



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/ /2026
Date: -

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE UP TO PLINTH ONLY

To,

✓ M/s Sukruth Buildcon LLP.
Sukruth Avadh Temghar,
near Sai Baba Temple,
Kalyan Road, Bhiwandi-421302

Sir,

With reference to your application dated 30/12/2025 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 219 EWS T/s in building "A" out of Total 648 T/s in Bldg "A, B, C" on Land Bearing S.No.3/H.No, 1/1, 1/2, 1/3, 1/4, 1/5 and S.No.126/ H.No.1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, Village-Narpoli, Tal Bhiwandi, Dist-Thane, under AHP model (PPP) under PMAY scheme, the Commencement Certificate 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 LOI u/r No. EE/BP/PMAY/A/MHADA/E-7821969/2025, dated 08/12/2025 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.
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 its 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.
7. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
8. That the work should be carried out on the plot/ land proposed for above project as per approved layout vide letter No. जा.क्र. अं.मं. व बां.प.कक्ष /पीएमएवाय/ १८३९६६९/२०२५ दिनांक ३१/१०/२०२५. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply before asking for Plinth Completion/ O.C.
9. That the 7/12 extract of land should be free hold, if loading is on the 7/12 then, the same should be make free hold & the fresh free hold 7/12 should be submitted before Plinth Completion.
10. That the, agriculture tax paid to Local Authority up to period of O.C. to be issued should be submitted before asking for O.C.
11. All terms and conditions of RERA Act 2016, "UDCPR" and D.P. Remarks will be binding to this project.
12. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments / undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
13. Information Board to be displayed at site till Occupation Certificate.

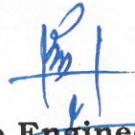
14. If in the development permission reserved land / amenity space / road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
15. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.
16. Provision for recycling of Grey Water, where ever applicable shall be completed of the project before completion of the building and documents to that (consent to operate) if at shall be submitted along with the application form of occupancy.
17. Lift Certificate from PWD should be submitted along with the application form of occupancy.
18. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate / letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
19. Areas / cities where storm water drainage system exists or designed, design and drawings from service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
20. As per provision no.2.2.11 of the approved Unified Development control regulation, submission of Final No Objection Certificate from Fire Department will be required before asking for Occupation certificate.
21. Project proponent shall be bound to comply with the applicable orders contained in Ordinance No.2 dated January 5, 2017 of the Revenue and Forest Department, Government of Maharashtra.
22. The marginal distance to the front rear and side from the planned construction as shown on the site map should actually be in place and the space under it, should be maintained. If the septic tank/ UG Tank is to be constructed within marginal distance, the slab of the septic tank/ UG Tank should be level with the surrounding flooring so that traffic is not obstructed Care should be taken that any construction does not reduce the clearance to the ground floor.
23. This construction permit will be valid for one year from the date of issue of the Commencement Certificate, after which renewal of the permit for the next year will be required before the expiry date. The construction or plinth level must be completed within the validity period.

24. The said construction permission has been given on the basis of 7/12 extract, amendment extracts, agreement, registration document, survey map, power of attorney letter submitted along with the proposal and if it is found to be fake or misleading, this construction permission will be terminated.
25. Non-construction as per the approved map as well as construction / use without obtaining necessary permits as per the prevailing Development Control Rules is a cognizable offense under Section 52 of the Maharashtra Regional and Town Planning Act. Therefore, it will be necessary to obtain a revised construction permit before carrying out construction contrary to the approved construction permit or before modifying the construction in accordance with the approved construction permit.
26. During the construction on the subject site, as per ISI 13920 / 1993 Earthquake Resistant RCC Designer, the planning of the building components must be done by a qualified registered structural engineer and their supervision will be binding upon the applicant developer to complete the construction of the buildings planned below. It will remain on the structural engineer.
27. The new building should have a septic tank as per the approved maps and the sewerage pipe will need to be connected to the nearest sewerage pipe in future at own expense with the permission of the Municipal Engineer.
28. The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit as per clause 3.4.2 of UDCPR. The conditions of clause 3.4.2 (i)(ii) of UDCPR is binding on owner / applicant.
29. That the applicant shall strictly follow the prevailing Rules /Orders / Notification issued by the Labor Department, GoM from time to time, for labours working on site.
30. While developing on vacant land, unnecessary changes should not be made in the topography of the site and if there is natural drainage of water from the said site, it should not be diverted or blocked without permission.
31. If any trees are affected due to the construction of the said building, the permission of the tree officer should be obtained in the prescribed manner and the construction should be taken up after cutting down the trees as per his order.
32. That the project proponent should start the work of PMAY component firstly and occupation certificate for PMAY component will be issued & afterwards sale component occupation will be issued.
33. In order not to use the building without obtaining the certificate of completion of the construction, the map of the construction completed on the

site should be submitted by the architect and architectural consultant in Appendix H of the Development control Rules along with five copies of the completed construction and other necessary documents.

34. Architectural Projection Cornice Elevational Projection shown adjacent to the balcony outside the construction map window shall not under any circumstances be enclosed by rolling or parapet wall or be subjected to unfair use otherwise the said area shall be considered as construction area.
35. For drainage of sewage and rain water, a paved sewer should be construction to connect the municipal sewer and the road in front of the plot will be constructed with a paved sewer.
36. As suggested in Air Pollution control Action plan for construction project, keeping construction materials like sand and cement in good conditions, in order to control the dust generated by trucks on the construction site, arranging water spraying at the entry and exit gates, arranging water spraying on the wheels of vehicles entering the construction site., etc. area required Non-compliance with these rules may lead to cancellation of building permission.
37. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.

