



Building Permission Cell, PMAY cell/A

(A designated Planning Authority for PMAY constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)

AMENDED INTIMATION OF APPROVAL (IOA)

U/S 45 (1) (ii) of MRTTP Act 1966, as amended upto date

No. EE/BP / PMAY/A/MHADA/36 /2024

Dated: - 12 JAN 2024

To,
Executive Engineer -II
Konkan Board / Mhada.

SUB: Proposed development of Affordable Housing Project (AHP) under PMAY for 5236 EWS T/s, 11551 LIG T/s & 342 Conv. shops on plot bearing survey No. 86, 95 at Mouje Shirdhone, Tal-Kalyan, Dist-Thane

REF: 1. Your proposal for revised plans approval vide letter No.006 dtd.01/01/2024 & dtd.03/01/2024.

Sir,

With reference to your application U/S 44 of the MRTTP Act 1966 for proposal for revised plans submitted as per UDCPR with referred letter dated 01/01/2024 and the plans, Sections, Description and further particulars and details of your buildings for Proposed development of Affordable Housing Project (AHP) under PMAY for 5236 EWS T/s, 11551 LIG T/s & 342 Conv. shops on plot bearing survey No. 86, 95 at Mouje Shirdhone, Tal-Kalyan, Dist- Thane under AHP model (PPP) under PMAY scheme. The details of the Bldgs and tenements are as follows :-

Pocket / Bldg NO.	TYPE OF BUILDING	Floor	NO. OF BLDG.
2AB, 5ABCD, 7ABCD, 10AD, 11BC	EWS - Res	S+15	14
14ABCD	EWS - Res + shops	Gr.+15	4
10BC, 11AD	EWS - Res + shops	Gr.+15	4
23 ABCDEF	LIG - Res	S+15	6
9-ABC, 12-CD, 13-ABC, 15-EF, 17-CDEFGH, 18-A, 19-ABCDEF, 20-ABCDE, 21-BCDE, 22BC, 25-CD, 27-AB, 24-ABC, 28-AB	LIG -Res	S+22	43
8-ABC, 12-AB, 15-ABCD, 16-ABCDEF, 17-ABIJ, 18-BCD, 21- A, 22-A, 25-AB, 26-ABCD	LIG RESI + SHOP	Gr.+22	30
AMENITY Bldg.	Resi. (Driver room) Comm. (Creche, Multipurpose Hall, Fitness Centre & Yoga centre.)	Gr. /S+4	1

I have to inform you that I may approve the revised building plans of work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(i)(ii) of the MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under

CONDITIONS TO BE COMPILED WITH BEFORE APPLYING FOR Plinth C.C./FURTHER C.C. / O.C.

1. The IOA & sanctioned plans issued by this office vide letter No.EE/BP/PMAY/A/MHADA/180/2021 dtd. 22/06/2021 is herewith treated as cancelled & consider this revised IOA
2. The the commencement certificate u/s-45 of MRTP Act for newly proposed 43 LIG Bldgs of stilt + 22 upper floors, 30 LIG Bldgs of Gr + 22 upper floors & 1 Amenity Bldg of Gr /Stilt + 4 upper floors separately shall be obtained before starting the actual work of these bldgs.
3. That the structural Engineer shall be appointed and supervision memo as per provisions of unified DCPR shall be submitted by Applicant.
4. That the work should be carried out under the supervision of the competent registered Architect, licensed structural Engineer & Licensed supervisor. As per R.C.C. Consultant the structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be get approved from reputed agency and one copy shall be submitted before Further CC.
5. That the sanitary works, drainage works, Water supply completion & Electric Work shall be carried out as per Specifications. The completion certificate of drainage work / water supply & electrical works shall be submitted through appointed consultant /licensed plumber & appointed consultant / licensed wiremen / electrical supervisor before asking O.C.
6. The work should be carried out as per sanctioned plans & no additional F.S.I. should be utilized other than as per sanctioned plans. If construction has been done beyond sanctioned or other than sanctioned plan then necessary action should be done as per clause no.52 of MRTP ACT 1966 & also it is your responsibility to remove the additional construction at your own cost. The proposed construction should be restricted as per sanctioned plans.
7. That the work should be carried out on the plot/ land proposed for above project as per approved revised layout vide letter No. जा क्र. अं.मं. व बां.प.कक्ष /पीएमएवाय/१५६/२०२३ दि.१३/१२/२०२३. All conditions of this approved revised layout are binding on applicant/ owner & are mandatory to comply.
8. It is to be understood that the foundations must be excavated down to hard soil and as per the soil testing report. For this, Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be

