

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE BENCH AT PUNE

ORIGINAL APPLICATION NO. 28/2019

Tanaji Balasaheb Gambhire

... Applicant

Versus

Union of India & Ors

---Respondent(s)

**Joint Committee Report in compliance of order passed by Hon'ble  
NGT on 08.12.2021**

1. Hon'ble National Green Tribunal in OA 28/2019 (IA No.81/2021) filed by Tanaji Balasaheb Gambhire vide order dated 08.12.2021 directed Joint Committee comprising of SEIAA and MPCB to carry out the inspection in the presence of Applicant and examine the objections raised by him to the earlier Joint Committee report dated 06.10.2021 filed in the matter.
2. Accordingly Joint Committee visit was carried out on 29.12.2021 in the presence of the Applicant Shri. Tanaji Balasaheb Gambhire at the project site 93 Avenue Mall, Survey No. 93 (P) Village- Wanawadi, Tal. & Dist. Pune at 11 am. Following Officials were also present -

Sr. No.	Name of the Official	Designation
1.	Shri Pankaj Joshi	Member –SEIAA
2.	Shri Nitin Shinde	I/c RO MPCB Pune
3.	Shri Pratap Jagtap	SRO, MPCB Pune-1
4.	Smt. Radhika Hawal-Bartakke	Tahsildar Pune City-Representative of Collector Pune
5.	Smt Harshada Shinde	Executive Engineer Building Permission Department PMC
6.	Shri Ramesh Kakade	Dy. Engineer Building Permission Department PMC

7.	Shri Ratnakar Taru	Tree Authority PMC
8.	Shri Prashant Ranpise	CFO PMC
9.	Shri Shyam Taru	AMC, Wanawadi

Site visit was carried out. Issues in the case were discussed at length with the Applicant in presence of his Advocate and concerned Officials as mentioned above. Site inspection was also video recorded and concluded the visit at 3 pm. Concerned Officials were directed to submit their replies along with necessary documentary evidence about the submissions made/issues discussed during the site visit.

3. **Report of Executive Engineer, Zone-5 Pune Municipal Corporation – Executive Engineer, Pune Municipal Corporation** submitted a tabular report on 24.03.2022 (**Annexure-I**). Findings in the PMC report are summarised below:

Sr. No.	Points raised by the applicant	Clarification
1.	<p>i. Project is constructed on development zone as per DP – 1987 and construction of commercial building on residential zone ; (Para 8 (A) of OA )</p> <p>ii. Commercial construction on prohibited road (Para 8 (B, C &amp; D) of OA )</p> <p>iii. Intentional violation of non-agricultural permission: NA order no. PMN/NA/SR/3/2001 dated 02.06.2001 granted for change of tenure use from Agricultural to Non-Agricultural (Residential) use, but the land project land demarcate as “no development zone”. Actual</p>	<p>i. As per DP 1987 plot was in Agricultural Zone. As per year comprehensive Development Plan sanctioned in 2000, the plot is in Residential Zone and fronting 45.0M DP road. Therefore the plot is in category of Residential-2 Zone. As per DC Rules all commercial users are permitted in residential-2 Zone.</p> <p>Reference: -</p> <p>i. Zoning Demarcation No. DPO/4677 dated 23.03.2001 (<b>Annexure-II</b>)</p> <p>ii. Government Resolution No. TPS-1893/1045/CR54/93/UD-13 dated 05.06.1997 Modified DCR 1997 DCR No. clause M-2 (<b>Annexure-III</b>)</p>