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.



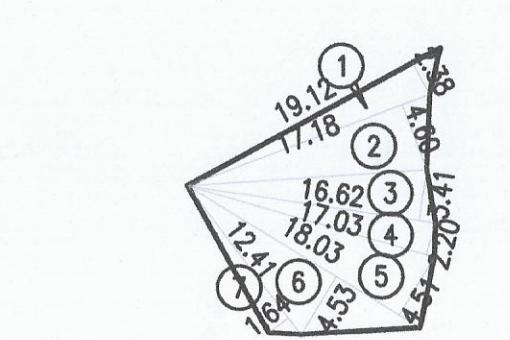
**Executive Engineer/B.P.Cell
PMAY/ MHADA**

Copy forwarded for favour of information :

1. Arch. Sanjay Maloo & Associate, A-301, Doillars Avenue, shimpoli cross road -1, Gokhale high school,sv road Borivali (W). Mumbai-400092
2. Commissioner , Bhiwandi- Nijampur Municipal Corporation.
3. Chief Officer, Konkan Board, MHADA.
4. Asst. Director of Town Planning, Bhiwandi – Nijampur Municipal Corporation.
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

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

Plans Approved subject to condition mentioned in this office
Commencement Certificate letter no.
EEBPP/PMAYA/MHADA /20
DATE _____
Executive Engineer/Building Permission Cell/PMAYA
MHADA

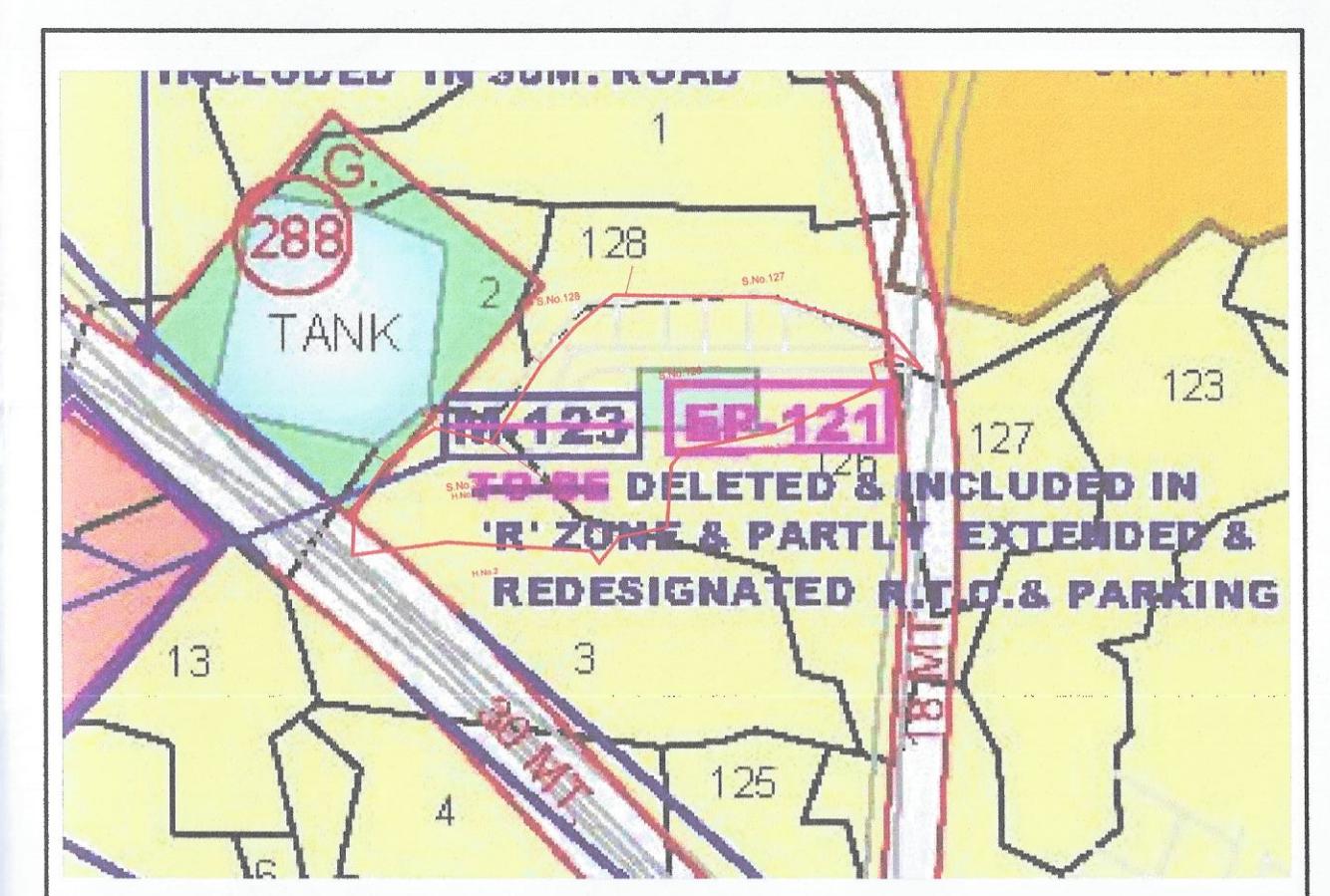


RECREATIONAL OPEN SPACE AREA DIAGRAM
SCALE 1 : 500 (R.O.S NO.2)