- designed accordingly. The Hard strata shall be approved from appointed R.C.C. consultant before actual start of work.
9. That the you have to prepare complete structural design , drawings for the bldgs to be constructed. The R.C.C. design shall be confirming to IS 456 of 2000 and relevant IS amended time to time. The RCC design shall be prepared taking into consideration the protection against seismic forces required for earthquake resistance structures and shall be based on appropriate seismic coefficient as per prevailing relevant IS. The RCC Design of buildings shall be got approved from institutions such as IIT Mumbai/VJTI Mumbai/VNIT Nagpur/COE Pune or any other Polytechnic Eng. College before actual start of work the copy of the same should be submitted to this office before Further C C & work should be carried out under the supervision of R.C.C. Consultant.
 10. That the work should be carried out entirely at applicant's own risk and cost and the Planning Authority/PMAY/MHADA will not be responsible for any mishap or irregularity at any time.
 11. That the 7/12 extract of land should be free hold, if loading is on the 7/12 then, the same should be make free hold & the fresh free hold 7/12 should be submitted before further C.C.
 12. That the responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and Planning Authority/PMAY/MHADA will not be responsible in any matter whatsoever.
 13. All the terms and conditions mentioned in this revised IOA & Plinth C.C. to be issued will be applicable and binding to the applicant and the Indemnity bond in prescribed Performa agreeing the terms and conditions in IOA & Plinth C.C. to be issued shall be submitted by the applicant at the time of issue of I.O.A.
 14. If any dues are pending with Local Authority, N.A. Charges, Agriculture Tax or any other charges to be pending with concerned Authorities then the same should be cleared by Applicant and NO- Due Certificate with effect that should be submitted to this office before asking for O.C.
 15. That the concerned Architect/Licensed Surveyor & Applicant/ Developer/Owner should give certificate that, the newly constructed building is in accordance with the plans approved by Planning Authority/PMAY/MHADA.
 16. That the approach road should be constructed at your own cost before completion of work.
 17. That the permissible FSI on area under proposed 100.00mtr wide multimodal corridor admeasuring 60042.84 is 96068.54sq.mtr. Therefore the area under proposed 100.00mtr wide multimodal Corridor admeasuring 60042.84 sq.mtr mentioned in the sanctioned plan should be handed over to concern department / Authority & 7/12 of the same handed over area in the name of concern authority / department shall be submitted to this office before asking for Further C C. If the same area is not handed over, then the area admeasuring 96068.54sq.mtr. shall be restricted while issuing Further C C.