	<p>Construction of Commercial mall. {Para-10 of OA}</p> <p>iv. Revised development plan (2007-2027) for old PMC limit including Wanwadi Village clearly shows, the project land is marked as residential area zone [Para 16 of OA]</p> <p>v. Permissible land use of the plot over which the mall is constructed.</p>	<p>iii. DCPR2017 clause 16.2.1 (<b>Annexure-IV</b>)</p>
2.	<p>Open Space objections</p> <p>i. PP and PMC committed scam on account of 10% open space and there is no space for landscaping and tree plantation.</p> <p>ii. Mandatory to provide 10% open space after deducting DP roads and reservations.</p> <p>iii. Important to provide 10% open space in one place and shall not be less than 400 Sq. M.s</p> <p>iv. Open space-1, open space-2 and open space-3, admeasuring about 610.01Sq.M, 215Sq.M. and 393.52 Sq. M.s respectively. Open space 2&amp;3 are less than 400 Sq. M.s</p> <p>v. Total Open Space to be provided by PP is 1218 Sq. M.s but these open spaces are affected by the DP Plan 2017 and therefore these open spaces are not the pen spaces but these are part of DP road widenings.</p> <p>vi. PP has committed the scam on account of the open space by not providing the 10% space and by showing the open space in DP road</p>	<p>i. As per Garden NOC No 7825 dated 02.03.2019 requisite number of trees have been planted at site.</p> <p>ii. Lay-out plan was sanctioned in 2007 in which 10% open space was shown after 45.0 M DP Road widening area. Thereafter in all revised plans area of 10% open space has not changed. As per 2017 DP width of Pune Solapur road is proposed as 60M wide. Therefore subject plot is affected by 60M DP road widening. This road widening area is considered as “differed area”.</p> <p>iii. For Plots having area of more than 5000 Sq.M.s, open spaces may be provided in more than one place. But at least one of such places shall not be less than 50% at one place</p> <p>iv. As per GR No. TPS-893/1045/CR-54/93/UD-13 dated 05.06.1997 Modified DCR 1997 DCR No. 13.3.1 any open space shall not measure less than 200 Sq.M.s</p> <p>Reference: -</p> <p>i. Garden NOC No 7825 dated 02.03.2019 (<b>Annexure-V</b>)</p>

	widening area and also by showing open spaces less than 400Sq.Mts. at one place (Para 29 of OA)	<p>ii. DCPR-2017 clause 17.2.1 Note 13 <b>(Annexure-VI)</b></p> <p>iii. Govt. Resolution TPS/1893/1045/CR54/93/UD-13 dated 05.06.1997, Modified DCR 1997 DCR No. 13.3.1 <b>(Annexure-VII)</b></p>
3.	45 Mtrs and 60 Mtr. Road widening areas are not handed over to PMC and affected by open spaces 2&3	<p>Area under 45.0 M D.P. road has been handed over to PMC and accordingly updated on 7/12 extract.</p> <p>Reference:-</p> <p>i. Copy of 7/12 Extract <b>(Annexure-VIII)</b></p> <p>ii. DCPR 2017No.1.4, UDCPR 2020 clause No.1.5 <b>(Annexure-IX)</b></p> <p>iii. DCPR 2017 clause No. 17.2.1 note No. 13 <b>(Annexure-VI)</b></p> <p>As per 2017 DP width of Pune Solapur road is proposed as 60M wide. Therefore subject plot is affected by 60M DP road widening. This road widening area is considered as “differed area”.</p>
4.	<p>PMC sanction plan dated 15.01.2019 permits only B+LG+G+1+2+3+4+5 floors. In actual B+B+G++1+2+3+4+5+6</p> <p>PP has made illegal construction of two basements</p> <p>Jt. Committee is misleading on account of illegal construction of Two Basements.</p> <p>Jt. Committee is misleading on account of illegal construction of 6 floors beyond scope of alleged EC.</p>	<p>As per the approved plan and <b>as per actual site condition</b> found after site visit along with the applicant and his advocate, building is of B+LG+G+1+2+3+4+5 floors only.</p>

