



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)

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

No. EE/BP / PMAY/A/MHADA/ 18 /2025

Dated: - 08 JAN 2025

To,
M/s Megaj Realtors Pvt. Ltd,
Neo Shine House 01,
Plot No - B/52 Veera Industrial Estate
New Link Road, Andheri (west)
Mumbai - 400053

SUB: Proposed development for 1032 EWS tenements (569 PMAY), 308 LIG tenements & 23 Commercial Unit & Amenity Building on plot bearing final plot No.80 of Draft TPS-11 (on Land Bearing Gat No.82/3, 82/5A,82/5B,82/6,82/7) at Village palaspe, Ta- Panvel, Dist - Raigad under vertical AHP - PPP model under PMAY scheme.

REF: Your application letter dated 28/10/2024 & 09/12/2024

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for building permissions submitted with letter dated 28/10/2024 & 09/12/2024 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of 1032 EWS tenements (569 PMAY), 308 LIG tenements & 23 Commercial Unit & Amenity Building on plot bearing final plot No.80 of Draft TPS-11 (on Land Bearing Gat No.82/3, 82/5A,82/5B,82/6,82/7) at Village palaspe, Ta- Panvel, Dist - Raigad under vertical AHP - PPP model under PMAY scheme. The details of the Bldgs & tenements are as follows

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| Bldg No. | Type of Bldg. | Floors | No of Bldgs |
|------------------|---------------|------------------|-------------|
| 1, 2, 3 | EWS & LIG | Podium + St.+ 22 | 3 |
| 4 | EWS & LIG | Podium + St.+ 22 | 1 |
| 5 & 6 (PMAY) | EWS | St.+ 22 | 2 |
| 7 | EWS | Gr.+3 | 1 |
| Club House, | | Gr. + 1 | 2 |
| Amenity building | | St+3 | 1 |

The regulations & Clause mention in this IOA is with reference to NAINA DCR.

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 previous sanctioned IOA & Plans issued vide No.EE/BP/PMAY/MHADA/902/23 dt.24/11/2023 treat as cancelled & 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 NAINA DCR 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 asking for further C.C.
5. That the sanitary works, drainage works, water supply & plumbing work, electric work shall be carried out as per specifications. The completion certificate shall be submitted through competent registered consultant before asking for 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/५५८/२०२३ दिनांक ०६/०९/२०२३. 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 soil test report & hard strata shall be approved from appointed R.C.C. consultant before actual start of work. The copy of the same shall be submitted accordingly
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 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 made free hold & the fresh free hold 7/12 should be submitted before further C.C.
12. That the NOC from Maharashtra Pollution control Board shall be obtained before actual start of work & shall be submitted to this office before asking for Further C C.
13. The new measurement sheet as per the modification as per NAINA TPS No.11 (Draft Scheme) vide notification given by CIDCO under ref. No.CIDCO/NAINA/TPS-11/DRAFT Scheme/2024/11 dtd.18/07/2024 shall be submitted.
14. 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.
15. 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.
16. 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.
17. 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.
18. That the road widening proposed in the layout will be binding on the applicant. The applicant should develop the road widening area, approach road & internal road of layout at their own cost.
19. That the compensatory FSI of road handover shall be restricted & same shall be allowed after the NOC from Dy. Collector, land acquisition.
20. **The Road widening area of admeasuring 364.00m² mentioned in sanctioned layout should be handed over to the local authority before asking for Further C C. If not handed over the same then the C C for permissible FSI of 728.00m² for road widening area shall be restricted.**
21. Requisitions of clause as per the Prevailing Development control Regulations of Naina DCR 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.
22. As per the Naina DCR ,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.

23. 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 Tree Authority department and obtain NOC from them before start of work & final NOC shall be submitted before O.C. (viii) That the N.O.C. from Collector Dept. for excavation of land before start of work shall be taken.
24. It is the responsibility of the applicant to obtain the N.O.C. from Collector Dept. for excavation of land before start of work.
25. 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 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 .
26. That the qualified / Licensed registered site supervisor should be appointed.
27. This I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
28. That the all precautionary measures shall be taken to control Environmental pollution during the building construction activities as per Circular issued by MHADA under no.ET-321 dtd 25.10.2023 and Govt. of Maharashtra directives issued under no.CAP-2023/CR-170/TC-2 dt.27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.
29. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
30. That the terms & conditions mentioned in the NOC for National Highway shall be complied with. All final NOC from NHAI shall be submitted to this office before issue of O.C.
31. 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 in the prescribed format from Structural Engineer to that effect shall be submitted before issue of Plinth C.C./ Further C C/ O.C
32. 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.
33. 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.
34. That the Soil investigation will be done before actual start of work & the adequate strata shall be checked and approved by R.C.C.consultant.

