

Building Permission Cell, PMAY / 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/125/2025

Date: - 01 APR 2025

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

To,
Executive Engineer,
Chatrapati Sambhaji Nagar,
Housing & Area Development Board,
Mahavir chowk, CBS Road,
Chatrapati Sambhaji Nagar – 443001

Sir,

With reference to your application dated 22/01/2025 for building permission and grant of Commencement Certificate under section 44 of Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BPMC Act, 1949 to carry out development/construction for buildings comprising of 1056 EWS T/s & 48 Conv shops on plot bearing Gut No.9, Mouje- Nakhtrawadi, Dist. Chatrapati Sambhaji Nagar under AHP model under PMAY scheme, the Commencement Certificate **UPTO PLINTH ONLY** is granted under section 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/516/2024, dated 09/08/2024 and also subject to following additional conditions. :-

1. Notwithstanding anything contained that it is your responsibility to obtain Environmental Clearance before actual start of work & submit the copy of the same to this office immediately. And also terms & conditions of Environmental clearance shall be adhered & complied with.
2. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.
3. 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.
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.
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. 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.

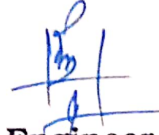
VP & CEO / MHADA has appointed Shri. Rupesh Totewar, Executive Engineer to exercise his powers and function of the Building Permission Cell under section 45 of the said Act.

This C C is issued for work upto plinth level

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

Copy forwarded for favour of information :

- 1.Ar. Shirish Kembhavi, Environ Arch., Sakar,1002/26, infront of Sachin Tendulkar Park, Rajendra nagar, Pune – 411030., For Information
2. Commissioner, Chatrapati Sambhaji Nagar Municipal Corporation.
3. Chief Officer, Chatrapati Sambhaji Nagar Board, MHADA.
4. Asst. Director of Town Planning, Branch Office Chatrapati Sambhaji Nagar Municipal Corporation
5. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
6. Executive Engineer-II/PMAY/MHADA/A, for information


Executive Engineer/B.P.Cell
PMAY/ MHADA