



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/341/2024

Date: - 13 MAY 2024

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
COMMENCEMENT CERTIFICATE UP TO PLINTH ONLY
[For Building No. 3 & 8]**

To,

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

ITC Cell,

M. H. & A. D. Authority E-1946650

ward No.: 1723

Date: 14.05.2024

Sir,

With reference to your application dated 08/05/2024 for building permission grant of Commencement Certificate upto plinth 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. 3 & 8 - Gr./Stilt + 7 storied comprising of 184 EWS tenements** 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 Revised IOA u/r No. EE/BP/PMAY/A/MHADA/326/2024, dated 06/05/2024 and also subject to additional conditions mentioned below :-

1. You have obtained E.C. for construction area 53,088.98m² (FSI Area + Non FSI Area) previously. That the construction area of the whole project as per Revised IOA is 61,759.10m² (FSI Area + Non FSI Area) which is more than 20,000.00m² then the Environment Clearance shall be mandatory. Now you have to obtain revise E.C. for additional construction area of 8670.11m² (FSI Area + Non FSI Area) i.e. total of 61,759.10m² before start of work above

construction area admeasuring 53,088.98m² & submit to this office. All the terms and conditions of Environmental Clearance are binding to the applicant.

2. Not with standing anything contained, it is your responsibility to obtain Environmental Clearance before starting actual work above construction area admeasuring 53088.98 sq.m. & submit the copy of the same to this office immediately. And also terms & conditions of Environmental clearance shall be adhered & complied with.
3. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.
4. 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.
5. This permission does not entitle you to develop land which does not vest with you.
6. **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 before 31/03/2021.**
7. 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.

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.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 & work shall be started with effect from 12 MAY 2025

sd/
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


Executive Engineer/B.P.Cell
PMAY/ MHADA

