



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/ 369 /2024

Dated :- 30/05/2024

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

ITC Cell,
M. H. & A. D. Authority
Award No.: 1860
Date: 31.05.2024

SUB: Proposed development on plot bearing survey No. 157, at Gothehar, Tal-Thane, 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/110/2024 dtd.11/03/2024 & No.186 dtd.02/05/2024.

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 11/03/2024 & dtd.02/05/2024 and the plans, Sections, Description and further particulars and details of your buildings for Proposed development of Affordable Housing Project (AHP) under PMAY for 7 bldg of Gr. + 14 floors, 1 bldg of St.+15 floor and 1 bldg of Gr. + 1 floor comprising of 1659 EWS T/s, 88 LIG T/s & 20 conv shops on plot bearing survey No. 157, at Gothehar, Tal-Thane, 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/36/2020 dtd.12/02/2020 are herewith treated as cancelled
2. That all the terms & conditions mentioned in the Plinth C C issued vide letter No.39 dtd.13/02/2020 & Further C C issued vide letter No.161 dtd.08/06/2021 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/३५५/२०२४ दिनांक 22/05/2024 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 area 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. As per instructed by Hon.VP/A in the meeting held on 25/01/2024. 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. 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 and COMMERCIAL purpose only.
12. 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.

13. 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.
14. 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.
15. 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.
16. All terms and conditions of RERA Act 2016, Unified DCPR and D.P. Remarks will be binding to this project.
17. 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.
18. 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.
19. 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.
20. 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
21. 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.
22. That the as per clause No.13.3 of UDCPR for Rain Water Harvesting should be provided.
23. 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.
24. 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.
25. 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.
26. That as per revised plans total construction area of this project is 87661.37 (FSI + Non FSI). Previously you have obtained Environmental Clearance for construction area 79684.18 sq.mtr. Now you have to obtained revised Environmental Clearance

before starting the construction work of said construction area i.e. 7977.19sq.mtr (87661.37sq.mtr. - 79684.18sq.mtr.)

27. All terms and conditions of RERA Act 2016, UDCPR and D.P. Remarks will be binding to this project.
28. That the debris shall be disposed as per the norms of respective Local Authority.
29. 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.
30. **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.**
31. **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.**
32. **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.**
33. 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
34. That the sufficient Electric supply to all tenements should be allotted & also common area shall be provided.
35. **That the part portion of land of proposed 9.00m wide road in front of Bldg No.1 should be purchased from the private land owner through purchase deed by the Konkan Board and / or right of way should be obtained from related land owner before issue of O.C. The said road should be maintained by Konkan Board for the purpose of access to the said scheme.**
36. 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
37. 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.
38. 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.
39. 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.
40. Recreational open space shall have on independent means of access and undertaking with this regards should be submitted.

41. 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.
42. 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.
43. 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.
44. 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.
45. 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.
46. 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.
47. 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.
48. 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.
49. **As per previous NAINA DP, 45.00m wide DP road was sanctioned for Bldg No.5. But as of now, NAINA DP has been cancelled and MMRDA's RP has been implemented for the said project. In MMRDA's RP there is no provision of road for bldg No.5. Therefore, for the said building Konkan Board has proposed 6.00m wide road. The alignment of this road is going through the buffer zone of GAIL Line. Therefore, regarding the construction of said road, NOC of GAIL should be obtained before commencement certificate of bldg No.5**
50. **As per previous NAINA DP.36.00m wide DP road was proposed for Amenity plot No.1. As of now, NAINA DP has been cancelled and MMRDA's RP has been implemented and there is no proposed road for the said plot in MMRDA's RP. For the said Amenity plot 7.84 wide access road is required for amenity plot. Therefore, for construction of 9.0m wide road required portion of land should be obtained by Konkan Board before obtaining commencement certificate of bldg No.5.**

51. 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.
52. 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.
53. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
54. All necessary precautionary measures as per guidelines for Air Pollution Mitigation during the building construction activities to be followed.
55. 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 (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. Chief planning division, MMRDA, BKC, 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**