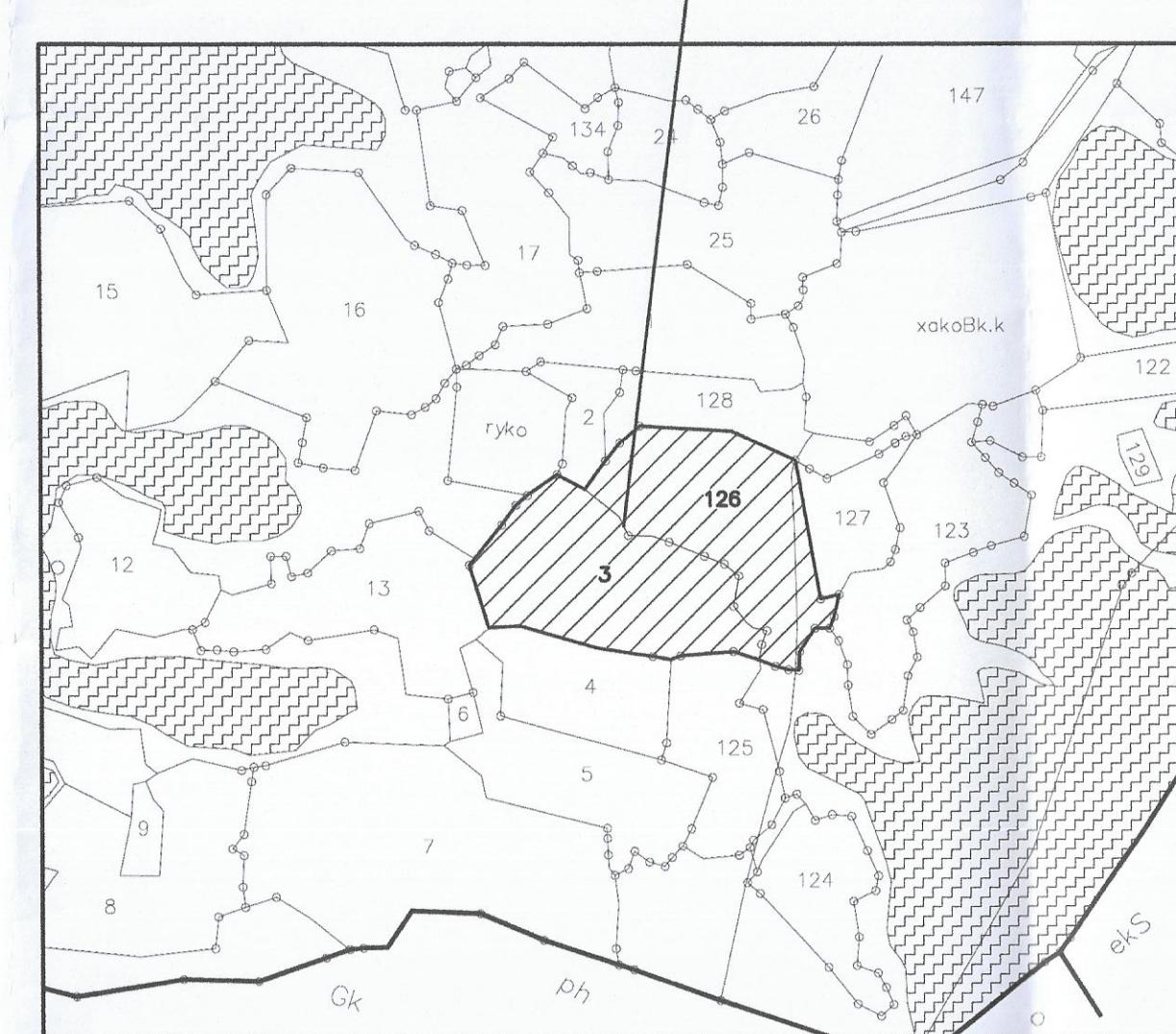
RECREATIONAL OPEN SPACE AREA CALCULATION
R.O.S. NO.2

1	1/2 X 19.08 X 2.37 X 1 NO	= 22.61 SQ.MT.
2	1/2 X 17.14 X 4.59 X 1 NO	= 39.34 SQ.MT.
3	1/2 X 16.58 X 3.40 X 1 NO	= 28.19 SQ.MT.
4	1/2 X 16.99 X 2.20 X 1 NO	= 18.69 SQ.MT.
5	1/2 X 18.00 X 4.50 X 1 NO	= 40.50 SQ.MT.
6	1/2 X 18.00 X 4.52 X 1 NO	= 40.68 SQ.MT.
7	1/2 X 12.38 X 1.63 X 1 NO	= 10.09 SQ.MT.
	TOTAL ADDITION	= 200.10 SQ.MT.

