



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)

ITC Cell,
M. M. & A. D. Authority
Inward No.: 1550
Date: 29.04.2024

No. E.E/BP/PMAY/A/MHADA/308/2024
Date: - 23 APR 2024

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE UP TO PLINTH FOR ZERO FSI ONLY

To,
Chairman
Rashtratej Atal Kamgar Grihanirman Sah.Sa.Ma.
605, South Kasba, Rajwade Chowk,
Navi Peth, Solapur-413 007

Sir,

With reference to your application dated 12/02/2023 & 10/04/2023 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 34 buildings of Gr+2 floor for 816 EWS tenements on plot bearing Gut No.86/1/B & 86/3/B, Mouje Dahitane, North Solapur, Dist. Solapur under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH FOR ZERO FSI ONLY** 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/242/2024, dated 21/03/2024 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. That Environmental Clearance from State Level Environment Impact Assessment Authority (SEIAA) for subjected project shall be obtained before actual start of plinth work & the copy of the same shall be submitted to this office immediately before actual start of work.
5. That the Maharashtra Pollution Control Board NOC shall be obtained before actual start of plinth work & the copy of the same shall be submitted to this office before actual start of work.
6. That the registered consent from land owner of Gut No.86/1/B & 86/1/C for access to the project shall be taken & to be submitted before Further C C.
7. **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.**
8. 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.
9. 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. this Plinth C C for Zero FSI issued date-----**22 APR 2025**-----.

sd/-

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

Copy forwarded for favour of information :

1. Ar. Parag Rane, M/s Encased Studio, 1601, Almond, Mahavir Kalpavriksha, Ghodbunder Road, behind Big Mall, Kasarvadavli, Thane (W)-400 615 For Information
2. Chief Officer, Pune Board, MHADA.
3. Asst. Director of Town Planning, Solapur, Opp. Hutatma Smruti Mandir, Park Chowk, Solapur-413 001
- ✓ 4. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
5. Executive Engineer-II/PMAY/MHADA/A, for information



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

