



**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/149 /2024

Date: - 22 FEB 2024

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

**COMMENCEMENT CERTIFICATE UP TO PLINTH**

ITC Cell,

M. H. & A. D. Authority

Inward No.: 747

Date: 23-02-2024

1523597

To,

M/s Ajan Homes Private Limited,  
Shop 6, Parijat complex, 138,  
Railway Lines, Solapur

Sir,

With reference to your application dated 12/02/2024 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 building No.C of Gr+16<sup>th</sup> floor for 266 EWS tenements on plot bearing S.No.103/2, 104/1, 104/2 & 105/1/B at post Shelu, Tal. Karjat under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH FOR BLDG NO.C** is granted under section 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/78/2024, dated 25/01/2024 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. **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 sanction for the subjected project is before 31/03/2021.**
5. **That, it is mandatory to obtain & submit to this office, the revised CFO NOC before actual start of construction work of Bldg No.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 C C is issued for work upto plinth level only and the work shall be started w.e.f.-----**22 FEB 2024**-----.

sd/-

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

**Copy forwarded for favour of information :**

1. Chief Officer, Karjat Nagar Parishad,
2. Chief Officer, Konkan Board, MHADA
3. Asst. Director of Town Planning, Raigad
4. Arch Parag Rane, M/s Encased Studio, 1601, Almond, Mahavir Kalpavriksha, Ghodbunder Road, behind Big Mall, Kasarvadavli, Thane (W)-400 615, For Information.
- ✓ 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**