HOLDING AREA STATEMENT 7/12 Area		
S.No.	H. No.	AS PER 7/12
3	1/1	411.30
	1/2	530.10
	1/3	539.30 2275.85
	1/4	367.89
	1/5	427.26
	1/6	192.50
	1/7	582.77
	1/8	525.58
	1/9	689.80
	1/10	362.04
	1/11	341.97 6023.07
	1/12	529.26
	1/13	543.48
	1/14	522.57
	Grand Total	8298.92 8298.92



PROPOSED SITE



LOCATION PLAN



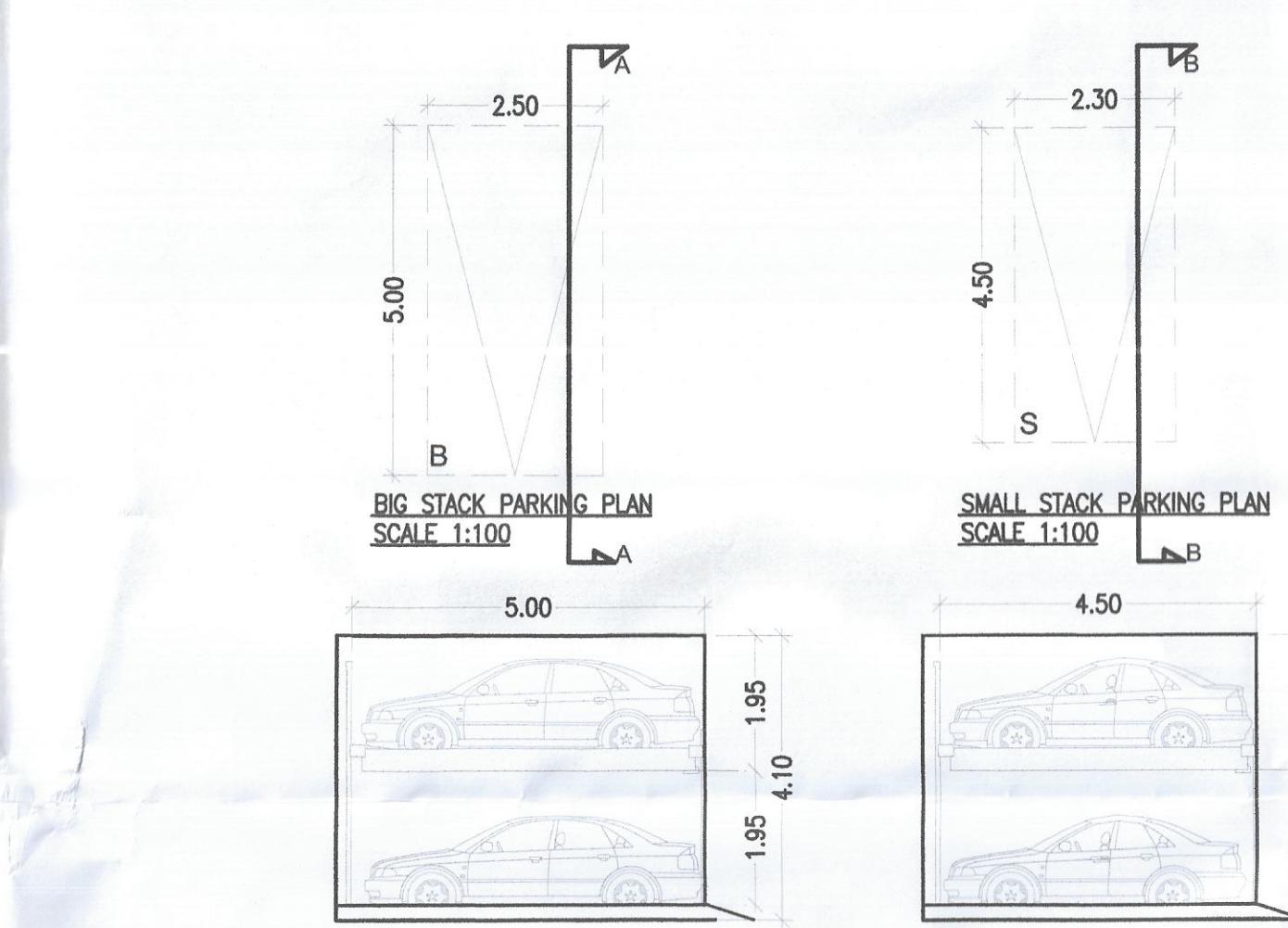
GOOGLE IMAGE

SCALE- NTS

FORM OF STATEMENT-3		
AREA DETAIL OF APARTMENT [Sr. NO.9 (G)]		
FLOOR NO.	FLAT NO. OF APARTMENT	CARPET AREA SQ.MT. Balcony AREA OF ROCKET
1ST TO 7TH	1	34.84 SQ.MT. ---
8TH TO 12TH	2	34.48 SQ.MT. ---
13TH TO 17TH	3	34.48 SQ.MT. ---
18TH TO 22ND	4	44.74 SQ.MT. ---
23RD TO 27TH	5	44.74 SQ.MT. ---
	6	34.48 SQ.MT. ---
	7	34.48 SQ.MT. ---
	8	34.48 SQ.MT. ---
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	85	34.48 SQ.MT. ---
	86	34.48 SQ.MT. ---

SUMMARY OF TENEMENTS FOR PMAY FLATS		
WING NO.	1BHK NO.	2BHK NO.
A	163	56
TOTAL	163	219

SUMMARY OF TENEMENTS WING-A, B & C		
WING NO.	UPTO 30 SQ.MT.	30 TO 40 SQ.MT.
A	00	163
TOTAL	00	163



TOTAL CONSTRUCTION (P-LINE) AREA STATEMENT		
BLDG.NO./ WING	FLOOR	TOTAL (P-LINE)
WING-A ST. + 28TH	COMM. SQ.MT.	RESI. SQ.MT.
TOTAL	-	11492.50
	ST. + 28TH	REFUGE SQ.MT.
		11492.50
	TOTAL	11492.50
		417.20
		189.00
		11492.50
		606.20

