



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/318 /2019

Date: - 22 NOV 2019

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

To,
✓ M/s. Poddar Houaing & Development Ltd.
Mathuradas Mill Compound
126 N.M Joshi Marg,
Lower Parel- W. Mumabi 400 013.

Sir,

With reference to your application dated 02/04/2019 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 on land bearing plot bearing CTS No. 9/1/B, 9/2, 9/3, C.T.S No. 10, C.T.S No. 11/1, 11/2 situated at Village Mharal, Tal - Kalyan, Dist.Thane Mharashtra, 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/ 302/2019, dated 07/11/2019 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. The Commencement Certificate / Development permission up to plinth shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest with you.
5. The Commencement certificate is renewable every year, but such extended period shall be in no case exceed three years provided further

that such laps shall not bar any subsequent application for fresh permission under section 44 of MRTP Act, 1966.

6. This Certificate liable to be revoked by the VP & CEO, MHADA if :
- 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.
 - 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.
 - 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. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
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. Dinesh Mahajan, Executive Engineer to exercise his powers and function of the Building Permission Cell under section 45 of the said Act.

This CC is valid upto **21 NOV 2020** and restricted for the work upto plinth.


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

- Architect:- UB Architects.
- Commissioner, Ulhasnagar Municipal Corporation.
- Asst. Director of Town Planning, Branch Office Ulhasnagar Municipal Corporation.
- Asst. Director of Town Planning, Thane

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