



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)

**REVISED INTIMATION OF APPROVAL (IOA)
U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date**

No. EE/BP/ PMAY/A/MHADA/ 170 /2024

Dated: - 28 FEB 2024

To,
Rustagi Estate Private Limited,
16, 1st Floor, Khatau Building
Alkesh Dinesh Modi Marg, Fort,
Mumbai 400023.

HTC Cell,
M. H. & A. D. Authority
Inward No.: 908
Date: 04.03.2024

1578512

SUB: Proposed development for 691 EWS tenements & 44 Shops on plot bearing on Land Bearing Survey No.77/4/C/78/2C, 77/4/78/2/A, 77/4/D/78/2/D, 77/4B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2F, 83/1/2P at Mouje Titwala, Ta – Kalyan, Dist – Thane under vertical AHP – PPP model under PMAY scheme.

REF: 1. Your proposal dtd.31/01/2023, dtd.22/05/2023, dtd.05/01/2024 & dtd.07/02/2024.

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for revised building permissions submitted with letter dtd.31/01/2023, dtd.22/05/2023, dtd.05/01/2024 & dtd.07/02/2024 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of 691 EWS tenements & 44 Shops on plot bearing Survey No.77/4/C/78/2C, 77/4/78/2/A, 77/4/D/78/2/D, 77/4B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2F, 83/1/2P at Mouje Titwala, Ta – Kalyan, Dist – Thane under AHP model (PPP) under PMAY scheme. The details of the Bldgs & tenements are as follows

Bldg No.	Type of Bldg.	Floors	T/s / shops
1	Commercial	Gr + 3	4
2	EWS	Stilt + Gr. + 12	141
3 (Wing A & Wing B)	EWS	Stilt + 10	197
4	EWS	Lower Stilt + Upper Stilt + 13	153
5 (Wing A & Wing B)	EWS	Lower Stilt + Upper Stilt + 12	188
6	EWS	Gr + 3	12
Sanitary Block for Drivers & Servants		Gr.	
Club House		Gr. + 1	

I have to inform you that I may approve the revised building or 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. That the previous sanctioned IOA & Plans issued vide No.EE/BP/PMAY/MHADA/457/21 dt. 21/12/2021 treat as cancelled & consider this revised IOA.
2. That the commencement certificate U/s-45 of MRTP Act for newly proposed Bldg.No.6 of Gr. + 3rd floors shall be obtained before staring 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. The registration certificate shall be submitted before asking for Plinth C C.
4. That the work should be carried out under the supervision of the competent registered Architect, licensed structural Engineer & Licensed Civil Engineer. As per R.C.C. Consultant the structural Design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan shall be get approved from reputed agency and one copy shall be submitted before further C C .
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 / plumbing & water supply works shall be submitted through appointed consultant / licensed plumber & the completion certificate of electrical works shall be submitted through appointed consultant / licensed wireman / electrical supervisor 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/____/२०२४ दिनांक _____. All conditions of this approved 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 which is approved by R.C.C. consultant. 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 got approved from institutions such as IIT Mumbai/VJTI Mumbai/VNIT Nagpur/COE Pune or any other Gov. reputed Institute before actual start of work the copy of the same should be submitted to this office before asking for 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 O.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 IOA & Plinth C.C. to be issued will be applicable 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 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.
17. That the approach road should be constructed at your own cost before completion of work.
18. **The Road widening area of admeasuring 88.62m² mentioned in sanctioned layout should be handed over to the local authority before asking for Further C C. If not handed over the samem then the C C for permissible FSI of 177.24m² for road widening area shall be restricted.**
19. 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.
20. As per the Unified DCPR ,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.

21. If applicable 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.
22. 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 DCPR 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 0.45 meter above ground level or road level whichever is maximum as per DCPR
23. That the qualified / Licensed registered site supervisor should be appointed.
24. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
25. This revised IOA is being issued subject to submission of the registered notarized comprehensive undertaking on Rs.500/- stamp paper in prescribed proforma.
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 as per clause No.13.3 of UDCPR for Rain Water Harvesting & Clause No.13.2 of UDCPR for Solar Water heating System or RTPV as per adequate design 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 Further 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 is required, as per clause No.13.4 of UDCPR's Norms the Grey Water Recycling Plant shall be provided for subjected project.
32. 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.
33. **The amount of Rs.3,85,980/- (Rupees Three Lakh Eighty Five Thousand Nine Hundred Eighty Only) is deposited to the Planning Authority as security**

