महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA

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/149 /2020

Date: - 18 SEP 2020

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

PART COMMENCEMENT CERTIFICATE UP TO PLINTH

To,
Shree Venkateshwara Infra Developers
6-1-74, Beside HDFC Bank, Lakdikapul,
Hyderabad-500 004

Sir,

With reference to your application dated 07/01/2020 for grant of Part Commencement Certificate upto plinth 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 building Kh No. 16, 17, 18/1/3, 19(P), 2/1/A/B, 21/1, 21/3,27/1, 27/2/B, 27/3 Mauza Champa, Dist. Parshivani, Dist. Nagpur., the Part Commencement Certificate for 28 buildings as per table mentioned below UPTO PLINTH 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/53/2019, dated 05/03/2020 and also subject to additional conditions mentioned below the table.

TABLE

Sr. No.	Building No	Total Build-ings	Tenements	Floor	Proposed BUA (in sq.m.)
1	A-51, A-54, A-58, A-60, A- 61, A-63 to 70, A- 73, A-74, A-75 to 79	20	240	G.F.+2	10386.30
2	A - 50, A-55, A-59, A-62, A-71, A-72	6	72	G.F.+2	3336.57
3	B-19, B 20	2	12	G.F.+2	521.25
		28	324		14244.12

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 Part Commencement Certificate / Development permission up to plinth shall remain valid for one year commencing from the date of its issue.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी : ६६४०५०००
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

4. **This Part Commencement Certificate is being issued for 28 bldgs of ground floor +2 structure for BUA 14244.12 sq.m. as mentioned above table subject to submission of environment clearance for whole project & C.F.O. NoC for required Buildings before asking Further C.C. for 28 Buildings or Plinth C.C. for remaining 106 buildings whichever is earlier.**

5. To communicate the concern RLY Department and verify the permissible distance between RLY line and Bldg line which is proposed by you before actual start of work and submit their remarks/Noc before issue of Plinth C.C for remaining 106 bldgs or further C.C for 28 bldgs whichever is earlier as undertaken by you.

6. This permission does not entitle you to develop land which does not vest with you.

7. The Commencement certificate is renewable every year, but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of MRTP Act, 1966.

8. 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.

9. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

10. 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 **Part C.C.** is valid upto ~~17 SEP 2021~~ and restricted for the work upto plinth.

17/9

Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Architect ~~Arch. Kishor Chiddarwar~~ Asst. A.R. of Endeavour
2. Commissioner , Nagpur Metropolitan Regional Development Authority.
3. Chief Officer, Nagpur Board, MHADA.
4. Asst. Director of Town Planning, Nagpur Metropolitan , Nagpur.

sd/-
Executive
Engineer/B.P.CellPMAY/
MHADA