महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA

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)

INTIMATION OF APPROVAL (IOA)

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

No. EE/BP / PMAY/A/MHADA/278 /2019

Dated: - 04 OCT 2019 04/10/2019

To,
M/s. PM Infraventures,
25, Shricon House, Rajeev Nagar,
Wardha road, Nagpur- 440025.

SUB: Proposed development on plot bearing Kh. No. 35/1, 35/3, 55, 56 (P), 57 (P) on Mauza Nanda, Tal - Korpana, Dist. Chandrapur, under vertical AHP – PPP model under PMAY scheme.

REF: 1. Govt. of Maharashtra NotificationNo.TPB-4317/629/CR-51/2015/UD-11, dated. 23/05/2018
2. M/s. PM Infraventures application dated 23/07/2019

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for building permissions submitted with letter dated 23/07/2019 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development on plot bearing Kh. No. 35/1, 35/3, 55, 56 (p), 57 (P) on Mauza Nanda, Tal - Korpana, Dist. Chandrapur, under 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 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. / O.C.

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 Local Authority's 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.

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं: ०२२-२६५९२०५८

Griha Nirman Bhavan,Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

6. 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/२६२/२०१९ दिनांक 13/09/2019. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply before asking for further C.C.
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 Licensed Structural Engineer/Consultant registered with concerned Authority.
8. 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.
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. 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.
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 issued of Further C.C.
12. 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.
13. 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 & handover the same to the Local Authority at their own cost before completion of work.
14. Requisitions of clause as per the Prevailing Development control Regulations of Regional Plan Area 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 ,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.
16. That the requirements of final N.O.C. from (i) M.S.E.B. before Plinth C.C. (ii) PWD road Department before further C.C., (iii) Water Supply Department before Plinth C.C.(iv) Health Department before further C.C. (v) NOC from concern Authority for parking etc's shall be obtained before further C.C. (vi)Drainage NOC from concern Authority before further C.C.. (vii) To concern Local Tree Authority department and obtain NOC from them before start of work (viii) That the N.O.C. from Collector Dept. for excavation of land before start of work shall be taken & submit to this office.

17. 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 11.3 of 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.
18. That the qualified / Licensed registered site supervisor through Licensed Surveyors / Structural Engineer should be appointed.
19. This I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
20. 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 from Structural Engineer to that effect shall be submitted before issue of 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 Rain Water Harvesting & Solar Water Heating system as per adequate design should be provided.
23. That the Soil investigation will be done before start of work and report thereof will be submitted along with structural design and calculations before Plinth C.C.
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 the plot is more than 4000.00 sq. m. then, Sewage Water Treatment recycling plant shall be provided for subjected project.
25. 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.
26. That the as per your request & accordingly the competent Authority's approval on your request to pay labour cess payment of Rs.84,02,700.00 in three installments, the 1st installment of the labour cess of Rs.28,00,900.00 should be paid before issue of Plinth C.C. or 10th Jan 2020 whichever is earlier, 2nd installment of Rs. 28,00,900.00 shall be paid upto 10th May 2020 & third installment of Rs. 28,00,900.00 upto 10th Sep 2020. If the same amount will not paid in stipulated time period then उदयोग, उर्जा व कामगार विभाग, यांनी जारी केलेल्या शासन निर्णयामधील तरतुदीनुसार the full amount with interest will be recovered from you.
27. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
28. All terms and conditions of RERA Act 2016, DCPR of Regional Plan Area and D.P. Remarks 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 this office staff.
30. That the debris shall be disposed as per the norms of respective Local Authority.

31. 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 levied by any other Govt. Dept. or Local Authority, the same shall be borne by the Owner/Developer/Applicant before asking further C.C.
32. 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. All terms & conditions of MOA are binding to this project. The tenements constructed for PMAY should be as per the areas and amenities as prescribed in the MOA /Agreement executed.
33. 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.
34. 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.
35. 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 45 cm. above the surrounding ground level.
36. 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.
37. 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.
38. 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.
39. 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.
40. If the NOC from Airport Authority is necessary then, it shall be submitted before Plinth C.C. & terms and conditions of Airport Authority's NOC for subjected project should be adhered to and complied with
41. 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.

42. That the construction built up area of subjected project is more than 20,000.00 sq.mt. then the environmental clearance from Ministry of Environment, Forest & Climate change is mandatory to the subjected project & the same should be submitted to this offaice before issue of Plinth C.C
43. 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 clause 13.3.2 of DCPR of Regional Plan Area. The conditions of clause 13.3.2 of DCPR is binding on owner / applicant.
44. 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.
45. That the applicant shall permit the use of the internal layout roads to provide access to an adjoining land of layout.
46. 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.
47. 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.
48. 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.
49. 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, 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.
50. That this I.O.A. is being issued subject to submission of under taking for NOC of civil aviation if necessary & environmental clearance, to be submitted before Plinth C.C.
51. Provisions in the Gov. GR issued By UD Department vide No. टी.पी.एस. १८१७/अनौसं-१२१/प्र. क्र. ७७/१८/नवि-१३/ दिनांक २६/०२/२०१८ is binding on project proponent.
52. The amount of Rs. 1,33,500/- (Rupees One Lakh Thirty Three Thousand Five Hundred Only) 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.
53. 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.

54. **That 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 not for start the work.**
55. **The Construction work will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued**
56. 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.
57. 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.
58. 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.
59. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.

4/10

Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1.Architect: Arch.Ashlesha Shirvarkar.
2 Commissioner , Nagpur Metropolitan Regional Development Authority.
3. Chief Officer, Nagpur Board, MHADA.
4. Asst. Director of Town Planning, Chandrapur.

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