- deposit & the whole Scrutiny deposit of Rs.3,85,980/- shall be forfeited either in whole or in part at the absolute discretion of the Planning Authority for breach of any of the conditions stipulated in the I.O.A. as well as Commencement Certificate for Plinth. Such forfeiture shall be without prejudice to any other remedy or right of the Planning Authority.
34. As per your request & accordingly competent authority's approval on your request to pay development charges payment of Rs.11,17,220/- within 6 months of issue of this IOA The interest at the rate of 18% P.A. should have to be paid on the said amount.
 35. That the as per your request & accordingly the competent Authority's approval on your request to pay labour cess payment of Rs.32,62,980/- within 6 months of issue of this IOA. If the same amount will not paid in stipulated time period as per rules and regulation of G.R. issued on 17/06/2010 by उद्योग, उर्जा व कामगार विभाग, महाराष्ट्र शासन then the full amount with interest @2% p.m. for delayed period will be recovered from you.
 36. As per your request and accordingly competent authority's approval as per norms of clause no.2.2.14(i)(B) option-2, out of total payable Excess Parking Premium of Rs.10,17,000/-, the 1st installment of Rs.2,03,400/- should be paid before issue of Plinth C.C and balance premium of Rs.8,13,600/- should be paid on or before 02/12/2024. The interest @ 8.50% should have to be paid for balance premium of Rs.8,13,600/- for the period from the date of Plinth C.C.to be issued to the 02/12/2024. The receipt of the same should be submitted to this office accordingly.
 37. That the owner / developer will be responsible for any legal matters, actions, suits, proceeding, claims, demands etc. in regards with any construction activity of proposed on area under existing structure or removal / vacant existing structures. BP Cell/PMAY/MHADA will not be responsible for the same.
 38. That the permissible tenements for PMAY & Developer/ Owner should be as per GR issued vide no. शासन निर्णय क्रमांक : प्रआयो/२०१७/प्र. क्र. १२/ गृनिधो-२/शिकाना दि. ११ जानेवारी 2018.
 39. The terms and conditions in the NOC issued by Chief Electrical Officer, for HTL passing through the said layout shall be binding to the applicant.
 40. That the In-situ FSI, admeasuring 961.18m² should be consumed on the same area. This In-situ FSI shall not be used anywhere other than construction proposed on the area of existing structure / hutments.
 41. If any additions / alterations or change in the use is done / proposed in commercial building No.1 in future, then the approval for revised amendment plan is required to be taken by planning Authority / PMAY / MHADA.
 42. That the CFO NOC for bldg No.1, 2, 3, 4 & 5 shall be submitted to tis office before issue of Plinth C C / Further C C for the same buildings. All the terms and conditions in the CFO NOC will be binding on the applicant.
 43. That the plinth C C for building No.6 will be issued subject to removal of existing structures, Also it is responsibility of the developer to remove / vacant the existing structure/ hutments.



44. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
45. All terms and conditions of RERA Act 2016, UDCPR and D.P. Remarks will be binding to this project.
46. 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.
47. That the debris shall be disposed as per the norms of respective Local Authority.
48. 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.
49. That the MOU/Agreement must be executed with concerned nodal agency department and copy of the same should be submitted before asking further C.C. All terms & conditions of MOU are binding to this project. The tenements for PMAY should be constructed as prescribed in the MOU / Agreement executed.
50. 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.
51. 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.
52. 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 0.30 m. above the surrounding ground level as per clause of UDCPR
53. That the proposed actual date of start of work of newly proposed EWS Bldg & society office should be communicated to this office. That the quality control for building work/for structural work/supervision of the work shall be done.
54. That all the terms and condition of Central and State govt. G.R.'s/ notification issued time to time which are related to AHP (PPP) under PMAY are binding to this scheme.
55. 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.
56. 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.

57. That the required drainage connection charges, water supply connection charges, road cutting charges or any other charges regarding development of project if asked by Local Authority then the same shall be borne to Local Authority by developer.
58. The NOC from Airport Authority if necessary shall be submitted before Plinth C.C. All the terms and conditions of Airport Authority's NOC for subjected project should be adhered to and complied with.
59. 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.
60. **That the construction area of the whole project is 44647.84m² (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 40494.74m² previously. Now you have to obtain revise E.C. for additional construction area of 44647.84m² before start of work above construction area admeasuring 40494.74m² & submit to this office. All the terms and conditions of Environmental Clearance are binding to the applicant.**
61. Area / Remaining Area (where structure of Club House is proposed as per UDCPR Clause 3.4.7) of the recreation open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
62. Recreational open space shall have on independent means of access.
63. The owner shall have to give an undertaking 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 DCPR. The conditions of clause 3.4.2 (i) & 3.4.2 (ii) of UDCPR is binding on owner / applicant.
64. 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.
65. 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.
66. 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.
67. The compound wall shall be constructed as per design given by RCC Consultant. Strengthening of compound wall is whole responsibility of applicant. Also at some places wherever necessary to avoid land slides it is the responsibility of the developer / applicant to construct R.C.C. Retaining wall whenever required & the same should be designed & approved by R.C.C.Consultant & same shall be constructed under the supervision of R.C.C. consultant.
68. 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.
69. 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.

70. That the structural stability certificate for building No 1 to 6 shall be submitted by R.C.C. Consultant before issue of Plinth C C/ Further C C for the same building.
71. **That the owner / developer will solely be responsible for any legal matters, action, suits, proceeding, claims, demands & losses, damages, etc. as regards with the above subjected project, BP Cell/PMAY/MHADA will not be responsible for the same.**
72. **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.**
73. **That 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.**
74. That the, it is necessary to construct compound wall periphery to the layout plot before asking the further C.C. / on completion of Plinth C.C. so as to check the marginal distance of building
75. 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 ect) 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.
76. **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**
77. That this revised I.O.A. is being issued subject to submission of NOC mentioned in this IOA. 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.
78. 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. Also the final NOC of tree Authority shall be taken & submit to this office & the Nos of trees should be provided as per the concerned Authority's norms before issue of O.C.
79. That the final NOC for lift from Lift inspector for all individual lifts & also fire NOC for all lifts shall be taken before asking O.C.
80. 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.
81. 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
82. 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.

83. The conditions of this revised 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.
84. **That the this revised 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 of remaining Bldgs. for which PCC is not issued yet.**
85. **The Construction work for newly proposed bldg No.6 & Bldg No.1 of Gr. + 3rd floors will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued for the remaining Bldgs.**
86. 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.
87. 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.
88. 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.
89. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
90. All necessary precautionary measures as per guidelines for Air Pollution Mitigation during the building construction activities to be followed

DA: - one set (26 nos of plans)

sd/-

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

Copy forwarded for favour of information :

1. Arch. Ub architects , 602-B Sarvoday 11.Kher Nagar, Bandra (East) Mumbai 400051, For Information
2. Chief Officer, Konkan Board, MHADA.
3. Commissioner, KDMC
4. Asst. Director of Town Planning, KDMC.
- ✓ 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**

