

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/ 1000 /2024

Dated: - 28 DEC 2023

To,
M/s Anish Properties Pvt. Ltd
1104, A Wing, Naman Mid Town,
11th Floor, Senapati Bapat Marg,
Prabhadevi, Mumbai-400 013

ITC Cell,
M. H. & A. D. Authority
Inward No.: 132
Date: 08-01-2024

SUB: Proposed development for 9 bldgs (26 wings) comprising 3400 EWS tenements on plot bearing S.No.145, 146, 147/1/A, Tal. Pen, Dist.Raigad

REF: M/s Anish Properties Pvt. Ltd application dated 01/08/2023

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for building permissions submitted with letter dated 01/08/2023 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of total 9 Buildings (26 wings) of Gr/Stilt + 16 floors comprising of 3400 EWS tenements & 96 Conv. shops on plot bearing S.No.145, 146, 147/1/A, Tal. Pen, Dist.Raigad, 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. That the commencement certificate U/s-45 of MRTP Act shall be obtained before starting the proposed work.
2. That structural Engineer shall be appointed and supervision memo as per provisions of UDCPR shall be submitted by Applicant.
3. That the work should be carried out under the supervision of the competent registered Architect, licensed structural Engineer & Licensed Civil Engineer.

4. The qualified licensed site supervisor / site engineer shall be appointed as per UDCPR's norms before issue of Plinth C C. The appointment & acceptance letter with registered document shall be submitted before issue of Plinth C C.
5. That the drainage, sanitary arrangement & water supply arrangement shall be carried out as per Specifications and completion of drainage /sanitary work/ water supply work shall be submitted through licensed plumber / consultant 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.सं. व बां.प.कक्ष /पीएमएवाय/ 700/2023 दिनांक 29/08/2023. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply before asking for Plinth C C/ further C.C./ O.C.
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 foundation strata shall be approved by 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 I.S. codes. The RCC Design of buildings shall be got approved from institutions such as IIT Mumbai/VJTI Mumbai/VNIT Nagpur/COE Pune or any othe Gov. reputed Institute / engineering college & the copy of the same shall 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 further C.C.
12. That the, agriculture tax paid to Local Authority up to period of O.C. to be issued should be submitted before asking for O.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 proposed in the layout will be binding on the applicant. The applicant should construct the approach road & internal road of layout at their own cost & handover the same to the Local Authority before completion of work also to handover road widening area to the local authority before completion of the project.
18. Requisitions of clause as per the Prevailing Development control Regulations of UDCPR 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 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.
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) Drainage NOC from concern Authority before completion of work. (vi) To concern Local Tree Authority department and obtain NOC from them before start of work
21. 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 of 0.50 meter above the Red Flood Line level as per clause 11.3 of Prevailing Development control Regulations of Regional Plan Area. Normally the plinth height should not be less than 0.45 meter above ground level or road level whichever is maximum.
22. That the slab of STP & UG tanks above which the parking is provided shall be designed confirming to IS 456-2000 & other required relevant IS codes amended time to time by taking into consideration of various load

- & seismic forces & work should be carried out under supervision of R.C.C. consultant.
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 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 clause no.2.2.15 of UDCPR from Structural Engineer to that effect shall be submitted before issue of Plinth C.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 UD's circular vide no. TPB,43200/2133/CR-230/01/UD-11, Date 10/03/2005 for Rain Water Harvesting & DCR.1094/2829/UD-11, Date 19/09/1995 for Solar Water Heating system as per adequate design should be provided.
 28. 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.
 29. That the as per clause no.13.4 of UDCPR's norm the Gray water recycling & reuse plant shall be provided as per adequate design.
 30. 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.
 - 31. That the amount of development charges of Rs. 4,12,19,520/- should be paid and the receipt of the same should be submitted to this office before asking of Plinth C C.**
 - 32. That the amount of Rs. 16,61,700/- (Rupees Sixteen Lakh Sixty One Thousand Seven Hundred Only) to be deposited to the Planning Authority as security deposit before issue of IOA & 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.**
 33. That the as per your request & accordingly the competent Authority's approval on your request to pay labour cess payment of Rs.4,37,36,830/- in Five installments, the 1st installment of the labour cess of Rs.50,00,000/- should be paid before before issue of plinth C.C, 2nd installment of Rs. 96,75,210/- shall be paid within 3 months of issue of Plinth CC or Before Further CC whichever is

earlier, third installment of Rs. 96,75,210/- within 6 months of issue of Plinth CC & 4th installment of Rs. 96,75,210/- within 9 months of issue of Plinth CC & 5th installment of Rs. 97,11,220/- within 12 months of issue of Plinth CC or before 02/12/2024 whichever is earlier. If the same amount will not paid in stipulated time period then उदयोग, 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.

