



**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/782/2023

Date: - 11 OCT 2023

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

To,

M/s MJP Builders & Developers  
Pawar Complex, Pawar Nagar,  
Near Rest House, Main Road,  
Ausa-413 520.

ITC Cell,  
M. H. & A. D. Authority  
Inward No.:  
Date: 26-10-2023

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 BMC Act, 1949 to carry out development/construction for 4 residential buildings of Gr.+5 floor for 192 EWS T/s + Club House comprising Gr. floor on plot bearing S.No.223/B/2, Mouza Ausa, Tal. Ausa, Dist Latur, under AHP model (PPP) 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/283/2023, dated 29/03/2023 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 within the valid period.
4. 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.
5. 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 the work shall be started with immediately effect from the issuing date i.e. 11 OCT 2023

sd/-

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

**Copy forwarded for favour of information :**

1. Dattatray M. Parshuram, Arch. Kasturi Consultant, Om Chambers, Opp. Tilak Nagar Post Office, Mitra Nagar, Latur-413 531, For Information
2. Chief Officer, Aurangabad Board, MHADA.
3. Commissioner Latur Municipal Council.
4. Asst. Director of Town Planning, Latur Municipal Council
- ✓ 5. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
6. Executive Engineer-II/PMAY/MHADA/A, for information

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

