महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

स्वातंत्र्याचा अमृत महोत्सव

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/616 /2022

Date: - 21 NOV 2022

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**
**COMMENCEMENT CERTIFICATEUPTO PLINTH**

To,
M/s.Sukhkarta Developers
C/o:Dr.Satish Chiddarawar, Medicare
HopsitalCampus, Near Shivaji Chowk,
Pusad, Tah.-Pusad, Dist.-Yavatmal - 445204.

Sir,

With reference to your application dated 07/03/2022 forthe grant of building permit &sanction of Commencement Certificate under Section 44 Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BPMC Act, 1949 to carry out development/construction of building Block No.1 (48 EWS), Block No.2 & 5 (96 EWS), Block No.3 & 4 (144 EWS), Block No.6 (24 EWS), Block No.7 & 11(9 EWS), Block No.8 (10 EWS), Block No.9 & 10 (40 EWS) on land bearing Kh. No.-88/1, Mouza- Kanholi, Tah.- Hingna, 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/BPCell/PMAY/A/MHADA/346/2022, dated 29/06/2022 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.

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

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/permit you to develop land which does not vest with you.

5. 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.

6. 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.

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.

9. Owner/Developer should allot parking slots in proportion to the PMAY house owner.

**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 CC is issued for work upto plinth level only & same is valid up to _____

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