PARKING AREA STATEMENT		
S.R. OCCUPANCY NO.	PARKING REQUIRED AS PER TABLE NO. 8B	TOTAL NO. OF FLATS
1 RESIDENTIAL	TWO SCOOTER FOR EVERY 2 TENEMENTS HAVING CARPET UPTO 30.00 SQ.MT. ONE CAR & TWO SCOOTERS FOR EVERY 2 TENEMENT HAVING CARPET UPTO 30.00 SQ.MTS. TO 40.00 SQ.MTS.	163 81.50 81.50 163 163
	ONE CAR & TWO SCOOTERS FOR EVERY 2 TENEMENT HAVING CARPET UPTO 40.00 SQ.MTS. TO 80.00 SQ.MTS.	56 28 28 56 56
2	TOTAL 5 % VISITORS PARKING	219 110 110 219 219 5.50 5.50 10.95 10.95
		TOTAL RESIDENTIAL PARKING 115.50 115.50 229.95 229.95
3	PARKING REQUIRED BY USING MULTIPLYING FACTOR OF 0.8 FOR 4 WHEELER NOT TO BE 2 WHEELER	92 92 230 230

PROFORMA - II
CONTENTS OF SHEET

LAYOUT PLAN, GOOGLE IMAGE , D.P. REMARK
CONSTRUCTION (P-LINE) AREA SUMMARY, PARKING STATEMENT, LOCATION PLAN

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 25/10/20 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records. Signature

(Name of Architect/ Licensed Engineer/ Supervisor)
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING
S.NO.- 3/H.NO.-1/1,1/2,1/3,1/4,1/5 ; S.NO. -126/H.NO.-1/1,2/1,3/1,4/1,5/1,6/1,7/1,8/1
VILLAGE :- NARPOUL , TALUKA:- BHIRWANIA DIST:- THANE

OWNER'S DECLARATION

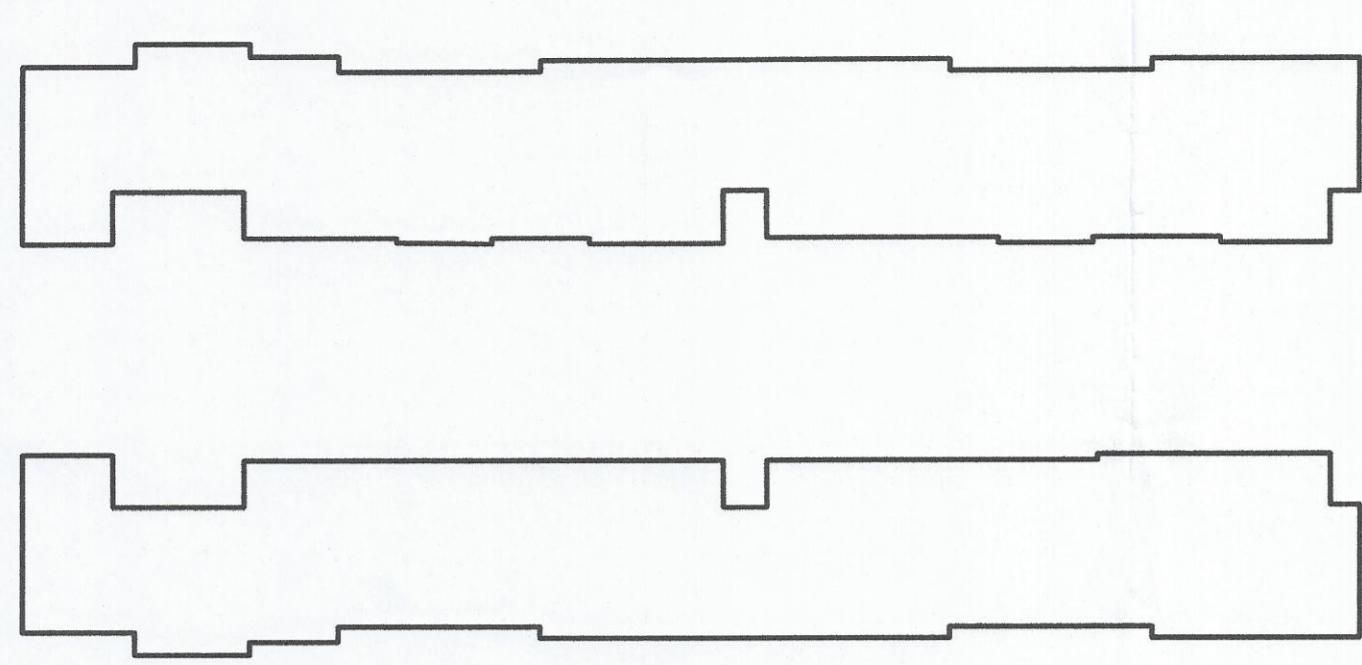
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNER (S) NAME AND SIGNATURE

