



Building Permission Cell, PMAY / 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/921/2023

Date: -

30 NOV 2023

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE UP TO PLINTH ONLY

ITC Cell,

M. H. & A. D. Authority

Inward No.: 3703

Date: 22.12.2023

To,

M/s Maitree Infra

Flat No.2, S.No.54,

Namo Complex, behind Balaji Greens

Dhayari, Pune-411 041

Sir,

With reference to your application dated 30/11/2023 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 building no. 1 of Stilt+9th Floor, Bldg No.2 Basement + Stilt + 12th Floor & Stilt +2nd Floor Row Houses total having 89 EWS tenements & 137 LIG tenements on plot bearing S.No.105/5/1, 105/2A/3 (Part), Dhayari, Tal.Haveli, Dist. Pune, 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/744/2023, dated 13/09/2023 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 immediately w.e.f. this Plinth C C issued date.
4. That the concern Airport authority NOC for subjected project shall be obtained before asking further C C & shall be submitted to this office.
5. The Balanced Labour cess of 1st installment of Rs.4,00,000/- & balanced Balcony Premium of Rs.69,410/- shall be paid before actual start of work. If not paid in stipulated time then the interest as per norms shall be recovered from you before asking Further C C.
6. 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.
7. 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 PLINTH CC is issued for work upto plinth level only and the work shall be started immidiatly w.e.f. **30/11/2023**

sd/-

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

Copy forwarded for favour of information :

1. Arch. Dattatray M. Parshuram, Arch. Kasturi Consultant, Om Chambers, Opp. Tilak Nagar Post Office, Mitra Nagar, Latur-413 531, For Information.
2. Chief Officer, Pune Board, MHADA.
3. Commissioner, Pune Municipal Corporation
4. Asst. Director of Town Planning, Pune
- ✓ 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**

