



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
[For Amenity Building]**

To,

✓ John Mthew (Charms Developers)
Rosa Royal, Opp. Crown Tower,
Near Gravity Fitness Centre,
Hiranandani Estate, Patlipada,
G.B.Road, Thane (W).

Sir,

With reference to your application dated 08/07/2025 for building permission and grant of Commencement Certificate under section 44 of Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BMC Act, 1949 to carry out development/construction of Amenity Building of Gr.+ 3 on plot bearing S. No. 89/1(A), 95/1 (A), 95/2, 95/10 at Village Titwala, Tal.Kalyan, Dist. Thane, under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH** is granted under section 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/326/2024, dated 06/05/2024 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 on 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.

VP & CEO / MHADA has appointed Shri. Dinesh Mahajan, Executive Engineer to exercise his powers and function of the Building Permission Cell under section 45 of the said Act.

This Plinth CC is valid upto ----- and issued for the work upto plinth.


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

- 1 Arch. Momin Sajid AB. Majeed, cogent consultant, Engineers and Designers, 534/1, Shakeel compound, Roushan Baug, Dhamankar Naka, Bhiwandi, Dist-Thane, 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

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