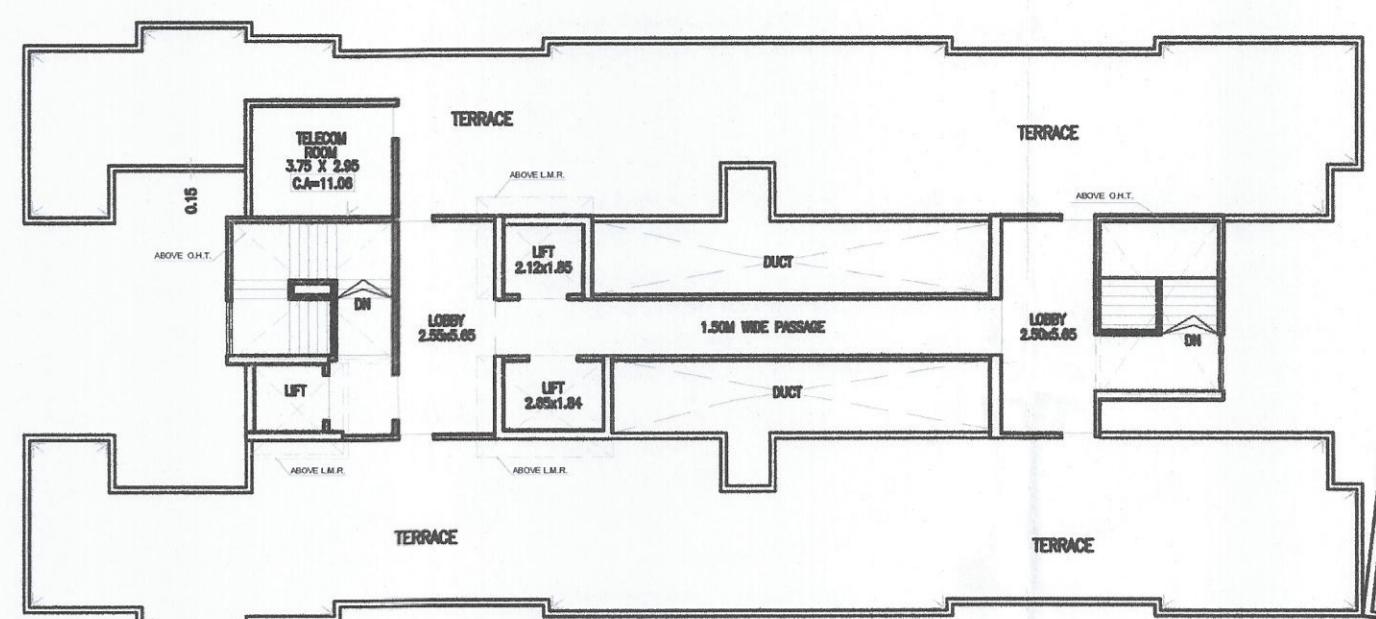
M.S. SUKRUTH BUILDCON LLP
THROUGH PARTNER MR. SAMKEET JAIN
Digitally signed by SAM

Plans Approved subject to condition mentioned in this office
Commencement Certificate letter no.
EE/BP/PMAY/A/MHADA/ /20
DATE _____

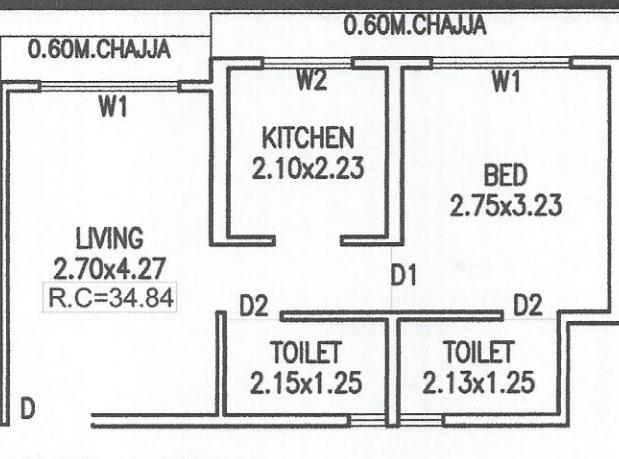
Executive Engineer/Building Permission Cell/ PMAY/A
MHADA



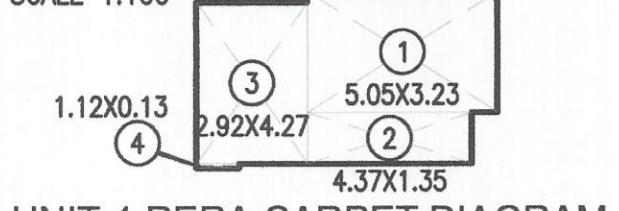
STILT AREA DIAGRAM
SCALE: 1:200 (GROUND FLOOR)