18. That the qualified / Licensed registered site supervisor should be appointed & the form of supervision as per UDCPR shall be submitted to this office before asking for Plinth C C for newly proposed buildings.
19. That the road widening proposed in the layout will be binding on the applicant. The approach road & internal road of layout shall be handover to the Local Authority.
20. Requisitions of clause as per the Prevailing Development control Regulations of unified DCPR shall be complied with & Records of good quality of work, verification report, material test reports etc. shall be maintained on site till completion of the entire work.
21. As per the UDCPR ,development / construction of building requiring clearance from the authorities like Railway, Directorate of Industries, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defense Department, Maharashtra Coastal Zone Management Authority, Archaeological Department etc, the relevant no objection certificates from these authorities, if applicable shall be submitted before issue of Plinth C.C./ Further C C
22. That the requirements of final N.O.C. from (i) M.S.E.B. before completion of work. (ii) PWD road Department before issue of Plinth C C., if necessary (iii) Water Supply Department before completion of work. (iv) Health Department before O.C. (v) NOC from concern Authority for parking etc's shall be obtained before completion of work. (vi) Drainage NOC from concern Authority before completion of work. (vii) To concern Local Tree Authority department and obtain NOC from them before start of work (viii) That the N.O.C. from Collector Dept. for excavation of land before start of work shall be taken & submit to this office.
23. If the land of the subjected project is affecting High Tied Line under red zone then plinth level of building should not be less than height mentioned in UDCPR above the Red Flood Line level as per clause of Prevailing Development control Regulations of UDCPR. Normally the plinth height should not be less than 0.30 meter above ground level or road level whichever is maximum as per UDCPR
24. This revised I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
25. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
26. That all the buildings are required to be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design (as per Earthquake Zone), the stability certificate from Structural Engineer to that effect shall be submitted before issue of Plinth C.C./Further C C/ O.C.
27. That the owner / developer shall display a board at site before starting the work giving the details such as name and address of the owner / developer, Architect and structural engineer. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
28. **That the UD's circular vide no. TPB,43200/2133/CR-230/01/UD-11, Date 10/03/2005 for Rain Water Harvesting should be provided.**
29. **That the area of construction is more than 20,000m² then the NOC from Maharashtra Pollution Control Board should be submitted to this office before asking Plinth C C.**
30. **That, if drainage line is not available on site, then it is mandatory to provide STP in adequate design approved by concern authority. Also as per clause No.13.5 of**

UDCPR if the BUA is more than 4000.00sq.mtr the solid waste management shall be provided for the subjected project.

31. That the as per clause No.13.4 of UDCPR's Norm the Grey Water Recycling plant shall be provided for subjected project.
32. That the Amenity plot no1 to 13 (Buildable & Non Buildable) admeasuring area 37495.24 sq.mtr is proposed as per revised sanctioned layout. However as per requirement the Amenity plot no.11 (Buildable) admeasuring 765.64sq.mtr. is removed and the Amenity plot No.1 to 12 admeasuring area 36729.60 sq.mtr is proposed in the sanctioned plan. Therefore it is your responsibility to obtain the revised layout as per these sanctioned plans and submit the copy of the same before asking for Further C C.
33. **That the MAHA RERA registration is mandatory for above project and registered copy for the same should be submitted before asking for further C.C.**
34. As per your request & the Hon'ble VP/CEO approval for relaxation of due payment of development charges of Rs.2,36,03,140/- is granted subject to condition that if in future the Local Authority insisted to pay development charges the same should be paid by the developer. The undertaking for the same from the developer shall be submitted to this office before issue of Plinth C C for LIG Bldg.
35. That the as per norms of GR of Labour Cess departments the Labour Cess of Rs. 20,25,53,661/- shall be deducted from running bill to be paid directly to the Labour department. The paid receipt shall be submitted to this office regularly.
36. As per norms of clause no.2.2.14(i)(B) option-2, out of total payable Ancillary Premium of Rs.4,10,28,825/-, the 1st installment of Rs.25,00,000/- should be paid before issue of Plinth C.C and balance premium of Rs.3,85,28,825/- should be paid on or before 02/12/2024. The interest @ 8.50% should have to be paid on balance premium of Rs.3,85,28,825/- for the period from the date of Plinth C.C.to be issued to upto the 02/12/2024. The receipt of the same should be submitted to this office accordingly.
37. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
38. **That the consent to operate certificate for sewage treatment plant from Maharashtra Pollution Control Board shall be obtained & submit to this office before asking for O.C**
39. All terms and conditions of RERA Act 2016, UDCPR and D.P. Remarks will be binding to this project.
40. That the notice in the form of UDCPR shall be submitted on completion of plinth & after that, the plinth shall be got checked by this office staff before commencement of work above plinth/further super structural work. Further work of above plinth should not be started before verification of this office staff and before issue of Further C C.
41. That the debris shall be disposed as per the norms of respective Local Authority.
42. That the payments intimated by Executive Engineer, BP/ PMAY/ A /MHADA shall be paid before issue of IOA / Plinth C.C. & if any other outstanding that may be asked

by any other Govt. Dept./ planning authority, MHADA or Local Authority, the same shall be borne by the Owner/Developer/Applicant.

