



**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/ 860/2023

Date: - 07 NOV 2023

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

**COMMENCEMENT CERTIFICATE UP TO PLINTH ONLY**

To,

Rustagi Estate Private Limited,  
16, 1st Floor, Khatau Building  
Alkesh Dinesh Modi Marg, Fort,  
Mumbai 400023.

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 3163  
Date: 08-11-2023

Sir,

With reference to your application dated 01/11/2023 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 Gr.+6 & Bldg No.2, 3 & 4 of Gr+7 for 300 EWS tenements, 29 LIG tenements, 49 Shops & school Bldg of Gr.+4 on plot bearing Survey No.95/9, 95/7/D/2, 97, 98/4/C/1, 98/4/A/2, 101/1/D, 236 at Mouje Titwala, Ta - Kalyan, Dist - Thane, 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/220/2023, dated 14/03/2023 and also subject to following additional conditions. :-

1. Notwithstanding anything contained that it is your responsibility to obtain Environmental Clearance before actual start of work & submit the copy of the same to this office immediately. And also terms &

conditions of Environmental clearance shall be adhered & complied with.

2. **According to the decision in 66th CSMC meeting held on 10/05/2023 which state that, "It has been decided in 66th CSMC meeting held on 10 May 2023 that all ungrounded houses under BLC, AHP and ISSR vertical sanctioned up to 31 March 2021 now stand cancelled / curtailed, Funds are not to be released against these ungrounded houses. Any spill over liability for completion of houses / projects will have to be borne by the State beyond scheme duration, i.e. 31/12/2024". The EE/BP/PMAY/A/MHADA will not be responsible if Central and State fund are not released for the subjected project as the CSMC sanctioned for the subjected project is on 22/02/2021 (i.e. before 31/03/2021)**
3. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.
4. The Commencement Certificate / Building permission up to plinth shall remain valid for one year commencing from the date of its issue
5. 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.
6. 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
7. 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.
8. 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.
9. 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 same is valid up to 06 NOV 2024

sd/-

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

**Copy forwarded for favour of information :**

1. Arch. Ub architects , 602-B Sarvoday 11.Kher Nagar, Bandra (East) Mumbai 400051, For Information
2. Chief Officer, Konkan Board, MHADA.
3. Commissioner, KDMC
4. Asst. Director of Town Planning, KDMC.
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**

I. C. T. 1127