



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/671/2023

Date: - **21 AUG 2023**

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

To,

M/s G & S Associates, Gada Group
201, Sai siddhi Apt.,
2nd Floor, CTS No.562/3,
FP No.777/3, behind Congress Bhavan,
Shivaji Nagar, Pune-411 005.

**IFC Cell,
M. H. & A. D. Authority
Inward No.: 2191
Date: 23.08.2023**

Sir,

With reference to your application dated 25/01/2023 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.C-1 & C-2 of Gr. + 12 & Bldg No.C-3 of P + 12 having for 429 EWS tenements & 24 Shops on plot bearing Gut No.1 to 5 Village Charoli (Kh.), Tal. Khed, 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 Revised IOA u/r No. EE/BP/PMAY/A/MHADA/658/2023, dated 11/08/2023 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. That if the Construction area for subjected project mentioned in plan is more than 20,000.00 sq.mtr. then to obtain environment clearance from State Level Environment Impact Assessment Authority is mandatory to the subjected project The same should be obtained from them and shall be submitted before actual start of work. The terms and conditions of E.C. are binding to the applicant.
4. This permission does not entitle you to develop land which does not vest with you. If the work is not commenced with in the valid period.
5. 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 it's issue. The application for renewal shall be made before expiry of one year if the work is not already commenced.
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.
6. If required the NOC from Airport Authority of India shall be obtained & submitted to this office before actual start of work.
7. If required, the NOC for HT line from MSETCL shall be obtained & submitted to this office before actual start of work. It is the responsibility to provide sufficient required marginal open space from electric line to the building as per UDCPR & MSED norms before actual start of work.
8. 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 same is valid up to 20 AUG 2024


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Commissioner, PMRDA
2. Chief Officer, Pune Board, Pune MHADA.
3. Asst. Director of Town Planning, PMRDA
4. Arch. Kapil Jain, Arconaid Consultants Pvt. Ltd., Baner Road, Pune,
For Information
- ✓ 5. Chief I.C.T. Officer, MHADA for information & to be uploaded on
official MHADA website.
5. Executive Engineer-II/PMAY/MHADA/A, for information

sd/-
ExecutiveEngineer/B.P.Cell
PMAY/ MHADA