43. That the amended remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted from respective Authorities.
44. That the work should be carried out and the Material testing should be done of all required material as per IS code, Red Book & N.B.C's Specifications & the report for construction materials used at site shall be obtained from Govt. Approved Laboratory as per required frequency.
45. That every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 0.3 m. above the surrounding ground level as per clause of UDCPR
46. That the proposed actual date of start of work of newly proposed LIG Bldgs & Amenity Bldgs should be communicated to this office. That the quality control for building work/for structural work/supervision of the work shall be done.
47. That all the terms and condition of Central and State govt. G.R.'s/ notification issued time to time which are related to AHP under PMAY are binding to this scheme.
48. That the Water connection for constructional purpose from concern authority shall be taken with prior approval from concern authority and if bore water shall be used for construction purpose then the same water shall be tested from reputed laboratories.
49. That to safeguard the plot is owner's/applicant's responsibility. The plot should be encroachment free. If any type of encroachment/unauthorized construction to be done on the plot area of layout after IOA issued then the same shall be removed by the applicant/owner at his own risk and cost, Planning Authority/PMAY/MHADA is not responsible for the same.
50. That the required drainage connection charges, water supply connection charges, road cutting charges or any other charges regarding development of project asked by Local Authority shall be borne to Local Authority by developer.
51. That the Provisions of the notifications of of dated 14/09/2006, 9/12/2016 & circular of dtd 27/12/2018 of Ministry of Environment, Forest & Climate change should be adhered to the applicant & action to be taken accordingly by applicant.
52. **That the construction area of the whole project is 1277011.81m² (FSI Area + Non FSI Area) which is more than 20,000.00m² then the Environment Clearance shall be mandatory. You have obtained E.C. for construction area 495423.00m² previously. Now you have to obtain revise E.C. for additional construction area of 781588.81m² before start of work above construction area admeasuring 49543.00m² & submit to this office. All the terms and conditions of Environmental Clearance are binding to the applicant.**
53. The owner shall give on undertaking to the respect that the recreational open space shall be for the common use of all the residents or occupants of the layout / building

unit as per clause 3.4.2 of UDCPR. The conditions of clause 3.4.2 (i)(ii) of UDCPR is binding on owner /applicant.

54. **That the Bldg Height is more than 24.00 m then the provisional Fire / CFO Noc is mandatory and should be submitted to this office before issue of Plinth C.C. for newly proposed LIG bldg of Gr.+22 & Stilt +22 upper floor and also fire / CFO NOC shall be submitted to this office before asking for Plinth C C for the same. All the terms & condition in the CFO NOC will be binding to applicant.**
55. Recreational open space shall have on independent means of access.
56. If, any amendment is required in sanctioned plan then the approval for revised amendment plan is required to be taken by Planning Authority / PMAY/MHADA.
57. That the applicant shall permit the use of the internal layout roads to provide access to an adjoining land of layout & also shall provided access to recreational Open space & Amenity.
58. That the marginal distances shall be provided as per sanctioned plans & compound wall shall be erected on site before asking of further C.C. To insure that marginal distance can be measured as per drawing before issuing plinth completion certificate.
59. **The compound wall shall be constructed as per design given by RCC Consultant. Strengthening of compound wall is whole responsibility of applicant. Also it is the responsibility of the applicant to construct R.C.C. Retaining Wall as indicated in sheet no.1 of site layout under consideration to avoid land slides & the same should be designed & approved by R.C.C. Consultant and shall be constructed under the supervision of R.C.C. Consultant.**
60. **The NOC from Airport Authority is mandatory if fallied in funnel zone & shall be submitted before Plinth C C. All the terms & conditions of Airport Authority's NOC for subjected project shall be adhered to & complied with.**
61. That the owner /developer will solely be responsible for any legal matters, actions, suits, proceeding, claims, demands & losses, damages, costs etc arising in regards with the above subjected project, BP Cell/PMAY/MHADA will not be responsible for the same.
62. **It is the responsibility of the developer that the permission from Tahasildar collector department for excavation of land shall be taken before issue of Plinth C C.**
63. **That the NOC from Maharashtra Pollution Control Board shall be submitted to this office before asking for Plinth C C.**
64. That the applicant shall provide Over-Head water tank and Under Ground water tank to the bldg as per standard design and satisfaction of concern authority.
65. That the applicant shall strictly follow the prevailing Rules /Orders / Notification issued by the Labor Department, GoM from time to time, for labours working on site.
66. That the applicant shall provide at his own cost, the infrastructural facilities (such as internal Access, approach road, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangements of collection of solid waste etc) within the plot, of such standards (i.e. standards relating

to design, material or specification) as stipulated by the corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Planning Authority as well as Local Authority.

