



**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)

**INTIMATION OF APPROVAL (IOA)**

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

No. EE/BP / PMAY/A/MHADA/302-2019  
Dated :- / /2019

07 NOV 2019

To,

**M/s. Poddar Housing and Development Ltd.**

Mathuradas Mill Compound

126 N.M.Joshi Marg,

Lower Parel- W. Mumabi 400 013.

**SUB:** Proposed development on plot bearing CTS No. 9/1/B, 9/2, 9/3, C.T.S No. 10, C.T.S No. 11/1, 11/2 situated at Village Mharal, Tal - Kalyan, Dist.Thane under vertical AHP - PPP model under PMAY scheme.

**REF:** 1. Govt. of Maharashtra Notification No.TPB-4317/629/CR-51/2015/UD-11, dated. 23/05/2018  
2. On behalf of **M/s. Poddar Housing and Development Ltd.** application dated. 17/09/2018.

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for building permissions submitted with letter dated 02/04/2019 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development on plot bearing plot bearing CTS No. 9/1/B, 9/2, 9/3, C.T.S No. 10, C.T.S No. 11/1, 11/2 situated at Village Mharal, Tal - Kalyan, Dist.Thane. under vertical AHP - PPP model 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 FURTHER C.C. (i.e. C.C. above PLINTH)**

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 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 Kulgaon Badlapur Nagarparishad 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. The proposed construction should be restricted for RESIDENTIAL purpose only.
6. Work should be carried out on the plot/ land proposed for above project as जा.क्र.अ.मं.व.बां.प.कक्ष/PMAY/२४९/२०१९ दिनांक ३०/०८/२०१९. All conditions of approved layout are binding on applicant/ owner.
7. 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. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Seismic Zone in that area and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with Ulhasnagar Municipal Corporation.
8. The work should be carried out entirely at applicant's own risk and cost and Planning Authority/PMAY/MHADA will not be responsible for any mishap or irregularity at any time.
9. 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
10. All the terms and conditions mentioned in IOA/ Plinth CC will be applicable to the applicant and the Indemnity bond in prescribed Performa agreeing the terms and conditions in IOA/ Plinth C.C. shall be submitted by the applicant before issue of building permission (IOA/Plinth C.C.).
11. If any dues are pending with Ulhasnagar Municipal Corporation then the same should be cleared by Applicant and NO Due Certificate with effect that should be submitted to this office before asking for further C.C.
12. The concerned Architect & Applicant/ Developer/ Owner should give certificate that the newly constructed building is in accordance with the plans approved by Planning Authority / PMAY/MHADA.
13. The road widening that may be proposed in the layout will be binding on the applicant & the applicant should handover the affected area of road widening to the Ulhasnagar Municipal Corporation at their own cost.
14. Requisitions of clause as per the "AKBSNA" class 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. As per the DCPR clause No. 5.2 development / construction of building requiring clearance from the authorities like Civil Aviation Authority, 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.

16. That the requirements of final N.O.C. form (i) M.S.E.B. (ii) PWD road Department, (iii) Water Supply Department (iv) Health Department (v) NOC from concern Authority for parking etc's shall be obtained before further C.C. (vi) Drainage NOC from concern Authority before O.C. (vii) To concern Local Tree Authority department and obtain NOC from them (viii) That the N.O.C. from Collector Dept. for excavation of land shall be submitted.
17. Plinth level of building should not be less than height of 0.45 meter above the road level/ ground level (whichever is maximum).
18. That the qualified / registered site supervisor through Architects / Structural Engineer should be appointed.
19. That the registered undertaking shall be submitted in prescribed Performa for
  - (a) To demolish the excess area if constructed beyond permissible FSI shall be submitted.
  - (b) For payment or difference if any for scrutiny fees, labour cess, security deposit, premium calculated as per revised plot area or BUA.
  - (c) To sale the tenements / flats on RERA carpet area basis only as per MAHA RERA circular No.4/2017; letter no. 84 dated 14.06.2017.
20. That the building is designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design (as per Earthquake Zone) certificate from Structural Engineer to that effect will be insisted while issue of building permission (IOA/Plinth C.C.).
21. 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
22. That the design for Rain Water Harvesting system shall be submitted and soil investigation will be done and report thereof will be submitted along with structural design
23. If drainage line is not available on site, then to provide STP in adequate design approved by concern authority.
24. MAHA RERA registration is mandatory for above project and registered copy for the same should be submitted before asking for further C.C.
25. The development charges should be paid as and when decision will be taken to levy the same by Govt. / MHADA as per undertaken given by you.
26. That the Security Deposit, Labour Welfare Cess, Premium for additional BUA should be paid before issue of building permission (Plinth C.C).
27. Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure.
28. All terms and conditions of RERA, DCPR and D.P. will be binding to this project.
29. Notice in the form of DCPR 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.
30. That the debris shall be disposed as per the norms of respective ULB.
31. That the plinth stability certificate from R.C.C. consultant shall be submitted before asking for further C.C.
32. All the payments as intimated by Executive Engineer, Building Permission Cell / PMAY / A / MHADA shall be paid before issue of building permission and if any other outstanding that may be levied by any other Govt. Dept. or Local Authority, the same shall be borne by the Owner/ Developer / Applicant before asking further C.C

33. MOA/Agreement must be executed with concerned nodal agency department and copy of the same should be submitted before asking further C.C. The tenements constructed for PMAY should be as per the areas and amenities as prescribed in the MOA agreement executed.
34. 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.
35. The work should be carried out and the Material testing report for construction materials used at site shall be obtained from Govt. Approved Laboratory as per required frequency as per I.S. Code, RED Book, N. B. C's Specifications.
36. 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. In areas subject to flooding, the height of the plinth shall be 0.45 meter above the red flood line level.
37. 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.
38. One copy of the block plan should be submitted for the ADTP, Thane for their record purpose.
39. All terms and condition of Central and State govt. G.R.'s/ notification issued which are related to AHP( PPP ) under PMAY are binding to this scheme.
40. Water connection for constructional purpose from Ulhasnagar Municipal Corporation shall be taken with prior approval from Ulhasnagar Municipal Corporation and if bore water shall be used for construction purpose then the same water shall be tested from reputed laboratories.
41. 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.
42. The terms & condition of the N.A certificate for plot of above project issued by competent authority if necessary. All the term and conditions of CFO's Noc for subjected project should be adhered to and complied with.
43. If proposed DP road is not built by Local Authority till the completion of the project, then such road for access to the project should be built by applicant / owner by his own cost before O.C.
44. The Provisions of the notification dated 9<sup>th</sup> Dec. 2016 of Ministry of Environment, Forest & Climate change should be adhered to the applicant & action to be taken accordingly by applicant.
45. The 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 wherever required.
46. If you failed to fulfill the IOA conditions then the commencement certificate granted under Section 45 (ii) of the Maharashtra Regional and Town Planning Act 1966, will be withdrawn.
47. 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.

48. 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.
49. Hon. Vice President/ Authority, MHADA reserve the right to cancel the building permission (IOA/ Plinth CC) without giving any notice.

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

**Copy forwarded for favour of information :**

1. Architect:- UB Architects.
2. Commissioner, Ulhasnagar Municipal Corporation.
3. Asst. Director of Town Planning, Branch Office Ulhasnagar Municipal Corporation.
4. Asst. Director of Town Planning, Thane

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