



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/595/2023

Date: - 21 JUL 2023

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

To,

M/s Sahyadri Construction

1) Partner & Land Owner

i) Shri Kasam Abdul Gani Khatri

T-1/13, Revati Tower, Akash Ganga Complex,
Rabodi No.2, front of Saraswati School,
Shivaji Nagar, Thane (W)-400601

ii) Shri Juned Abdul Gani Khatri

Room No.103, Uttara Bldg, Akash Ganga
Complex, Rabodi No.2, front of Saraswati
School, Shivaji Nagar, Thane (W)-400601

i) Shri Jafar Abdul Gani Khatri

Room No.103, Uttara Bldg, Akash Ganga
Complex, Rabodi No.2, front of Saraswati
School, Shivaji Nagar, Thane (W)-400601

ii) Smt. Julekha Farukh Kureshi

Room No.401, 4th fl. Jaydeep Apartment,
Laxman Patil Road, near Maplesha Durga,
Rabodi No.2, Thane (W)-400601

iii) Smt. Memuna Kurshid Kureshi

Ladnu Wai No.18, Gully No.34,
Panchayat for Vidyalay No.8, Ladnu Gram,
Ladnu Bankliya, Ladnu, Nagour,
Rajshathan- 241306

iv) Smt. Khatun Abdul Gani Khatri

T-1/13, Revati Tower, Akash Ganga Complex,
Rabodi No.2, front of Saraswati School,
Shivaji Nagar, Thane (W)-400601

Sir,

With reference to your application dated 18/07/2023 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 of Row House No. 1 to 345 (345 EWS T/s) of Gr. + 1st floor on plot bearing S.No.108 of Village Pachora, Dist Jalgaon, 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 IOA u/r No. EE/BP/PMAY/A/MHADA/442/2023, dated 06/06/2023 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. 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 and same is valid up to **20 JUL 2024** -----.

sd/-

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

Copy forwarded for favour of information :

1. Arch. Shraddha Paranjape, M/s Navrachana Architect & Interior Designers, 303, Om Raghuvir, front of TMC School No.7, Uthalsar Naka, Thane (W)-400 602, For Information
2. Chief Officer, Nashik Board, MHADA.
3. Commissioner Pachora Nagar Parishad.
4. Asst. Director of Town Planning, Jalgaon
5. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.


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