5.	The project is sharing common boundary wall with the defense establishment and it is mandatory to obtain the defense NOC through the local authority, but there is no such NOC obtained from Ministry of Defense. As per section 7 of the Works of Defense Act-1903 and it is quite strange and shocking while seeking the EC dated 15.06.2018 the PP has made false submissions in form 1 stating that there is no Defense installations within 15 K.M. when in fact the project is sharing the boundary with the Defense establishment. {Para-15 of OA}	In this regard a copy of order dated 04.01.2003 passed by 3 <sup>rd</sup> Jt Civil Judge, S.D. Pune provided to the Joint Committee is attached ( <b>Annexure-X</b> ). The defendants (Union of India, through Secretary Defence Department, Army school of Physical Training etc) are restrained by way of perpetual injunction from entering upon the suit properties or doing any act causing obstruction to the construction and development work upon the suit properties.
6.	TDR loading is increased from 40% to 140%, i.e. from claimed 4375.36 Sq. Mtrs. to 16106.09 Sq. Mtrs (Para – 12 (i) of OA)	As per Government directions and sanctioned UDCPR 2020, plot fronting on roads more than 30.0M wide, permissible TDR is 1.40 Subject plot is fronting 45.0M DP road i. GR No. TPS-1813/3067/CR-122/MCORP/12/UD-13 dated 28.01.2016 ( <b>Annexure-XI</b> ) ii. GR Addendum GR No. TPS-1813/3067/CR-122/MCORP/12/UD-13 dated 02.05.2016 ( <b>Annexure-XII</b> )
8..	PP has provided only 1:5 ramp slope which must be in the form of 1:10 (Para – 13 of OA)	After measurement at site along with the applicant and his advocate vehicular ramp was found to be 1:9.
9.	Illegality by issuing Number of building sanctions by respondent PMC, There are revision for 14 time in the sanction plan and PP	All the approvals are given in accordance with the then Development Control Regulations. Circulars, GRs etc.

	changed residential proposal to commercial vide revised layout sanction DPO/ 345 1/VI/ 36 dated 07.08.2004 [para 11 of OA]	
10.	Illegal increase in Net Plot Area from 10938.41 Sq. Mtrs. to 11504.35 Sq. Mtrs. PP has not deducted the Open Space and transformer area from net gross area (Para -12 (c) of OA)	Definition of "Net Plot Area" is as mentioned in DCR 1987-clause no. 13.4.4 ( <b>Annexure-XIII</b> ) and as mentioned in DCPR 2017-clause no. 15.8 ( <b>Annexure-XIV</b> )
11.	Commercial Construction on prohibited Road {Para-8 (B, C & D) of OA	As per sanctioned 1997 DC Rules, Pune Solapur Road is not in the list of prohibited road for commercial user, hence permission for commercial use was granted.
12.	Project had total potential of BUA more than 20,000 Sq. Mtrs. from beginning of the project and it was mandatory to obtain prior EC as per EIA	Building plans for the commercial building were approved in year 2007 & 2008. At the time of these approvals FSI Built-up area was below 20,000 Sq. M. The clarification regarding applicability of EC on total FSI and non-FSI area exceeding 20,000 Sq. M. was received in 2012. Accordingly every building plan approval after year 2012 is on condition of obtaining EC.
<b>Excavation</b>		
13.	PP has made excavation of plot for construction of commercial building, therefore it was necessary to pay the royalty to the Mining Department under the Collector Pune. But PP has not paid single rupee towards the royalty and has duped the exchequer. (Para – 17 of OA)	District Mining Officer, Pune vide letter dated 11.07.2022 after verification of the record has informed that temporary mining permission for plot at S. No. 93A/1, A/2, 93A/2, 93A/3 and 93A/4 was not given ( <b>Annexure-XV</b> )

