



**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 MRTTP Act 1966, as amended upto date**

No. EE/BP / PMAY/A/MHADA/528/24  
Dated: - 22 AUG 2024

To,

1. Maharashtra Housing Development Corporation  
Office No. 32, Sakhar Bhavan,  
Nariman Point, Mumbai
2. M/s Skyline Architects  
501, C Wing, Trade World, Kamala Mills  
Lower Parel, Mumbai-13

ITC Cell, E-2662566  
M. M. & A. D. Author  
Inward No.: 2932  
Date: 23.08.2024

**SUB:** Proposed development of Amenity Bldg. (Gr. +2 floor) comprising 43 conv. shops & 4 Halls / convention centre on plot bearing Kh. No 51, 52, Mouza Khairi, Tal. Kamptee, District Nagpur under vertical AHP – PPP model under PMAY scheme.

**REF:** 1. Govt. of Maharashtra Notification No. TPB4315/167/CR-51/2015/UD-11 dtd.23.05.2018  
2. M/s. Skyline Architects application dated 12/06/2024

Sir,

With reference to your application U/S 44 of the MRTTP Act 1966 for building permissions submitted with letter dated 12/06/2024 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of Amenity Bldg. (Gr. +2 floor) comprising 43 conv. shops & 4 Halls / convention centre on plot bearing Kh. No.51,52 Mouza Khairi, Tal. Kamptee, District Nagpur Urban. Dist. Nagpur, 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 MRTTP 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 FURTHER C.C. / O.C.**

1. That the commencement certificate U/s-45 of MRTTP Act shall be obtained before starting the proposed work.

2. That structural Engineer shall be appointed and supervision memo as per provisions of DCR shall be submitted by Applicant.
3. The work should be carried out under the supervision of the competent registered Architect & licensed structural Engineer. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be submitted before applying for further C.C.
4. That the sanitary arrangement shall be carried out as per Local Authority's Specifications and drainage layout will be submitted before further C.C.
5. 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 & Commercial (as approved) purpose only.
6. That the work should be carried out on the plot/ land proposed for above project as per approved drawings. The approved building plans does not pertain the approval to the structural designs & RCC members, foundations, etc.
7. The building plans for any future additions, alterations and extensions will have to be got approved from this office as well as from the concerned department.
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.
9. That the R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Seismic Zone as per ISI 13920-1993 in that area& also other relevant IS Codes and same should be got approved from Licensed Structural Engineer/Consultant registered with concerned Authority & R.C.C. 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, and loading if any, on 7-12, should be cleared before Application for OC.
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 Proforma 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
17. Requisitions of clause as per the Prevailing Development control Regulations of Nagpur Metropolitan Regional Development Authority 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.
18. As per the UDCPR, 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 issue of Plinth C.C.
19. 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

AB

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

20. If the land of the subjected project is affecting High Tide Line under red zone then plinth level of building should not be less than height of 0.60 meter above the Red Flood Line level as per clause 17.1.1 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.
21. That the qualified / Licensed registered site supervisor through Licensed Surveyors / Structural Engineer should be appointed.
22. This I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
23. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
24. In case any power lines are passing through the plot, the plot holder should approach to the M.S.E.B. & obtain a letter specifying the Vertical & Horizontal clearance to be left and should plan the proposed structures accordingly.
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 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 Soil investigation will be done and report thereof will be submitted along with structural design and calculations before issue of Plinth C.C.
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 MAHA RERA registration is mandatory for above project and registered copy for the same should be submitted before asking for further C.C.
  30. That the Labour Cess payment of Rs. 4,05,13,800/- should be paid before issue of Plinth C.C. If the same amount will not paid in stipulated time period then उद्योग, उर्जा व कामगार विभाग, यांनी जारी केलेल्या शासन निर्णयामधील तरतुदीनुसार the full amount with interest will have to be paid.
  31. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
  32. All terms and conditions of RERA Act 2016, and all rules of UDCPR 2020 and D.P. Remarks issued by the Town Planner will be binding to this project.
  33. That the notice in the form of UDCPR-2020 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 & before issue of further C.C.
  34. That the debris shall be disposed as per the norms of respective Local Authority.
  35. Temporary structure shall not be allowed except during construction period (after obtaining prior approval from the Planning Authority, and the same shall be demolished immediately after the completion of construction as per approved plans).
  36. 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.
  37. 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. The tenements constructed for PMAY should be as per the areas and amenities as prescribed in the MOA /Agreement executed.
  38. 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.

39. 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.
40. 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 30 cm. above the surrounding ground level.
41. 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.
42. 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.
43. That the permissible tenements for PMAY & Developer/ Owner should be as per GR issued vide no. शासन निर्णय क्रमांक : प्रआयो/2017/प्र. क्र. 12/ गृनिधो-2/शिकाना दि. 11 जानेवारी 2018.
44. 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.
45. 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.
46. 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.
47. That the applicant shall permit the use of the internal layout roads to provide access to an adjoining land of layout & also shall provide access to recreational Open space & Amenity.



48. That the marginal distances shall be provided as per sanctioned plans & compound wall shall be erected on site to ensure that marginal distance can be measured as per drawing before issuing plinth completion certificate.
49. The compound wall shall be constructed as per design given by RCC Consultant. Stability of compound wall is completely the responsibility of the Applicant.
50. 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.
51. 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.
52. That the applicant shall provide at his own cost, the infrastructural facilities (such as internal Access, 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.
53. The waste effluent from the treatment work should in soak pit if sewer lines are not available in the area. In case if sewage system of NMRDA is functioning, effluent should be connected to drainage manhole after getting the drawing approved. Storm water flow from rain water pipe is to be connected to local sewage system after prior approval.
54. That this I.O.A. is being issued subject to submission of under taking for NOC of CFO NoC, Tree Authority, Environmental Clearance etc. before issue of Plinth C.C. & NOC for water supply, electricity, drainage, parking, Health etc to be submitted before completion of work..
55. That the approach road should be provided for electric substation / transformer & also amenity space. Also, the adequate space should be provided for waste water treatment & recycling plant
56. Provisions in the Gov. GR issued By UD Department vide No. टी.पी.एस. १८१७/अनौस-१२१/ प्र. क्र. ७७/१८/नवि-१३/ दिनांक २६/०२/२०१८ is binding on project proponent.

AB

57. The amount of Rs. 15,57,600/- (Rupees Fifteen Lakh Fifty Seven Thousand Six Hundred 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.
58. 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)
59. That the amenity space shall only be used by Developer & structure shall only be constructed by Developer as and when the NOC for non requirement of Amenity Space from local Authority's / Local Planning Authority's obtained. If local authority will insist the requirement of amenity space for the purpose mentioned in UDCPR's Clause No.3.5.1 then the same shall be handover to them.
60. 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.
61. **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.**
62. **The Construction work will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued**
63. 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.
64. 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.



65. 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.
66. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
67. All terms and conditions mentioned in CFO NOC should be strictly followed.
- DA: - 6 set (4 nos of plans)

sd/-

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

**Copy forwarded for favour of information :**

1. Commissioner ,Nagpur Municipal Corporation .
2. Chief Officer, Nagpur Board, MHADA.
3. Commissioner, Nagpur Metropolitan Regional Development Authority, Nagpur.
- ✓ 4. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
5. Executive Engineer-II/PMAY/MHADA/A, for information



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