TERRACE FLOOR PLAN
SCALE: 1:200



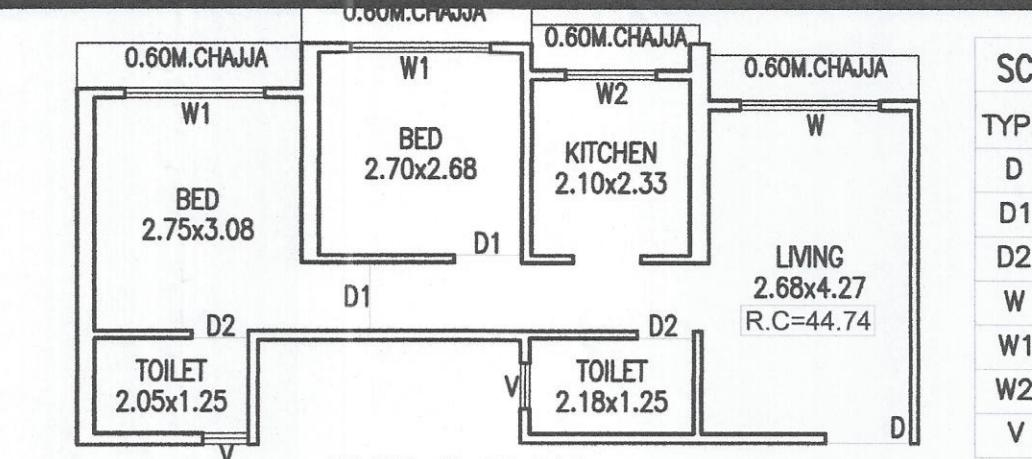
UNIT-1 PLAN
SCALE: 1:100



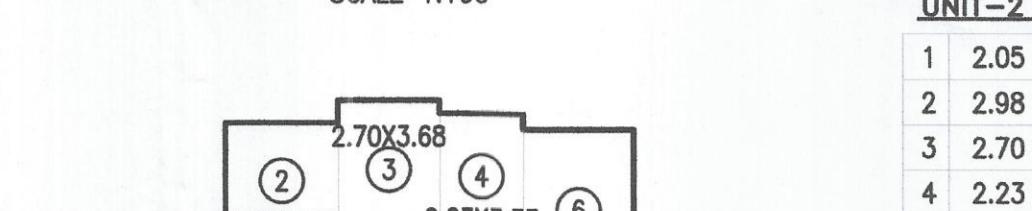
UNIT-1 RERA CARPET DIAGRAM
SCALE: 1:200

1	5.05 X 3.23 X 1 NO	=	16.31 SQ.MT.
2	4.37 X 1.35 X 1 NO	=	5.89 SQ.MT.
3	2.93 X 4.27 X 1 NO	=	12.51 SQ.MT.
4	1.12 X 0.13 X 1 NO	=	0.15 SQ.MT.
TOTAL ADDITION			= 34.86 SQ.MT.

UNIT-1 RERA CARPET DIAGRAM
SCALE: 1:200



UNIT-2 PLAN
SCALE: 1:100



UNIT-2 RERA CARPET DIAGRAM
SCALE: 1:200

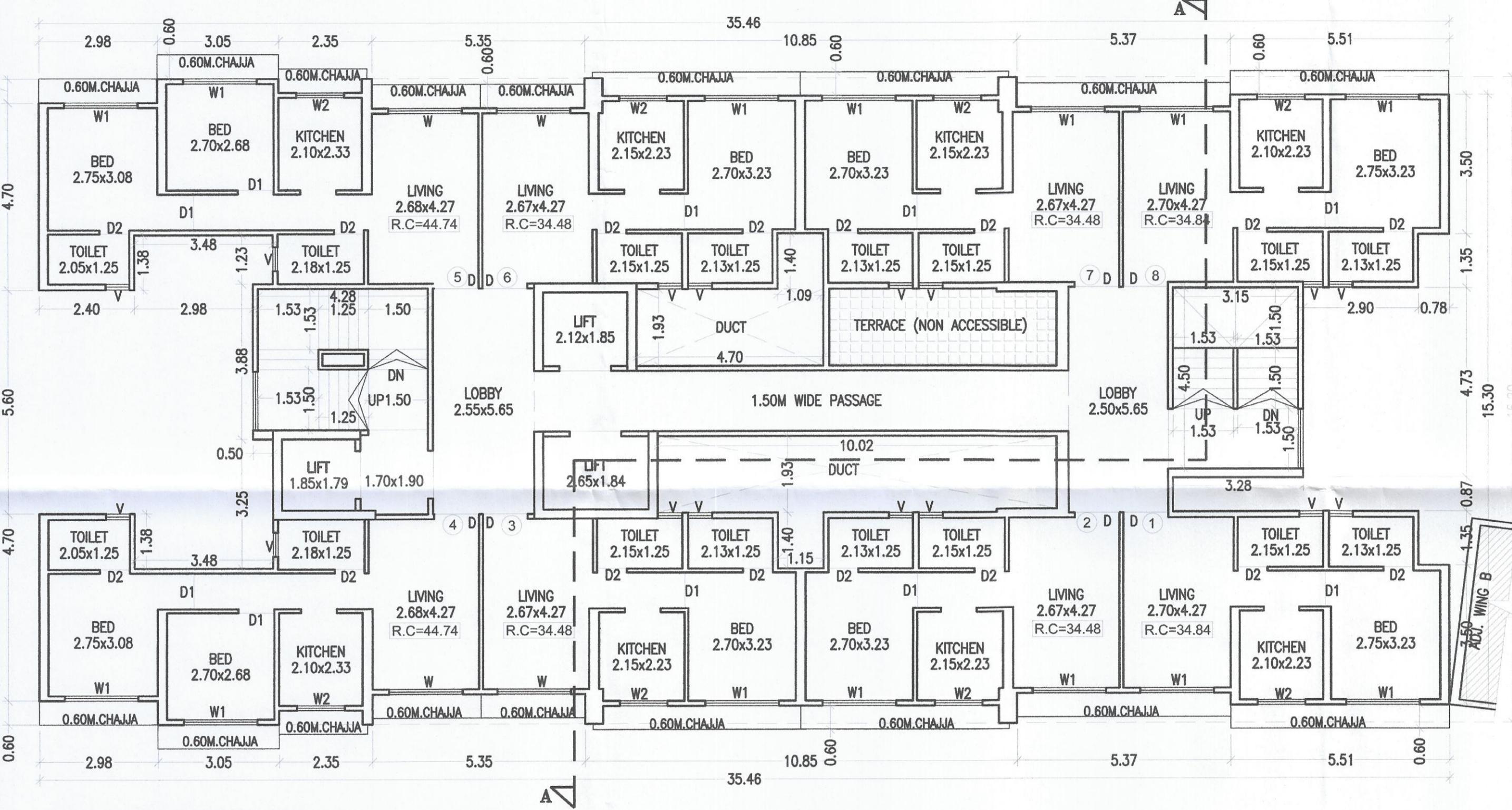
TYPE	SIZE	DESCRIPTION
D	1.05X2.10	T.W PANEL DOOR
D1	0.90X2.10	T.W PANEL DOOR
D2	0.75X2.00	DOOR FOR TOILET
W	1.80X1.50	AL SLIDING FRENCH WINDOW
W1	1.50X1.50	AL SLIDING FRENCH WINDOW
W2	1.20X1.50	AL SLIDING FRENCH WINDOW
V	0.60X0.90	AL LOUVERD WINDOW

