



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/ /2025

Date: -

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE UP TO PLINTH ONLY

(For Building No 11(k), 12(L), 13(M) & 14(N) only)

To,

M/s Sai Kedareshwar Developers LLP
B-25, Ground Floor, KPCT Mall,
Fatima Nagar, Pune-411013

Sir,


With reference to your application dated 29/08/2025 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 bldg.No. 11(K) of (UG+UGM+13), 12(L) Of (UG+UGM+13), 13(M) Of (UG+UGM+13), 14(N) Of (UG+UGM+8) of total 4 bldgs comprising 441 EWS T/s, 84 LIG T/s & 38 Shops on plot bearing S.No.7/1, 8/2, Mauje- Gujar, Nimbalkarwadi, Tal. Haveli, Dist.-Pune, under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH ONLY** 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 revised IOA u/r No. EE/BP/PMAY/A/MHADA/126/25, dated 02/04/2025 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 the Bldg. Height is more than 15.00m then the provisional fire/CFO Noc is mandatory & should be submitted to this office before asking for Further C.C.
3. That the Noc from Maharashtra pollution control board, shall be taken and to be submitted to this office before asking for Further C.C.
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. If the work is not commenced within the valid period.
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 CC is issued for work upto plinth level only and the work shall be started with immediate effect from _____


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Commissioner, PMRDA
2. Chief Officer, Pune Board, Pune MHADA.
3. Asst. Director of Town Planning, PMRDA
4. Arch. Amruta Deshpande, KPCT Mall, Fatima Nagar, A Wing, Office No.416, Pune-411048, 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

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