67. **That this revised I.O.A. is being issued subject to submission of NOC's mentioned in this I.O.A. The receipts of No Due Certificate from Local Authority for N.A. Charges or any other charges related to land paid before asking O.C.**
68. **If Trees are affected to the project then the NOC from concerned Authority is mandatory. The NOC should be taken from concern authority before actual start of work of LIG bldgs. Also the final NOC of tree Authority for R.G. & surrounding area of Bldgs shall be taken & submitted to this office & the Nos of trees should be provided as per the concerned Authority's norms before issue of O.C.**
69. **That the final NOC for lift for fit for working from Lift inspector & Fire NOC for all lifts shall be taken before asking O.C.**
70. **if any other departments NOC is required other than mentioned in this I.O.A., the same shall required to be obtained and copy to be submitted to this office.**
71. That the approach road should be provided for electric substation / transformer also amenity space & R.G.. Also, the adequate space should be provided for waste water treatment & recycling plant
72. The plot boundary should be confirmed from TILR before actual start of work and fencing / barricade should be provided to whole plot as a boundary before actual start of work.
73. That shop & recreation area is proposed in the scheme, then the required NOC of fire or if any from concern department is required to be obtained before actual start of work.
74. The conditions of I.O.A. shall be binding not only on the applicant but also on his successors and every person deriving title through or under them.
75. **That the Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities wherever required not for start of work.**
76. **The Construction work for newly proposed 43 LIG Bldgs of stilt +22 floors & 30 LIG Bldg of Gr+ 22 floors & 1 Amenity Bldg of Gr./Stilt + 4th floor will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued.**
77. That if the building of the project are affecting by HTL then the Horizontal and Vertical distance should be maintained from building line as well as structure to be constructed as per regulation of 3.1.2 of UDCPR.
78. That the debris shall be disposed as per the norms of respective Local Authority.

79. The EE/BP Cell/PMAY/A/MHADA will not be responsible in regards of the fund release from Central & State Government as per guidelines issued from time to time.
80. That, if you failed to fulfill the IOA conditions then the commencement certificate will be granted under Section 45 (ii) of the Maharashtra Regional and Town Planning Act 1966, to be withdrawn.
81. That the terms & conditions mentioned in order issued by Hon'ble Collector, Thane vide No.जा.क्र.महसल क-१/टे-१/आगाऊ ताबा/एस.आर.०१/२०१७ दि.११/०१/२०१७ shall be adhered & complied within
82. That the Planning Authority / PMAY / MHADA reserve its right to withdraw, change, alter amend their IOA/Plinth C.C. letter and conditions mentioned herein in future at any point of time without giving any reason to do so.
83. That this IOA is issued based on available/submitted document. If it is subsequently found that the document/information submitted with your application for building permission are incorrect or forged, misleading then this IOA/Plinth C.C. will be cancelled and applicant will be held responsible for the consequences/losses, if any thereof arises in future.
84. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
85. All necessary precautionary measures as per guidelines for Air Pollution Mitigation during the building construction activities to be followed.

DA: - one set (14 nos of plans)

sd/-

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

Copy forwarded for favour of information :

1. Commissioner , Ambernath, Kulgaon- Badlapur & Surrounding Notified Area.
2. Chief Officer, Konkan Board, MHADA.
3. Asst. Director of Town Planning, Thane
4. Asst. Director of Town Planning, KDMC
5. Architect:- Anil Sharma, 601/24-A, Maitri CHS, Bimbisar Nagar, Goregaon (E), Mumbai-65.
- ✓ 6. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
7. Executive Engineer-II/PMAY/MHADA/A, for information



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

