महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY
स्वातंत्र्याचा अमृत महोत्सव
म्हाडा
MHADA

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/314/2022
Date: - 13 JUN 2022

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
COMMENCEMENT CERTIFICATE UP TO PLINTH FOR ZERO FSI ONLY

To,
M/s Superealty Buildcon LLP
260/10216, Sagarsangeet,
Vikroli East, Mumbai-83

Sir,

With reference to your application dated 13/06/2022 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 of 19 buildings of Gr. + 1 floor for 338 EWS tenements, 20 Bldgs of 143 Duplex EWS T/s & 19 Duplex LIG T/s & 2 Bldgs. of Stilt + 7 Floors consisting of 308 LIG T/s & 6 Conv. Shops on plot bearing S.No.370/1/B/1, 370/3/1, 370/3/2 Mouje-Chalisgaon, Tal.-Chalisgaon, Dist-Jalgaon under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH FOR ZERO FSI** 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/435/2022, dated 03/12/2021 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 / Development permission up to plinth shall remain valid for one year commencing from the date of its issue.
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

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं: ०२२-२६५९२०५८
Griha Nirman Bhavan,Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

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. 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 issued for work upto plinth level only (for Zero FSI) and same is valid up to ---------- 12 JUN 2023 ----------.

Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Arch. UB Architects, 602/B, 11, Sarvoday, Kher Nagar, Bandra East, Mumbai-51 For Information
2. Chief Officer, Nashik Board, MHADA.
3. Chief Officer, Chalisgaon Municipal Council.
4. Asst. Director of Town Planning, Chalisgaon.

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