34. 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 Ancillary Premium of Rs.7,65,54,470/-, the 1st installment of Rs.50,00,000/- should be paid before issue of Plinth C.C and balance premium of Rs.7,15,54,470/- should be paid on or before 02/12/2024. The interest @ 8.50% should have to be paid for balance premium of Rs. 7,15,54,470/- 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
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, "UDCPR" 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 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.
39. 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.
40. 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.
41. 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.
42. 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 45 cm. above the surrounding ground level.
43. 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.
 44. 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.
 45. 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.
 46. That to safeguard the plot is owner's/applicant's responsibility, if any type of encroachment/unauthorized construction to be done on the plot 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.
 47. 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
 48. 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.
 49. That the construction area of subjected project mentioned in plan is more than 20,000.00sq.m. therefore the environmental clearance from State Level Environment Impact Assessment Authority (SEIA) is mandatory to the subjected project. The same should be obtained from them & shall be submitted before issue of Plinth C C. All the terms & conditions of E.C are binding to the applicant.
 50. That the as per UDCPR clause, the if Bldg Height is more than 24.00 m then the provisional Fire / CFO Noc is mandatory and should be submitted before issue of Plinth C.C. and terms & conditions mentioned in the provisional fire NOC are binding to project.
 51. The storm water drains of adequate design shall be provided in the layout at your own cost.
 52. 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.
 53. That the if, buildings 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 regulations of 3.1.2 of UDCPR.
 54. 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. Recreational open space shall have an independent means of access.

55. 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.
56. That the marginal distances shall be provided as per sanctioned plans & compound wall shall be erected on site to insure that marginal distance can be measured as per drawing before issuing plinth completion certificate.
57. 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 to avoid land slides R.C.C. retaining wall should be necessary, the same should be designed & constructed under the supervision of R.C.C.Consultant.
58. **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.**
59. 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.
60. 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.
61. 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.
62. It is the responsibility of the developer to obtain NOC from Tahasildar, Collector Department for excavation of land before actual start of work & that the debris shall be disposed as per the norms if respective Local Authority.
63. That the NOC for constructing proposed 12.0m wide connecting bridge over existing nallah shall be submitted to this office before actual start of work of bridge. All the terms & conditions in NOC will be binding to the applicant.
64. As per the final drawing submitted to this office, the proposed R.G. is 16935.36sq. mtr. which is less than the proposed R.G. as per sanctioned layout i.e. 16964.85sq.mtr. Therefore, it is the responsibility of the developer to obtain the revised layout submit the copy of the same to this office before issue of Further C C / O.C

65. That the IOA is being issued subject to submission of undertaking 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 NA charges or any other charges related to land paid upto march 2023 before asking for Further C C.
66. That the NOC for the existing nallah from concerned department shall be submitted to this office before asking for Plinth C C. if any changes / amendments will be there as per NOC then the same shall be incorporated in plans & revision building permission should be done as per NOC obtained. All the terms & condition in the NOC for nallah will be binding to the applicant.
67. That the proposed 12.00mtr wide connecting bridge over existing nallah shall be constructed as per R.C.C. design given by R.C.C. Consultant & approved by institutions such as IIT Mumbai / VJTI Mumbai / VNIT Nagpur / COE Pune or any other Gov. reputed institute / Engineering collage & the work should be carried out under the supervision of R.C.C. Consultant
68. That the R.C.C. retaining wall shall be constructed along nallah as per the design given by R.C.C. Consultant.
69. If any other department NOC is required other than mentioned in this IOA, the same shall required to be obtained & copy of the same shall be submitted to this office.
70. That all the terms and condition mentioned in Tree Authority NOC shall be binding to applicant. the developer shall obtained & submit the Tree Authority Final NOC before asking for O.C.
71. That the approach road should be provided for electric substation / transformer, amenity space & R.G.. Also, the adequate space should be provided for waste water treatment & recycling plant.
72. 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.
73. 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.
74. The plot boundary should be confirmed from TILR before actual start of work and fencing / barricade should be provided to the whole plot as a boundary before actual start of work.
75. That the license for working of lift of fire NOC for all proposed lift shall be obtained & submitted to this office before asking for O.C.
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 the Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities wherever required not for start of work.
78. The Construction work will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued
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 (10 nos of plans)

sd/-

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

Copy forwarded for favour of information :

1. Arch. Ajay Wade & Associates, A/6, 1st Floor, Sai Tower, Ambadi Road,, Vasai (W)
2. Chief Officer, Konkan Board, MHADA.
3. Asst. Director of Town Planning, Alibaug, Raigad
4. Chief Officer, Pen Municipal Council, Pen.
- ✓ 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**