35. That as per the Clause No.40.2.2 of NAINA DCR norms the Grey Water Recycling & Reuse plant shall be provided as per adequate design.
36. That the provisions & regulations of the sanctioned DCPR of NAINA, CIDCO TPS-11 draft sanction Notification No. CIDCO/NAINA/TPS-11/Draft scheme/ 2024/115 dtd.19/07/2024 & shall be applicable and complied with
37. That the Special Development control Regulation which are made applicable to NAINA TPS No.11 (Draft Scheme) vide notification given by CIDCO vide No.CIDCO/NAINA/TPS-11/Draft scheme/2024/115 dtd.18th July, 2024 shall be applicable & complied with .
38. That, if drainage line is not available on site, then it is mandatory to provide STP as per adequate design and NOC from Maharashtra Pollution Control Board shall be submitted to this office before asking for further CC. The Consent to operate for STP shall be submitted to this office before asking for further O.C.
39. 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.
40. That the Solid Waste Management system shall be provided as per Clause no.40.4 of NAINA DCR.
41. **That the as per your request & accordingly the competent Authority's approval on your request to pay development charges payment of Rs.21447300/- in Two installments, the 1st installment of the development charges of Rs.77,00,000/- should be paid before issue of dtd.31/12/2024, 2nd installment of Rs.13747300/- shall be paid before asking of Further C C. The interest at the rate 18% P.A. should have to be paid for the period same as above.. The receipt of the same should be submitted to this office.**
42. **That the as per your request & accordingly the competent Authority's approval on your request to pay labour cess payment of Rs.1,68,25,340/-shall be paid before Further C C. If the same amount will not paid in stipulated time period as per rules and regulation of G.R. issued on 17/06/2010 by उद्योग, उर्जा व कामगार विभाग, महाराष्ट्र शासन then the full amount with interest @2% p.m. for delayed period will be recovered from you.**
43. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
44. All terms and conditions of RERA Act 2016, Naina DCR and TPS-11 Scheme will be binding to this project & shall be adhered to.
45. That the notice in the form of Naina DCR 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.
46. It is the responsibility of the developer That the debris shall be disposed as per the norms of respective Local Authority.

47. 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 CIDCO /NAINA any other Govt. Dept./ planning authority, MHADA or Local Authority, the same shall be borne by the Owner/Developer/Applicant.
48. That the applicant/Developer shall obtain revised layout approval and submit the copy of the same before asking for Further CC .
49. 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. The tenements for PMAY should be constructed as prescribed in the MOU /Agreement executed.
50. 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.
51. 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.
52. 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 0.45 m. above the surrounding ground level as per clause DCR.
53. 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.
54. 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.
55. 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 २०१८.
56. 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.
57. 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.
58. All the terms and conditions of Airport Authority's NOC for subjected project should be adhered to and complied with

59. 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.
60. That the revised Fire /CFO NOC from CIDCO for Bldg No.1 to 7, Podium & Amenity Bldg is mandatory & should be submitted to this office before asking for Further C.C. The terms and conditions of those C.F.O will be binding & compliance with.
61. That the amenity plot in the sanctioned layout shall be developed by land owner/ developer in accordance with the regulation No.2.9 before asking for occupation certificate & the amenity plot shall be developed and maintained by the land owner/ developer.
62. Area / Remaining Area (where structure of Club House is proposed as per DCR Clause 20.3.9) 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.
63. That the License for working of Lift & Fire NOC for all proposed lift shall be obtained and submitted to this office before asking O.C
64. Recreational open space shall have on independent means of access.
65. 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 DCR Clause 20.3.3. .
66. 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.
67. 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.
68. 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.
69. 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 place 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.
70. 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.
71. 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.
72. 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.

73. That the NOC from MEP Consultant shall be submitted before Further C C
74. That the final NOC from Tree Authority shall be submitted before O. C.
75. That this I.O.A. is being issued subject to submission of under taking 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.
76. If Trees are affected to the project then the NOC from concerned Authority is mandatory. It is the responsibility of the developer to obtain the NOC 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 the final NOC shall be submitted to this office before asking for OC.
77. 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.
78. 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.
79. 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
80. 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.
81. **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 22/02/2021 (i.e. before 31/03/2021)**
82. The amount of Rs.13,72,400/- (Rupees Thirteen Lakh Seventy Two Thousand Four Hunderd Only) to be deposited to the Planning Authority as security deposit before issue of Plinth C.C. & 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.

83. 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.
84. **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.**
85. **The Construction work will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued**
86. 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.
87. 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.
88. 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.
89. 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 (18 nos of plans)

sd/-

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

Copy forwarded for favour of information :

1. Arch.UB architects , 602-B Sarvoday 11.Kher Nagar, Bandra (East) Mumbai 400051, For Information
2. Chief Officer, Konkan Board, MHADA.
3. CEO, NAINA
4. Asst. Director of Town Planning, NAINA
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**

