



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. H. & A. D. Authority

Inward No.: 3461

Date: 07.12.2023

No. E.E/BP/PMAY/A/MHADA/326 /2023

Date: -

30 NOV 2023

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE UP TO PLINTH ONLY

To,
Rehab Housing Pvt. Ltd.
5th Floor, Gitaneel Arcade, 85,
Hill Road, Bandra West.
Mumbai-400 050

Sir,

With reference to your application dated 22/11/2023 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 for **Building No. 1, Wing No. A1 & B1 for 272 EWS tenements**, on Plot No. 36, Sector No. 24, at Mouje Turbhe, Tal & Dist Navi Mumbai, under AHP model (PPP) under PMAY scheme, the **COMMENCEMENT CERTIFICATE UP TO 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/139/2020, dated 17/09/2020 and also subject to following additional conditions :-

1. 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.
2. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.

3. 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.
4. **That the NOC from CIDCO shall be obtained and the copy of the same to be submitted to this office immediately.**
5. **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.**
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. UP TO PLINTH ONLY** is issued and the work shall be started immediately w.e.f. for 30 NOV 2023.

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

Copy forwarded for favour of information :

1. Managing Director, CIDCO.
2. Chief Officer, Konkan Housing and Area Development Board, MHADA.
3. Municipal Commissioner, Navi Mumbai Municipal Corporation.
4. Asst. Director of Town Planning, ADTP - Navi Mumbai Municipal Corporation.
- ✓ 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.
7. Architect UB Architects, 602-B Sarvoday 11, Kher Nagar, Bandra (East) Mumbai 400 051 for information.


Executive Engineer/B.P.Cell
PMAY/ MHADA

