



# Anish & Associates

Licensed Surveyor & Consulting Engineer

Ref: MP/662

Date: 10/01/2025

To,  
Mr. Manoj M. Purohit,  
Ramdev House, P.K. Road,  
Mira Road (E) – 401107.

Sub: Clarification for UDCPR Regulation No. 2.7 & 2.8.

Ref: C.C. Vide No. MNP/NR/2492/2023-24; Dt: 03/11/2023.

Respected Sir,

I the undersigned have got the plans/layout approved on your behalf for the residential cum commercial layout proposed to be constructed on land bearing S. No. 271 (Old) 82 (New) H. No. 3, 4, 6; Village: Navghar.

The commencement certificate is obtained Vide No: MNP/NR/2492/2023-24; Dt: 03/11/2023. Also, as per the work start letter submitted by you on 24/10/2024, it seems that you have started the work on site within one year from the date of commencement certificate.

As per regulation no. 2.7.1 #Commencement. The commencement certificate / development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Authority may condone the delay for submission of application for renewal by charging (1) fees at the rate of 1/3 of amount as per Regulation No.2.2.12 per year, but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate / development permission.

**Provided** that, no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid till the work is completed.

As per my interpretation since you have started the work within the period of valid permission, such permission shall remain valid till work is completed and revalidation of commencement certificate is not needed.

Also, as per regulation no. 2.8.4, you have to give intimation in the prescribed form in Appendix-F to the authority after the completion of work upto Plinth Level. This shall be certified by me with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.

This letter is issued to you to the best of my knowledge and without any self interest. The authority/agency intended to use this letter should verify the provisions before its intended use.

Thanking You.

For, Anish & Associates

  
Partner