



**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)

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

No. EE/BP / PMAY/A/MHADA/654 /2023

Dated : - **11 AUG 2023**

To,  
Shri A.B. Pise & Co.,  
Rahul Complex,  
Near Police Station Road,  
Mhaswad, Satara - 415509

IPC Cell,  
M. H. & A. D. Authority  
Inward No.: 2081  
Date: 11.08.2023

**SUB:** Proposed development for 318 EWS tenements & 9 Conv. Shops on plot bearing on Land Bearing S.No.1141/1/1/ 2, Mouje Mhaswad, Tal. Maan, Dist.Satara under vertical AHP – PPP model under PMAY scheme.

**REF:** Shri Mahesh G. Parte on behalf of Shri A.B. Pise & Co. application for revised proposal dtd.06/06/2023.

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for building permissions submitted with letter under reference No.1 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of building no. A, D & E of Gr.+4, Bldg No.B, C & F of Gr. + 5 total consisting of 318 EWS tenements & 9 Shops on plot bearing S.No.1141/1/1/ 2, Mouje Mhaswad, Tal. Maan, Dist.Satara, under AHP model (PPP) under PMAY scheme.

I have to inform you that I may approve the 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. The IOA issued by this office vide letter No.EE/BP/PMAY/A/MHADA/90/2020 dtd.14/07/2020 along with sanctioned plans is hereby treat as cancelled.
2. That the commencement certificate U/s-45 of MRTP Act shall be obtained before starting the proposed work.
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 Civil Engineer. 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 start of work.
5. That the sanitary arrangement, water supply arrangement and drainage works shall be carried out as per Specifications and satisfactory work completion certificate for the same shall be submitted to this office before issue of 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 for RESIDENTIAL purpose only.
7. That the work should be carried out on the plot/ land proposed for above project as per approved layout vide letter No. जा क्र. अं.मं. व बां.प.कक्ष /पीएमएवाय/१२/२०२० दि.२१/०१/२०२०. 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. 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 Gov. reputed Institute before actual start of work the copy of the same should be submitted to this office before actual start of work & work should 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. If you have submitted the Development agreement & notarized partnership deed on stamp paper. Then the same should be registered from concern department.
13. 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.

14. All the terms and conditions mentioned in this Amended 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.
15. 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.
16. 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.
17. That the DP road widening area should be handed over to local authority before completion of work.
18. 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.
19. As per the Unified DCPR ,development / construction of building requiring clearance from the authorities like Railway, Directorate of Industries, Maharashtra Pollution Control Board, 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 taken & required to be submitted to this office
20. That the requirements of final N.O.C. from (i) M.S.E.B. before completion of work. (ii) PWD road Department before start of work., 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.
21. If the land of the subjected project is affecting High Tied Line under red zone then plinth level of building should be as per 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
22. That the qualified / Licensed registered site supervisor should be appointed. Appointment and acceptance letter should be submitted before issue of Plinth C C.
23. This I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
24. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
25. That the structural stability certificate for all Bldgs signed by the licensed structural Engineer to the effect that the building is safe against various loads, forces and effects including due to natural disasters, such as earthquake, land slides, cyclones,

- floods etc. as per part II structural design & other relevant codes shall be submitted before issue of Plinth C C / Further C C / O.C..
26. 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.
  27. That the as per Clause No.13.20 of UDCPR, Solar Assisted Water Heating (SWH) system roof top photo voltaic (RTPV) system shall be mandatory to subjected project on the plot area of project is more than 4000m<sup>2</sup>.
  28. That the as per Clause No.13.3, the Rain Water Harvesting shall be provided.
  29. That the as per Clause No.13.4 & 13.50, the Grey Water Recycling & Reuse and solid waste management respectively shall be provided.
  30. That the Soil investigation shall be done and strata thereof shall be checked & approved by R.C.C. Consultant before actual start of work.
  31. That, if drainage line is not available on site, then it is mandatory to provide STP in adequate design approved by concern authority & also if the plot is more than 4000.00 sq. m. then, Sewage Water Treatment 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.37062/- (Rupees Thirty Seven Thousand Sixty Two Only) deposited to the Planning Authority as security deposit & 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. You shall pay the labour cess intimated by this office vide letter No.532 dtd 28/06/2023 within due period. If the same amount will not paid in above stipulated time period then उद्योग, उर्जा व कामगार विभाग, यांनी जारी केलेल्या शासन निर्णयामधील तरतुदीनुसार the full amount with interest @2% p.m. for delayed period will be recovered from you.
  35. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
  36. All terms and conditions of RERA Act 2016, Unified DCPR and D.P. Remarks will be binding to this project.
  37. 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.
  38. That the debris shall be disposed as per the norms of respective Local Authority.
  39. 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 before asking O.C..

40. **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.**
41. That the DP road widening area & approach road & internal road should be handed over to the local authority before completion of work. The 7/12 in the name of concerned authority for road affected area of 85.00m<sup>2</sup> shall be submitted at the earliest.
42. That the MOA/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 MOA are binding to the applicant. The tenements for PMAY should be constructed as prescribed in the MOA /Agreement executed & also as per sanctioned plans.
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 0.30 cm. above the surrounding ground level as per clause of UDCPR
46. That the proposed actual date of start of work should be communicated to this office. That the quality control for building work/for structural work/supervision of the work shall be done. The monthly progress report of the work will be submitted through the Architect.
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 (PPP) under PMAY are binding to this scheme.
48. 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.
49. 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.

50. 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.
51. The NOC from Airport Authority is mandatory 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
52. That the Provisions of the notifications 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.
53. Area / Remaining Area (where if 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.
54. Recreational open space shall have on independent means of access.
55. 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 UDCPR. The conditions of clause 3.4.2 (i)(ii) of UDCPR is binding on owner / applicant.
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 if necessary R.C.C. retaining wall shall be provided to avoid Land Sliding.
60. 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.
61. 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.
62. 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.

63. That this I.O.A. is being issued subject to submission of NOC of civil aviation if necessary, Revised NOC of CFO before issue of Further C C, NOC of environmental clearance before issue of Plinth C.C.. Final NOC for water supply, electrical & drainage before completion & receipts of No Due Certificate from Local Authority for N.A. Charges or any other charges related to land paid before asking O.C.
64. 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. The Nos of trees should be provided as per the concerned Authority's norms before issue of O.C.
65. 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.
66. That the there is H.T. Electric Line passing through the plot, the NOC from concern department shall be obtained before Plinth C.C. and terms & conditions shall be complied with the vertical & Horizontal distance from HTL line shall be maintained as per this NOC or UDCPR's clause.
67. That the, if there is a nallah existing nearby or on subjected project's land then the NoC or remarks from concern Irrigation Department is required & the terms and conditions are binding to the project & to be complied with.
68. 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
69. 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.
70. That the NOC from Railway shall be obtained if necessary.
71. 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.
- 72. 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.**

73. **The Construction work will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued**
74. 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.
75. 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.
76. 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.
77. That the Hon. Vice President / Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth C.C.) without giving any notice.

DA: - one set (~~10~~ nos of plans)

Sd/-

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

**Copy forwarded for favour of information :**

1. Arch. Mahesh Parte, 1, Ashirwad Bldg., 47/A/1, Karve Road, behind Hotel Garuda, Pune-411 004 for information
2. Chief Officer, Mhaswad Municipal Council
3. Chief Officer, Pune Board, MHADA.
4. Asst. Director of Town Planning, Satara.
- ✓ 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**