

Building Permission Cell, PMAY / 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/195/2024

Date: - 11 MAR 2024

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE UP TO PLINTH 1625380

To,
Shree Swami land developers,
10, Ganesh Plaza Complex,
Bus Stand Road, Pachora – 424 201
Dist – Jalgaon

ITC Cell,
M. M. & A. D. Authority
Inward No.: 1026
Date: 11-03-2024

Sir,

With reference to your application dated 06/03/204 & 07/03/2024 for 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 Bldg. No. 1 to 10 Comprising Row Houses No. 1 to 94 of Gr. + 1st Floor, Bldg. No. 11 of Gr/Stilt + 4th floor comprising of 20 EWS tenements & 6 Conv. Shops & 2 Commercial Bldg. of Gr. Floor comprising total 14 Conv. shops at 114/1B/2B/1B at Village – Tongaon, Taluka – Bhadgaon, Dist – Jalgaon 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 IOA u/r No. EE/BP/PMAY/A/MHADA/140/2024, dated 21/02/2024 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. **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 sanction for the subjected project is before 31/03/2021.**
5. That the 1st installment of Labour Cess of Rs.7,39,260/- shall be paid within 3 months after issue of Plinth C C date. The remaining 2nd installment of Rs.7,39,260/- shall be paid within 8 months after Plinth C C issued date. The intrest as per G.R. issued vide dtd 17/06/2010 by उद्योग, उर्जा व कामगार विभाग, महाराष्ट्र शासन @ of 2% per month for delayed period shall be recovered.
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 C C is issued for work upto plinth level only and the work shall be started w.e.f. 11 MAR 2024.

sd/-

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

Copy forwarded for favour of information :

1. UB architects – Ar. Ujwal Bhole, 602-B, Sarvoday 11, Kher Nagar, Bandra (East), Mumbai – 51
2. Chief Officer, Nashik Board, MHADA.
3. Asst. Director of Town Planning, Jalgaon Branch.
4. Chief Officer, Bhadgaon Municipal Council, Bhadgaon.
- ✓ 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**