Points regarding EC given to Project.																
14.	<p>Total BUA proposed and actual Construction carried out prior to Ex-post facto EC is more than 20000 Sq. m.(Para-27 of OA) PP has completed total BUA of 40000 M2 prior to grant of ex-post facto EC</p> <table border="1"> <thead> <tr> <th>Sanction</th> <th>Total BUA</th> </tr> </thead> <tbody> <tr> <td>08.10.2007</td> <td>26,556.03 M<sup>2</sup></td> </tr> <tr> <td>04.01.2008</td> <td>35,806.5 M<sup>2</sup></td> </tr> <tr> <td>22.11.2016</td> <td>35,938.2 M<sup>2</sup></td> </tr> <tr> <td>25.05.2017</td> <td>32,744.95 M<sup>2</sup></td> </tr> <tr> <td>12.03.2018</td> <td>47,454.97 M<sup>2</sup></td> </tr> <tr> <td>07.06.2018</td> <td>49,765.13 M<sup>2</sup></td> </tr> </tbody> </table>	Sanction	Total BUA	08.10.2007	26,556.03 M <sup>2</sup>	04.01.2008	35,806.5 M <sup>2</sup>	22.11.2016	35,938.2 M <sup>2</sup>	25.05.2017	32,744.95 M <sup>2</sup>	12.03.2018	47,454.97 M <sup>2</sup>	07.06.2018	49,765.13 M <sup>2</sup>	<p>A copy of the Architect Certificate dated 28.03.2022 submitted by Hirak Shah Associates is attached (<b>Annexure-XVI</b>). From the certificate it is observed that as per approval plan dated 04.01.2008, approved FSI + Non FSI area was 13700.10 +21578.07= 35278.17 Sq. M. and actual construction as on that date was FSI area of 4857.46 and Non FSI area of 12404.96 which is 17262.42 Sq. M. However total construction (FSI+Non FSI) done as on June 2010 was 31844.35. Thereafter construction work was on hold from November 2010 to November 2017. Plan approved on 04.01.2008 was revalidated on 22.11.2016. This was further revised on 25.05.2017 and approval for FSI area of 14322.51 Sq. M +Non FSI area of 24920.56 Sq. M. = total (FSI+ Non FSI) of 39243.07 Sq. M. was obtained. PP submitted application to Pune Municipal Corporation (PMC) for Environmental Clearance on 30.08.2017 for FSI of 22689.18 Sq. M. + Non FSI of 25795.17 Sq. M. = Total 48484.35 Sq. M. Construction done on the date of submission of application for EC i.e. 30.08.2017 was (FSI+ Non FSI) 31844.35 Sq. M. EC was granted by PMC on 10.11.2017 for an area of 22689.18 Sq. M. (FSI) + 25795.17 Sq. M. (Non FSI) = 48484.35 Sq. M is attached (<b>Annexure-XVII</b>)</p>
Sanction	Total BUA															
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07.06.2018	49,765.13 M <sup>2</sup>															
15.	<p>EIA Notification 09.12.2016 is quashed By order dated 08.12.2017 in OA 677of2017 and therefore Environment Conditions dated 10.11.2017 obtained under this notification is illegal, PMC has no right to issue such Conditions.</p>															
16.	<p>Ex post facto EC 15.06.2018 is procured from member secretary-SEIAA without any appraisal &amp; assessment and therefore it is totally illegal.</p> <p>EC Application -13.06.2018, SEIAA Meeting -14.06.2018, EC Granted On-15.06.2018, No Appraisal by SEAC-III, EC granted within one day, Case was not on SEIAA agenda. (Para-21 of OA) Alleged EC dated 15.06.2018 suppresses the configuration of Building. SEIAA 132nd MoM has assessed only 'G+5 FLRS'.</p>															

