



**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/557/2023

Date: - 06 JUL 2023

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

**COMMENCEMENT CERTIFICATE UP TO PLINTH ONLY**

To,

M/s Dhariwal Squares  
1184/4. Gokul Nagar, Shivaji Nagar  
F.C. Road, Pune-411 005

ITC Cell,

M. H. & A. D. Authority

Inward No.: 1581

Date: 07.07.2023

1502  
10.07.2023  
10.7.23  
payal

Sir,

With reference to your application dated 14/12/2022 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 1 Bldgs of Gr+13 floor for 232 EWS tenements & 8 Conv. shops and 1 Commercial Bldg of Gr.+2 floor for 6 Conv. shops & Function Hall on plot bearing S.No.105/1K (Part), Mouje Phaltan, Dist-Satara, under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH** 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/219/2023, dated 14/03/2023 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. 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. That the balanced payable labour Cess of Rs.11,50,050/- should be paid before asking Further C C. If failed to pay the same in stipulated time period as per guidelines issued vide letter dtd.17/06/2010 by Udyog, Urja & Kamgar Vibhag, Maharashtra Govt. the intrest at the rate of 2% per month shall be applicable for delayed period mentioned in these G.R.
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.

8. That the revised NOC. of CFO for Gr. + 2 commercial building for height 11.65 shall be submitted to this office before issue of Further C C.
9. That the NOC from Electric Dept. for shifting of electric line shall be submitted to this office before issue of Further C C & it is your responsibility to provide sufficient required marginal open space from electric line to the building as per UDCPR & MSED norms before actual start of work.

**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 05 JUL 2024

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

**Copy forwarded for favour of information :**

1. Dattatray M. Parshuram, Arch. Kasturi Consultant, Om Chambers, Opp. Tilak Nagar Post Office, Mitra Nagar, Latur-413 531
2. Chief Officer, Pune Board, MHADA.
3. Asst. Director of Town Planning, Satara.
- ✓ 4. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website

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