SCHEDULE OF DOORS & WINDOWS

EE/BP/PMAY/A/MHADA/ /20

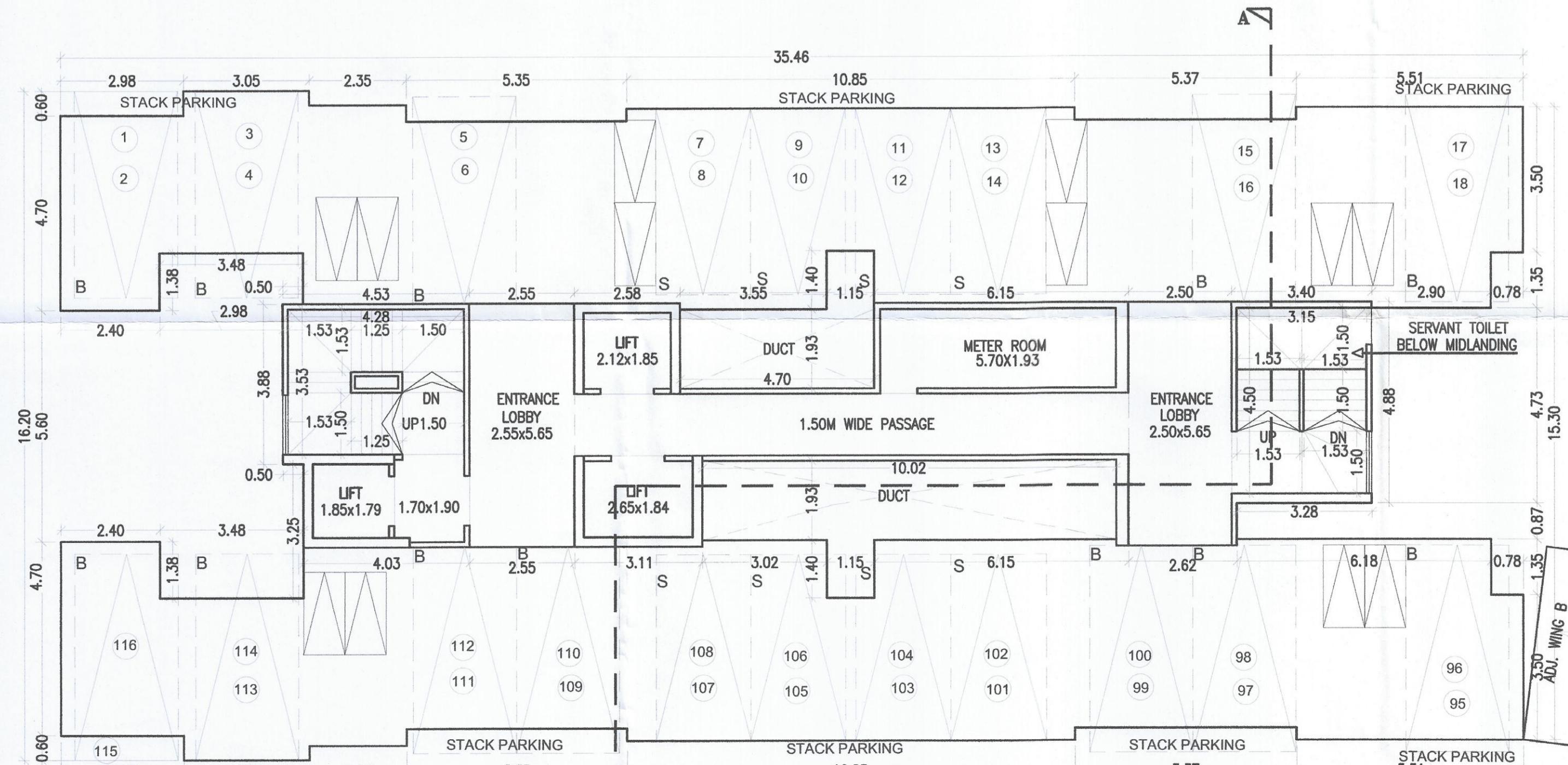
DATE _____

Executive Engineer/Building Permission Cell/ PMAY/A
MHADA



1ST FLOOR PLAN (WING-A)

SCALE: 1:100



GROUND FLOOR PLAN (WING -A)

SCALE: 1:100

1	5.05 X 3.23 X 1 NO	=	16.31 SQ.MT.
2	4.37 X 1.35 X 1 NO	=	5.89 SQ.MT.
3	2.93 X 4.27 X 1 NO	=	12.51 SQ.MT.
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TOTAL ADDITION			= 34.86 SQ.MT.

UNIT-1 RERA CARPET DIAGRAM
SCALE: 1:200

UNIT-2 RERA CARPET DIAGRAM
SCALE: 1:200

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