17.	<p>Mischievousness illegal activity of Mr. Satish M. Gavai, Habitual Offender NGT Order dated 27.09.2016 in OA No. 184/2015</p> <p>Hon'ble SC Order dated 10.08.2018 in CA No. 10854/ 2016. (Para-22 of OA)</p>	<p>On 09.12.2016 MoEF&amp;CC amended EIA Notification 2006 regarding integration of environmental conditions in building bye law. In pursuance of the amended notification, Urban Development Department, Govt. of Maharashtra vide notification dated 28.06.2017 published the integration of environmental conditions in building bye laws. As per the notification, environment cell of the local body shall carry out the environment appraisal of the proposals with built up area between 20,000 Sq. M. and 1,50,000 Sq. M. Said EC dated 10.11.2017 was issued by PMC. However the said notification dated 09.12.2016 was stayed by Hon'ble NGT, Principal Bench, New Delhi, in OA no. 677/2016 on 08.12.2017. Thereafter Environment Department, Govt. of Maharashtra issued circular dated 29.01.2018, stating that, all Municipal Corporations, Municipal Councils and all special planning authorities in the state shall not process any permission to building and construction projects with BUA between 20,000 m2- 150000 m2 by integrating Environment Clearance conditions.</p> <p>EC granted by PMC on 10.11.2017 was in pursuance of Urban Development Department, Govt. of Maharashtra notification dated 28.06.2017 regarding integration of environmental conditions in building bye laws, which was in operation on that date and was subsequently stayed on 08.12.2017.</p>
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		<p>Thereafter PP further revised the plan on 12.03.2018 and 07.06.2018 thereby increasing the TBUA from 48484.35 Sq. M.s to 51834.47 Sq. M.s i.e. by approx. 3350 Sq. M.s which is 7% more than the area mentioned in EC dated 10.11.2017 given by PMC.</p> <p>After the said revised approval of the plan application was made to SEIAA and EC was granted on 15.06.2018 a copy of which is attached. <b>(Annexure-XVIII)</b></p> <p>From the Architects Certificate dated 28.03.2022 it is observed that EIA Notification 2006 has been violated by PP since June 2010 as the constructed TBUA exceeded 20,000 Sq. M.s</p> <p>PP should have applied for EC under window period under amnesty scheme.</p> <p>EC granted by SEIAA was for expansion (TBUA as per EC given by PMC 48484.35 Sq. M.s which increased by approximately 7% i.e. 3350 Sq. M.s TBUA 51834.47 Sq. M.s).</p>
<b>MPCB Recommendations regarding Consent to Establish</b>		
18.	PP has not obtained prior consent to establish from MPCB. {Para-23 of OA)	<p>PP has obtained EC from local body on 10/11/2017 for TBUA 48484.35 Sq Mtrs ; again PP has obtained EC from SEIAA on 15/06/2018 for TBUA 51834.47 Sq Mtr</p> <p>Accordingly, PP has applied for Consent to Establish on 21/05/2018 for TBUA 48484.35 Sq Mtr and Board has granted Consent to Establish on 07/01/2019 on the basis of the EC granted vide dated 15/06/2018. Again, PP has obtained amendment in Consent to Establish from</p>

		Board on 11/07/2019 for TBUA 51834.47 Sq Mtr as per EC granted on 15/06/2018. <b>(Annexure-XIX)</b>
<b>Ground Water Extraction</b>		
20.	No permission for ground water extraction, no ground water test and for construction of basements Two Bore wells No permission from CGWA No Ground water test (Para-25 of OA) PMC warning notice dated 16.01.2019, Point No. 2- You have not yet obtained NOC from Central Ground Water Authority. {Page-892 to 893J There is no ground water test attached to the Jt. Committee report and Committee is misleading	Site was thoroughly inspected for ground water extraction in presence of Applicant and his advocate, but ground water extraction was not found.
<b>Soil Testing and Soil Preservation</b>		
21.	No soil preservation and no soil test by PP Condition No. XII & XV of the EC dated 15.06.2018: (Para- 2B of OA) False statement by Jt. Committee. Plinth check is issued on 21.07.2007. Excavation is done in 2007. Therefore SEAC has not found any abnormality in Report is totally false and misleading statement and SEAC has not appraised this project	As project commissioned in 2007, joint committee is unable to comment on this point.

4. **Report of the Chief Fire Officer PMC**– PP himself in EC dated 17.10.2017 admitted that, the turning radius for fire tender movement is 7.5 Mtrs, but the marginal spaces to this building is less than 6 Mtrs which are less than 7.5 Mtrs. {Para-14 of OA}

Chief Fire Officer who was present during site visit submitted the report dated 12.01.2022 which is annexed hereto (**Annexure-XX**). During site visit, movement of Fire Engine was done in presence of Applicant. No difficulty was found which can cause obstruction for fire tender movement. Only at one corner fabricated steps were found to be installed behind the complex for loading and unloading material of one unit holder because of which Fire Engine speed got slower at that point. Instructions were given to remove the fabricated steps to maintain the marginal distances for smoother movement of fire engine in case of emergency. No difficulty was found because of turning radius or margins in the movement of Fire Engine.

