33B(3) of the MR & TP Act, 1966**



## Legend

- Virar HSR Station
- Water Supply Location
- Reservation No.
- HPZ Extended Zone Boundary
- HPZ Core Zone Boundary
- HSR - Alignment
- AGT Alignment
- Contours

### Boundaries

- LAP Boundary
- Village Boundary
- Survey No
- URS Clusters
- HSR Station

### Proposed Landuse

- Drain
- Pond
- Residential Zone
- Commercial
- Market
- Existing School
- Secondary School
- Primary/Community/Urban Health Centre by ULB/Government
- Hospital
- Urban Health Center
- Cultural Centre/Hall
- Fire Brigade
- Police Station
- Municipal Purpose
- Garden
- Play Ground
- Green Belt
- Nala Garden
- Sewage Treatment Plant
- Electric Sub-Station
- Cremation Ground
- Elevated Service Reservoir
- Transfer Station
- Commercial + Transport
- Right of Way
- High Speed Rail Station
- Automated Guideway Transit
- Reserved Forest

## Notes:-

1. The Proposed Land Use (PLU) map has been prepared for the purpose of indicating the proposed spatial distribution of land uses as part of the preparation of the Local Area Plan (LAP) for the Virar High-Speed Rail (HSR) Station Area.
2. The boundaries of villages, survey numbers and land parcels are referenced from available Revenue Village Maps, cadastral maps and other relevant sources. These are indicative in nature and are provided to establish the relative location and extent of proposed land uses. The boundaries shall not be scaled or used for precise measurements, area calculations or legal delineation.
3. For verification of village boundaries, land parcel boundaries, ownership details and area measurements, the respective revenue records and official land records maintained by the concerned authorities shall be referred to and shall prevail.
4. The proposed land-use boundaries, road alignments and infrastructure corridors are indicative and have been delineated based on available base maps, existing land-use information, drone/satellite imagery and planning considerations.
5. The proposed land-use allocations and area calculations are based on the available spatial datasets and mapping information. Inherent discrepancies arising from scaling, geo-referencing, edge matching, data integration and other mapping processes may exist.
6. The names of places, landmarks, proposed facilities and land-use annotations are indicative and provided for reference purposes only. Their names and spellings may vary according to local usage and official records.
7. The Proposed Land Use Plan has been prepared with reference to the applicable provisions of the Maharashtra Regional and Town Planning Act, 1966, and other relevant planning regulations and guidelines. The proposals shall be subject to scrutiny, approval and statutory procedures by the competent authority.
8. The delineation of forest areas, water bodies, natural drainage channels and other environmentally sensitive areas is based on available information and shall be verified with the respective competent authorities. All applicable environmental, forest and other statutory restrictions shall prevail.
9. The Proposed Land Use Plan is a planning proposal and does not, by itself, confer any development rights, land ownership, development permissions or statutory reservation status. The proposed land uses shall be subject to approval and notification under the applicable statutory provisions.
10. Existing Amenities / Facilities are marked as 'Black Verged' and solid colour fill as per the zone / user. Proposed Amenities / Facilities/Reservation are marked as 'Red Verged' and solid colour fill as per the zone / user.

## Abbreviations

| | | | | | |
|---|---|---|---|---|---|
| BD | Bus Depot | MP | Ward Office/Community Center/CFC/MP | PS | Primary School |
| BG | Burial Ground | M | Market | SS | Secondary School |
| CG | Cremation Ground | MLCP | Multi Level Car Park | STP | Sewage Treatment Plant |
| CT/H | Cultural Center/Hall | P.ST | Police Station | SWM | Solid Waste Management Facility |
| ESR | Elevated Service Reservoir | PG | Play Ground | UHC | PHC/UHC/Maternity & Nursing |
| FS | Fire Station | PP/CNG | Petrol Pump | VP | Verti Port |
| G | Garden | | | | |

Deputy Director – Town Planning Department,
Vasai Virar City Municipal Corporation

Municipal Commissioner
Vasai Virar City Municipal Corporation

**Vasai Virar City Municipal Corporation** | **Dated :- 16/11/2026**

0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 km

**Prepared by : Tandon Urban Solutions Pvt Ltd (TUSPL)**

701, Harbhajan CST Road, Vidyanagari Marg, Kalina, Santacruz (E), Mumbai.