



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 APPROVAL (IOA)

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

No. EE/BP / PMAY/A/MHADA/ 407/2024

Dated: - 13 JUN 2024

To,
M/s Shree Mangal Construction
Jaipur House, 24 Parijat Nagar,
Nashik -422005

ITC Cell,
M. H. & A. D. Authority
E-2129684 Inward No.: 2015
Date: 14.06.24

SUB: Proposed development for 96 EWS tenements, 107 LIG tenements & 15 conv.Shops on Land Bearing S.No.1/2/12 at Kamathwada, Nashik under vertical AHP – PPP model under PMAY scheme.

REF: 1. M/s Shree Mangal Construction's proposal dated 22/04/2024

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for revised plan sanctions submitted with letter dated 22/04/2024 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of building no. A & B (2 Bldgs) for 96 EWS tenements, 107 LIG tenements & 15 conv.Shops on plot bearing .No.1/2/12 at Kamathwada, Nashik, under AHP model (PPP) under PMAY scheme.

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/MPAY/MHADA/118/23 dtd.15/02/2023 is treated as cancelled and consider this revised IOA.
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 and drainage works shall be carried out as per Local Authority's Specifications and approved copy should be submitted 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 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/ET-२०/२०२३ दिनांक ०९/०९/२०२३. 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 copy of soil test report approved by competent authority should be submitted to this office before actual start of work.
9. As you have added one floor in revised drawings you have to prepare revised structural design , drawings for the bldg No.B 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 reputed Institute/ Eng. Collage before actual start of work of eleventh floor the copy of the same should be submitted to this office before F.C.C to be issued for this eleventh floor & 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 notrised Development Agreement/ notarized partnership deed on stamp paper, then the same should be registered from concern department before issue of further C.C.
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 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 road widening area of 2695.38m² proposed in the layout & internal road of layout should be handover to the Local Authority before completion of the project / before asking O.C.
 18. That the approach road of 12.00m & 30.00m wide as per norms should be constructed at your own cost before completion if not constructed local Authority.
 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, 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 submitted before further C.C.
 21. 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.
 22. If the land of the subjected project is affecting High Tied Line under red zone then plinth level of building should be kept as per UDCPR norms. Normally the plinth height should not be less than 0.30 meter above ground level or road level whichever is maximum as per UDCPR
 23. That the qualified / Licensed registered site supervisor should be appointed.
 24. This 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 as per UDCPR clause No.2.2.15 from Structural Engineer to that effect shall be submitted before issue of Plinth C.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.

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28. That the 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 Soil investigation will be done before start of work and the report there of shall be checked and approved from R.C.C. consultant
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 if the plot is more than 4000.00 sq. m. then, Sewage Water Treatment recycling plant shall be provided for subjected project.
31. 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.
32. As per demand letter issued by this office vide letter dated 07/05/2024 the labour cess as per revised proposal of Rs.1,41,303/- shall be paid before issue of Further C C for remaining floor. If the same amount will not be paid in stipulated time period as per G.R. dated 17/06/2010 of उद्योग, उर्जा व कामगार विभाग, महाराष्ट्र शासन then the full amount with interest @2% p.m. for delayed period should be paid this office.
33. As per your request and accordingly competent authority's approval out of total payable revised Ancillary Premium of Rs.68,63,600/-, the 1st installment of Rs.25,00,000/- has been paid before issued of Plinth C.C and balance premium of Rs.43,63,600/- should be paid on or before 02/12/2024 or before asking O.C. whichever is earlier. The interest @ 8.50% should have to be paid on balance premium of Rs.43,63,600/- for the period from the date of IOA issued to 02/12/2024. The post dated cheque for the whole balanced amount including interest of Rs.50,31,231/- (43,63,600/- + 8.50% interest amount from the date of IOA) shall be submitted to this office before issue of revised IOA / Sanctional plan. The receipt of the same should be submitted to this office accordingly.
34. As per your request and accordingly competent authority's approval as per norms 2.2.14 [point No (iv)] out of total payable revised premium on FSI of Rs.65,24,784/- the first installment of Rs.50,00,000/- has been paid and balance premium of rs.15,24,784/- should be paid on or before 02/12/2024. The interest @ 8.5% should have to paid for balance premium of Rs.15,24,784/- for the period from the date of Plinth C C to be issued upto 02/12/2024. The post dated cheque of Rs.15,86,214/- (Rs.15,24,784/- + 8.5% interest on Rs.15,24,784/- from date of revised plans issued date to 02/12/2024 The receipt of the same should be submitted to this office accordingly.
35. The amount of Rs.1,08,560/- (Rupees One Lakh Eighty Thousand Five Hunderd & Sixty Only) is 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.
36. That the Architect. Structural consultant shall verify the scheme is in progress as per sub-structure, super structure, as per plans sanctioned & as per norms.