5. **Report of the Tree Authority Pune Municipal Corporation:** Shri Sham Taru Tree Authority Pune Municipal Corporation was present during site visit. It has submitted its report on 11.02.2022 (**Annexure-XXI**). As per the report total 166 number of trees were checked. Trees commonly known as Shirish, raintree and Umber are 15-16 years old and these three trees are well maintained. But the commonly named tree Shirish is in between the side compound wall of Creative 93 Avenue Building. The tree is fully grown but in future growth of tree will damage compound wall. Therefore it is recommended that developer can do fencing in fabrication work which will provide some space form growth of tree. 31 trees mentioned in the report are planted behind the building in pot like structure of cement wall. Due to this trees will not die but growth will be stunted. For full growth of trees it is recommended that developer should leave a space of 1.5 meters from compound wall and replant the trees in a proper pit of 1mx1mx1m with 4meter space between the trees. 5 number of trees commonly known as Kordia planted on compound wall should also be replanted as above.

6. **Recommendations:** - It is recommended that
1. Maharashtra Pollution Control Board shall initiate
    - a. Action under section 15 read with section 19 of the Environment (Protection) Act, 1986.
    - b. Action under Water (Prevention and Control) Act 1974 and Air (Prevention and Control) Act 1981.
  2. Project Proponent to apply for violations ToR and strictly follow due process under MoEF&CC O.M. dated 07.07.2021



(Pankaj Joshi)  
Member SEIAA

  
8/VIII/22

(Nitin Shinde)  
The Then I/c RO Pune

  
8/8/22

(Pratap Jagtap)  
SRO Pune-1

place: Pune  
date: 08/08/2022.

Annexure - I

PROJECT - 93 AVENUE  
S. No. 93 (P), Wanowari, Pune

Point No.	Objection	Clarification	Reference	Enclosure
10	Project is constructed on development zone as per DP 1987 and construction of commercial building on Residential zone [Para - 8 (A) of OAI]	As per DP 1987 the plot was in Agricultural Zone and as per year comprehensive development plan sanctioned in 2000 the plot is in Residential Zone and fronting on 45.0M wide D.P. road. Thus the plot is in category of Residential - 2 zone as per DC Rules. All commercial users are permitted in Residential - 2 zone	1) As per comprehensive development plan sanctioned in 2000 and as per Government Resolution TPS 1899 / 606 / CR-139 / 99 / UD / 13 dated 27-06-2000 zone of the subject plot has been changes to Residential Zone from Agriculture Zone 2) Zoning Demarcation No. DPO / 4677 dated 23-03-2001 3) Government Resolution TPS-1893 / 1045 / CR-54 / 93 / UD-13 dated 05-06-1997 Modified DCR 1997 - DCR No. clause M-2 4) DCPR 2017 clause No. 16 2 1	Annexure - 1 Annexure - 3 Annexure - 4 Annexure - 5
11	Commercial construction of prohibited road [Para - 8 (B, C & D) of OAI]	As per sanctioned 1997 DC Rules, Pune - Solapur Road is not in the list of prohibited road for commercial user, hence permission for commercial use was granted	Government Resolution TPS-1893 / 1045 / CR-54 / 93 / UD-13 dated 05-06-1997 Modified DCR 1997 - DCR No. M - 22	Annexure - 6 Annexure - 5
13	Illegality by issuing number of building sanctions by respondent PMC, there are revision for 14 time in the sanction plan and PP changed residential proposal to commercial vide revised layout sanction DPO / 3451 / VI / 36 dated 07.08.2004 [Para - 11 of OAI]	All the approvals are given in accordance with the then Development Control Regulations, Circulars, GRs etc.	DC Rules valid at that time	
14	Illegal increase in Net Plot Area from 10938.41 Sq.M. to 11504.35 Sq.M. PP has not deducted the Open Space and Transformer area from net gross area [Para - 12 (C) of OAI]	Definitions of "Net Plot Area" is as mentioned in DCR 1987-clause no. 13.4.4, and as mentioned in DCPR 2017-clause no. 15.8. This is as per the enclosed table	1) DCR 1987 clause No. 13.4.4	Annexure - 7

