



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 MRTTP Act 1966, as amended upto date

No. EE/BP / PMAY/A/MHADA/ 48 /2020
Dated :- 28/02/2020

To,
Mangalam Infra,
Mansighka Building,
Jamner Road, Pachora,
Jalgaon - 424201

Sub :- Proposed development on plot bearing Survey No. 107/2/B, Village Pachora, Dist: Jalgaon 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. Manglam Infra's application letter dated 25/09/2019.

Sir,

With reference to your application U/S 44 of the MRTTP Act 1966 for building permissions submitted with letter dated 25/09/2019 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development on Gat No. 107/2/B Mouje: Pachora, Dist: Jalgaon 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:

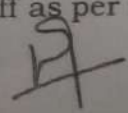
CONDITIONS TO BE COMPILED WITH BEFORE APPLYING FOR FURTHER C.C. (i.e. C.C. above PLINTH)

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 Pachora Nagarparishad Specifications and drainage layout will be submitted before further C.C.

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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 & Convenient Shopping purpose only.
6. That the Work should be carried out on the plot/ land proposed for above project as per Approved Layout vide letter O.No.अ.मं.व.बां.प.कक्ष/पीएमएवाय/११/२०२० दिनांक २१/०१/२०२०. 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 concerned U.L.B.
8. That 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. 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
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 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 Plinth C.C.
12. That 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. That the road widening proposed in the layout will be binding on the applicant. The applicant should develop the road widening to area, approach road & international road of layout & handover the same to the Local Authority at their own cost before completion of work.
14. Requisitions of clause as per the DCPR of "A, B, C" 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 and there after should be handed over to CHSL.
15. As per the DCPR clause 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. from (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, 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 and calculation before further C.C.
23. That, If drainage line is not available on site, then to provide STP in adequate design approved by concern authority.
24. That, 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 & Enclosed Balcony should be paid before issue of building permission before further C.C.
27. That the Architect, Structural consultant shall verify progress of work from time to time as per the approved plans and as per the structural design.
28. All terms and conditions of RERA, DCPR and D.P. will be binding to this project.
29. That the 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 of plinth.
30. That the debris shall be disposed off as per the norms of respective ULB.

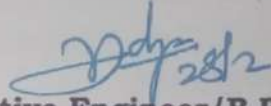


31. That the plinth stability certificate from R.C.C. consultant shall be submitted before asking for further C.C.
32. That all the payments as intimated by Executive Engineer, Building Permission Cell/PMAY/A/MHADA shall be paid before issue of IOA building permission and if any other outstanding that 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. 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. 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. That 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. That every person who shall erect a 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 0.60 meter above the red flood line level.
37. 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.
38. That 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.
39. That the water connection for constructional purpose from Local Authority shall be taken with prior approval from Local Authority and if bore water shall be used for construction purpose then the same water shall be tested from reputed laboratories before using for construction purpose.
40. 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.
41. The terms & condition of the N.A certificate for plot of above project should be adhered to and complied with.
42. All the term and conditions of CFO's Noc for subjected project should be adhered to and complied with.
43. The Provisions of the notification dated 9th Dec. 2016 of Ministry of Environment, Forest & Climate change should be adhered to the applicant & action to be taken accordingly by applicant.
44. Road for access to the project should be built by applicant / owner by his own cost before O.C.

45. That the construction built up area of subjected project is more than 20,000.00 sq.mt. then the environmental clearance from Ministry of Environmental, Forest & Climate change is mandatory to the subjected project & the same should be submitted before issue of Plinth C.C.
46. 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. The conditions of clause DCPR is binding on owner / applicant.
47. 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.
48. That the applicant shall permit the use of the internal layout roads to provide access to an adjoining land of layout.
49. That the compound wall shall be erected on site to insure that marginal distance can be measured as per drawing before issuing plinth completion certificate. The compound wall shall be constructed as per design given by RCC Consultant. Strengthening of compound wall is whole responsibility of 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 Labour 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 ect) within the plot, of such standards (i.e. standards relating to design, material or specification) as stipulated by the corporation of the Planning Authority as well as Local Authority.
53. That this I.O.A. is being issued subject to submission of undertaking for NOC of civil aviation, CFO, environmental clearance, water supply, electrical & drainage to be submitted before Plinth C.C.
54. 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.
55. The amount to be 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.
56. 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.
57. 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.

58. 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.
59. 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.
60. 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.
61. Hon. Vice President/ Authority, MHADA reserve the right to cancel the building permission (IOA/ Plinth CC) without giving any notice.

DA: one set (6 nos of plans)


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Architect:-UB Architects, 602/B, 11, Sarvoday, Kher Nagar, Bandra east, Mumbai 51.
2. Chief Officer, Pachora Municipal Council.
3. Chief Officer, Nashik Board, MHADA.
4. Asst. Director of Town Planning, Branch Office Jalgaon

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