37. All terms and conditions of RERA Act 2016, Unified DCPR and D.P. Remarks will be binding to this project.
38. **That the notice in the form of Appendix 'F' of UDCPR shall be submitted on completion of tenth floor of Bldg B & after that, the plinth/ floors shall be got checked by this office staff before issue of commencement of work above plinth/further super structural work. Further work of above shall only be started after the verification site by office staff.**
39. That the debris shall be disposed as per the norms of respective Local Authority.
40. 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.
41. 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 this project.
42. 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.
43. 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.
44. 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
45. That the proposed actual date of start of work should be communicated to this office also 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.
46. 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.
47. 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.
48. 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 before or after bldg permission issued then the same shall be removed by the applicant/owner at

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his own risk and cost. Planning Authority/PMAY/MHADA is not responsible for the same.

49. That the NOC from Airport Authority is mandatory if project fall in funnel zone & 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
50. 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.
51. That the if Construction area for subjected project mentioned in plan is more than 20,000.00 sq.mtr. Then the environment clearance is necessary from State Level Environment Impact Assessment Authority. The same should be obtained from them and shall be submitted before issue of Plinth C.C. The terms and conditions of E.C. are binding to the applicant.
- 52. That the revised provisional CFO NOC shall be taken & to be submitted before issue of Further C C for eleventh floor for Bldg No."B"**
53. In sanctioned layout if there is existing well, then the same well shall be maintained & shall be protected.
54. Recreational open space shall have an 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 & agree the conditions of clause 3.4.2 (i)(ii) of UDCPR.
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 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 to avoid land slides R.C.C. retaining wall should be proposed if necessary, the same should be designed by R.C.C. Consultant.
60. That the 1.50m above G.L R.C.C. Retaining wall designed by R.C.C. Consultant beside the nallah / towers shall be constructed before asking O.C.
61. 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.
62. That the applicant shall strictly follow the prevailing Rules /Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.

63. 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.
64. That this I.O.A. is being issued subject to submission of under taking / indemnity bond for NOC of civil aviation if necessary, NoC of CFO, 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 upto March 2024 before asking Further C.C.
65. 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.
66. 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.
67. That the, if there is a nallah existing near by 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. 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.
71. **That 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 eleventh floor of Bldg No."B".**
72. That the final NOC for lift from Lift Inspector for all individual lift shall be taken before asking O.C.
73. **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.**
74. **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.**
75. **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**
76. That the development charges of Rs.2,03,318/- as per revised proposal shall be paid before issue of revised IOA

77. That the as per sanctioned layout, the R.G is proposed. But as per UDCPR norms the net land area in less than 0.4 hector, therefore R.G. is not permissible. Accordingly you had submitted the plan with proposal for bldg permission without R.G. Accordingly the plan was sanctioned & issued. The revised sanctioned proposed layout without R.G. shall be taken before completion / O.C. of the project.
78. 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 sanctioned for the subjected project is on 24/07/2017 (i.e. before 31/03/2021). The undertaking with this effect shall be submitted to the office before issued of revised IOA.
79. 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.
80. 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.
81. 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.
82. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.

DA: - one set (___ nos of plans)

sd/-

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

Copy forwarded for favour of information :

1. Arch. M/s. Gupta Associated architects pvt. Ltd., C/o Manoj Gupta, Gupta House, Gupta wadi, Shri Shyamlal Gupta Marg. Opp. Vedmandir, Nashik-422 002
2. Chief Officer, Nashik Board, MHADA for information.
3. Commissioner, Nashik for favour of information.
4. Asst. Director of Town Planning, Nashik for information.
- ✓ 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**