15	TDR loading is increased from 40% to 140% i.e from claimed 4375.36 Sq M. to 16106.90 Sq M. [Para - 12 (i) of OAI]	As per Government directions and sanctioned UDCPR 2020, plot frontin on roads more than 30.0M wide, Permissible TDR is 1.40. The subject plot is fronting on 45.0M D. P. Road.	2) DCPR 2017 clause No. 15.8 1) Government sanctioned GR No. TPS-1813 / 3067 / CR-122 / MCORP / 12 / UD-13 dated 28-01-2016	Annexure - 8 Annexure - 10
16	45 Mtr & 60 Mtr Road Widening areas are not handed over to the PMC and affected by the Open Spaces No. 2 & 3 [Para - 12 (f) of OAI]	Area under 45.0M D. P. Road widening have been handed over to PMC and accordingly ownership has been update on 7/12 extract.	2) Government sanctioned Addendum GR No. TPS-1813 / 3067 / CR-122 / MCORP / 12 / UD-13 dated 02-05-2016 1) Copy of 7/12 Extracts of plot	Annexure - 11 Annexure - 12
17	PP has provided only 1.5 ramp slope and ramp slope must be in the form of 1:10, very harmful for smooth vehicle movement up & down and lead to the accidents, therefore it is required to close the basement permanently [Para - 13 of OAI]	Vehicular Ramp is measured at site and it is as per the required 1:9 slope	2) DCPR 2017 No. 1.4 UDCPR-2020-Clause no 1.5 3) DCPR 2017 clause No. 17.2.1. Note No. 13 Site photographs	Annexure - 13 Annexure - 14 Annexure - 15
20	Revised development plan (2007-2027) for old PMC limit including Wanwadi Village clearly shows, the project land is marked as residential area zone [Para - 16 of OAI]	Same as Point No. 10 above	Same as Point No. 10 above	
22	Project had total potential of BUA more than 20,000 Sq.M. from beginning of the project and it was mandatory to obtain prior EC as per EIA Notification - 2006 [Para - 18 of OAI]	Building plans for the commercial building were approved in year 2007 & 2008. At the time of these approval FSI Built-uparea was below 20,000 sq.m. The clarification regarding applicability of EC on total FSI & non FSI area exceeding 20,000sq.m. was received in 2012. Accordingly every building plan approved after years 2012 is on condition of obtaining EC.		

23	EIA Notification 09 12 2016 is quashed by order dated 08 12 2017 in OA 677 of 2017 and therefore Environment Conditions dated 10-11-2017 obtained under this notification is illegal. PMC has no right to issue such Conditions [Para - 19 of OA]	Clarification by Legal Department PMC	G/R delegating powers to PMC to grant EC / Conditions	
28	PMC sanction plan dated 15 01 2019 permits only "B + LG + G + 1 + 2 + 3 + 4 + 5 Floors" in actual "B + B + G + 1 + 2 + 3 + 4 + 5 + 6"	As per the approved plans and as per the actual site conditions existing building is of B + LG + G + 1 + 2 + 3 + 4 + 5 floors		
30	Total BUA proposed and actual Construction carried out prior to Ex-post facto EC is more than 20000 Sq M [ Para - 27 of OA]  PP has completed total BUA of 40000 Sq M prior to grant of ex-post facto EC	Same as point 22 above		
	Sanction			
	08 10 2007	Total BUA		
	04 01 2008	26556.03 Sq M		
	22 11 2016	35,806.50 Sq M		
	25 05 2017	35,938.20 Sq M		
	12 03 2018	32,744.95 Sq M		
	07 06 2018	47,454.97 Sq M		
		49,765.13 Sq M		
32	PP and PMC committed scam on account of 10% open space and also there is no space for landscaping and tree plantation	PP have submitted Garden NOC and as per site conditions required number of trees have been planted at site	1) Garden NOC No 7825 dated 02-03-2019	Annexure - 15

