



Building Permission Cell, PMAY cell / A

(A designated Planning Authority for PMAY constituted as per government regulation no. TPB-4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)

No. E.E/BP/PMAY/A/MHADA/143/2022

Date: 18 APR 2022

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
COMMENCEMENT CERTIFICATE UP TO PLINTH**

To,
✓ Bhagya Construction
Dist, Aurangabad,
Paithan-431 107

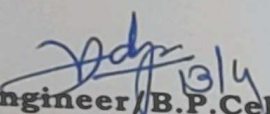
Sir,

With reference to your application dated 11/02/2022 for grant of building permission / Commencement Certificate under section 18/44 of Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BMC Act, 1949 to carry out development/construction of building no. 1 to 12 (12 Bldgs) of Gr+3 floor for 384 EWS tenements on plot bearing Gat No.302 of Village Paithan Ta. Paithan, Dist- Aurangabad, under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH** is granted under section 18/45 of Maharashtra Regional and Town Planning Act, 1966 to erect a buildings subject to compliance of conditions mentioned in IOA u/r No. EE/BP/PMAY/A/MHADA/151/2022, dated 29/03/2022 and also subject to following additional conditions. :-

1. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate / Building permission up to plinth shall remain valid for one year commencing from the date of its issue. If the work is not commenced within the valid period.
4. This permission does not entitle you to develop land which does not vest with you.
5. As per UDCPR's Clause No.2.7, the Commencement certificate / Development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced.

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6. This Certificate liable to be revoked by the VP & CEO, MHADA if :
- a. The development work in respect of which permission is granted under this certificate is not carried out or the construction work thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
- VP & CEO / MHADA** has appointed Shri. Dinesh Mahajan, Executive Engineer to exercise his powers and function of the Building Permission Cell under section 45 of the said Act.

This CC is valid upto 17 APR 2023 and issued for the work upto plinth.


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

- 1 Arch. Dattatray M. Parshuram, Kasturi Consultant, Latur For Information
2. Chief Officer, Aurangabad Board, MHADA.
3. Chief Officer, Paithan, Municipal Council
4. Asst. Director of Town Planning, Aurangabad

sd/-
Executive Engineer/B.P.Cell
PMAY/ MHADA