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/588 /2023
Date: - 17 JUL 2023

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

To,
Chief officer,Nagpur Housing
and Area Development Board,
NAGPUR.

Sir,

With reference to your application dated 17/08/2022 for grant of building permission / Commencement Certificate under section 18/44 of Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BPMC Act,1949 to carry out development/construction for 40 EWS tenements on plot bearing on Land Bearing Kh.No. 13/3(part) City.S. no.165(part),Mauze.Bhamti Tal.Nagpur,Dist.Nagpur,under AHP model under PMAY scheme, the Commencement Certificate **UPTO PLINTH ONLY** is granted under section 18/45 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/299/2023, dated 06/04/2023 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. This permission does not entitle you to develop land which does not vest with you. If the work is not commenced with in the valid period.
4. 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 it's issue. The application for renewal shall be made before expiry of one year if the work is not already commenced.

5. 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.
6. 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 CC is issued for work upto plinth level only and same is valid up to 16 JUL 2024

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

Copy forwarded for favour of information :

1. S.A.Dhawad.Dhawad and Associates, F-21,Vishnukamal Aptts,160,Shivaji Nagar,Nagpur-440010
2. Chief Officer, Nagpur Board, MHADA.
3. Commissioner,Municipal Corporation Nagpur.
4. Asst. Director of Town Planning, Nagpur.
5. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.

Executive Engineer/B.P.Cell
PMAY/ MHADA