



बचत - १	
१. १३०५०	२०२४
पाने	५५/१२५


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. The Commencement Certificate / Building permission up to plinth shall remain valid for one year commencing from the date of its issue.
4. 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.
5. 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.
6. This Plinth C C for Zero FSI is being issued subject to the Environmental Clearance to be obtained & to be submitted to this office before issue of Further C C. Also it is to inform you that the guidelines issued by Environmental Clearance department shall be binding to you and to be complied with.
7. 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.
8. 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.



पत्र - ९	
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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 UPTO ZERO FSI is issued for work upto plinth level only and same is valid up to 27 DEC 2023

  
Executive Engineer/B.P.Cell  
PMAY/ MHADA

**Copy forwarded for favour of information :**

1. Licensed Engineer Shamim Ahamad A.M.Khan.
2. Commissioner , Bhivandi- Nijampur Municipal Corporation.
3. Chief Officer, Konkan Board, MHADA.
4. Asst. Director of Town Planning, Bhivandi - Nijampur Municipal Corporation

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



प्र.सं. - १	
२०१७/२०१८	२०१८
४४१२४	

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY



म्हाडा  
MHADA



**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. EE/BP/PMAY/A/MHADA/725 /2022

Date: - 28 DEC 2022

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
COMMENCEMENT CERTIFICATE UP TO PLINTH FOR ZERO FSI ONLY

To,  
M/s Maya Developers  
2, Smruti Bldg. near Mirani Nagar,  
Kopri Colony, Thane (E)-400 603.

Sir,

With reference to your application dated 14/10/2022 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.- 1A & 1B, of Gr + 22 and 2A & 2B of Stilt + 23 comprising of 1383 tenements (869 EWS & 514 LIG) & 75 Conv. Shops on plot bearing S.No.4/1/1, 4/1/2, 4/1/3, 4/2, 4/3/1, 4/3/2, 4/4 & 69/1/5 at Village Bhadwad, Tal.Bhiwandi, Dist.Thane, under AHP model (PPP) under PMAY scheme, the Commencement Certificate **UPTO PLINTH FOR ZERO FSI 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/651/2022, dated 07/12/2022 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.

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