

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



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/082 /2022

Date: - 23/02/2022

23 FEB 2022

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

To,

✓ Rustagi Estate Private Limited,
✓ 16, 1st Floor, Khatau Building
Alkesh Dinesh Modi Marg, Fort,
Mumbai 400023.

Sir,

With reference to your application dated 20/08/2021 for building permission and grant of Commencement Certificate under section 44 of Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BMC Act, 1949 to carry out development/construction of building no. 1 to 5 (5 Bldgs) for 602 EWS tenements, 92 LIG tenements & 60 Shops on plot bearing Survey No. 77/4/C/78/2C, 77/4/78/2/A, 77/4/D/78/2/D, 77/4B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2/F, 83/1/2P at Mouje Titwala, Ta - Kalyan, Dist - Thane, under AHP model (PPP) under PMAY scheme, the Commencement Certificate **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/457/2021, dated 21/12/2021 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. 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.

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५१

दुरध्वनी ६६४० ५०००

फैक्स नं : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400051.

Phone : 66405000.

Fax No. 022-26592058 Website. : www.mhada.maharashtra.gov.in

6. That the you have to pay the balanced Development charges of Rs.53,94,010/- before asking Further C C. The interest on this balanced amount for the period between IOA issued and date of payment to be made at the rate of 1.5% per month shall have to be made.
7. 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.
8. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
9. 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 valid upto **22 FEB 2023** and restricted for the work upto plinth.


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

- 1 Arch. Ub architects , 602-B Sarvoday 11.Kher Nagar, Bandra (East) Mumbai 400051, For Information.
2. Chief Officer, Konkan Board, MHADA.
3. Commissioner, KDMC
4. Asst. Director of Town Planning, KDMC

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