



No.E.E./BP/PMAY/A/MHADA/025 /2023

Date: - 11 JAN 2023

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE UPTO PLINTH

To,
✓ M/s. Oak Construction,
Oak Insignia, 4th floor,
Ravindranath Tagore Road,
Near Board Office, Civil Lines,
Nagpur-440 001.

Sir,

With reference to your application dated 03/01/2023 for the grant of building permit & sanction of Commencement Certificate under Section 44 Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BMC Act, 1949 to carry out development/construction of development permission of 156 EWS and 104 LIG tenement having 02 buildings comprising of Ground + 13 floor of proposed Khasara no. 25/8, 25/9, 25/10, 25/11, on plot bearing C.T.S. No. 27, Village Vanjara, Dist. Nagpur, under vertical AHP-PPP model under PMAY scheme, the Commencement Certificate **UPTO PLINTH** is granted under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building subject to compliance of conditions mentioned in IOA u/r No.EE/BP Cell/PMAY/A/MHADA/636/2022, dated 02.12.2022 and also subject to following additional conditions. :-

1. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
2. The Commencement Certificate / Development permission up to plinth shall remain valid for one year commencing from the date of its issue.
3. This permission does not entitle/permit you to develop land which does not vest with you.
4. 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.
5. This Commencement 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.
6. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
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.
8. Owner/Developer should allot parking slots in proportion to the PMAY house owner.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, 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 Dt. _____ and restricted for the work upto plinth.

10 JAN 2024


(Rupesh Totewar)
Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information:

1. Architect: Mr.Alok Lunia.
2. Commissioner, Nagpur Metropolitan Regional Development Authority.
3. Chief Officer, Nagpur Board, MHADA.
4. Asst. Director of Town Planning, Nagpur Metropolitan, Nagpur.

Sd/-
(Rupesh Totewar)
Executive Engineer / B.P.Cell,
PMAY / MHADA