



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 dt.23.05.2018)

AMENDED INTIMATION OF APPROVAL (IOA)

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

No. EE/BP / PMAY/A/MHADA/322/2024
Dated :- / /2024 - 2 MAY 2024

To,
Executive Engineer-I,
K.H. & A.D. Board,
MHADA.

SUB: Proposed development on plot bearing S. No. 13, Bhandarli, Tal. & Dist Thane for construction of affordable housing under PMAY scheme.

:- Approval for Amended Plans as per UDCPR.

REF: Proposal for amended plan vide letter No.EE-I/KB/193/2023 dtd.25/04/2023

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for proposal for revised plans submitted as per UDCPR with referred letter dated 25/04/2023 and the plans, Sections, Description and further particulars and details of your buildings for Proposed development of Affordable Housing Project (AHP) under PMAY for 8 bldg of Gr. + 15 floors comprising of 1771 EWS T/s, & 88 LIG T/s on plot bearing S. No. 13, Bhandarli, Tal. & Dist Thane under AHP model (PPP) under PMAY scheme.

I have to inform you that I may approve the amended building plans as per UDCPR norms for subjected work 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:

1. The IOA & sanctioned plans issued by this office vide letter No.EE/BP/PMAY/A/MHADA/180/2021 dtd. 22/06/2021 & amended IOA issued vide letter No.23 dt.19/01/2021 are herewith treated as cancelled
2. That all the terms & conditions mentioned in the Plinth C C issued vide letter No.63 dtd.08/03/2019 & Further C C issued vide letter No.162 dtd.08/06/2019 shall be binding to complied with.
3. All conditions of revised layout approval as per UDCPR vide letter No. जा क्र. अं.मं. व बां.प.कक्ष /पीएमएवाय/३२१/२०२४ दिनांक 02/05/2024 are binding on applicant/ owner & are mandatory to be

complied with. The approved R.G., Amenity etc. as per the revised layout shall be earmarked & maintained by the developer / owner.

4. As per your request & the Hon'ble VP/CEO approval for relaxation for development charges for subjected project is granted. However payment for development charges as & when insisted by the Local Authority for the subjected project shall be binding on you.
5. That the 45.00m, 24.00m D.P. Road & approach road affected area should be handed over to Local Authority before issue of final O.C. and till handing over, the said DP roads affected are should be maintained encroachment free by Konkan Housing Board.
6. That Final N.O.C. from Supdt. Of Garden shall be submitted to this office before issue of full O.C. of project.
7. That the area under GAS Pipe Line (GAIL) should be handed over to GAIL India ltd. and also necessary agreement shall be done with GAIL India before issue of full O.C. of subjected project till then the said area should be maintained encroachment free by Konkan Housing & Area Development Board. Also permission should be given to GAIL for their Routine Inspection.
8. That the sanitary works, drainage works, Water supply completion & Electric Work shall be carried out as per Specifications. The completion certificate of drainage work / water supply & electrical works shall be submitted through appointed consultant /licensed plumber & appointed consultant / licensed wiremen / electrical supervisor before asking O.C
9. 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.
10. 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 final O.C.
11. As per the UDCPR ,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 O. C.
12. That the as per clause No.13.3 of UDCPR for Rain Water Harvesting should be provided.
13. The NOC from Maharashtra Pollution Control Board shall be submitted to this office before asking final O.C., as the area of construction is more than 20,000m².
14. 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.
15. 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.

16. All terms and conditions of RERA Act 2016, UDCPR and D.P. Remarks will be binding to this project.
17. That the debris shall be disposed as per the norms of respective Local Authority.
18. That the sufficient Electric supply to all tenements should be allotted & also common area shall be provided.
19. That the name of MHADA shall be included in the 7/12 or property card and the copy of the same shall be submitted before issue of full O.C of subjected Bldgs. as undertaken by you
20. That any other outstanding payment / charges for the subjected project 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.
21. That all the terms and condition of Central and State govt. G.R.'s/ notification issued time to time which are related to AHP under PMAY are binding to this scheme.
22. 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.
23. Recreational open space shall have on independent means of access.
24. 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.
25. That the owner /developer will solely be responsible for any legal matters, actions, suits, proceeding, claims, demands & losses, damages, costs etc arising in regards with the above subjected project, BP Cell/PMAY/MHADA will not be responsible for the same.
26. 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.
27. 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.
28. 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.
29. That the final NOC for lift for fit for working from Lift inspector & Fire NOC for all lifts shall be taken before asking O.C.
30. 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.
31. 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.

32. 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.
33. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
34. All necessary precautionary measures as per guidelines for Air Pollution Mitigation during the building construction activities to be followed.
35. 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.

DA: one set (15 nos of plans)

Sd/-

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

Copy forwarded for favour of information :

1. Architect:- Arch. Anilkumar Sharma, 601/24-A, Maitri CHS, Bimbisar Nagar, Goregaon (E), Mumbai-65,
2. Chief Officer, Konkan Housing & Area Development Board, MHADA.
3. ADTP, MMRDA, Bandra Kurla Complex, Mumbai-400 051.
- ✓ 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**