<p>Mandatory to provide the 10% open space of land area after deducting D P Roads and reservations</p>	<p>Layout plan was approved in year 2007 in which 10% Open Space was shown after the 45 OM D P Road widening area. Thereafter in all revised plans location and area of 10% Open Space is not changed. As per the D P of 2017 width of Pune - Solapur Road is proposed to be 60 OM wide therefore the subject plot is affected by 60 OM D P Road widening. This road widening area is considered as "Deferred Area". Building permissions, plinth checking certificates were approved prior to DP of 2017 and accordingly Open Spaces are provided at site.</p>	<p>DCPR-2017 Clause 17.21 13</p> <p>Note:</p>	
<p>Important to provide the 10% open space in one place and shall not be less than 400 Sq M</p> <p>Open space at three places viz Open Space - 1 Open Space - 2 and Open Space - 3 admeasuring about 610.01 Sq M, 215 Sq M and 393.52 Sq M respectively. Open Space - 2 and Open Space - 3 are less than 400 Sq M.</p>	<p>For plots having area more than 5000 Sq M Open Spaces may be provided if more than one place but at least one of such places shall be not less than 50% at one place.</p> <p>Any Open Space shall not measure less than 200 Sq M.</p>	<p>2) Government Resolution T.P.S. 280 / 245 / CR 54 / 93 / UD-13 dated 05-06-1997 Modified DCR 1997 - DCR No. 13 / 11</p> <p>3) Government Resolution T.P.S. 280 / 245 / CR 54 / 93 / UD-13 dated 05-06-1997 Modified DCR 1997 - DCR No. 13 / 11</p>	<p>Appendure 13</p>
<p>Total open space to be provided by PP is 1218 Sq M. but these open spaces are affected by the DP Plan-2017 and therefore these open spaces are not the open spaces but these are part of DP road widenings.</p> <p>PP has committed the scam on account of the open space by not providing the 10% space and by showing the open space in DP road winding area and also by showing open spaces less than 400 Sq M at one place [Para - 29 of OAI]</p>			

  
Sub Engineer  
Zone 5  
Pune Municipal Corporation

Pune Municipal Corporation

  
Deputy Engineer  
Zone 5  
Pune Municipal Corporation

Pune Municipal Corporation

  
Executive Engineer  
Zone 5  
Pune Municipal Corporation

Pune Municipal Corporation











OPEN SPACE AREA CALCULATIONS

- OPEN SPACE 1  
 1) 0.5 (1150+1750) x 470 = 610.01 SQ.M
- OPEN SPACE 2  
 0) 1/2 x (80+250) x 1750 = 136.17 SQ.M  
 C) 1/2 x (55+577) x 1551 = 76.44 SQ.M
- OPEN SPACE 3  
 0) 1/2 (513+232) x 1551 = 105.01 SQ.M  
 C) 1/2 (1250+1050) x 2001 = 207.61 SQ.M
- TOTAL = 201.55 SQ.M

TOTAL OPEN SPACE = 1218.00 SQ.M  
 REQUIRED OPEN SPACE = 1181.10 SQ.M

AREA OF ROAD WORKING  
 1/2 (DRAINAGE) + 8.00M = 316.64 SQ.M  
 TOTAL = 516.64 SQ.M

SANITARY REQUIREMENT

FIG. COMMERCIAL

TYPE OF	NO. OF	AREA	REQUIREMENT
TOILET	50	1.00	50.00
W.C.	50	1.00	50.00
BATH	50	1.00	50.00
WATER TAP	50	1.00	50.00
TOTAL			200.00

PARKING STATEMENT

TYPE OF	NO. OF	AREA	REQUIREMENT
TOILET	50	1.00	50.00
W.C.	50	1.00	50.00
BATH	50	1.00	50.00
WATER TAP	50	1.00	50.00
TOTAL			200.00

VEHICLE STORAGE CAPACITY

VEHICLE STORAGE CAPACITY  
 OCCUPANCY PER FLOOR  
 NO. OF FLOORING = 00  
 NO. OF PERSONS = 1000  
 NO. OF VEHICLES = 1000  
 NO. OF PERSONS = 1000  
 NO. OF VEHICLES = 1000

TABLE STATEMENT

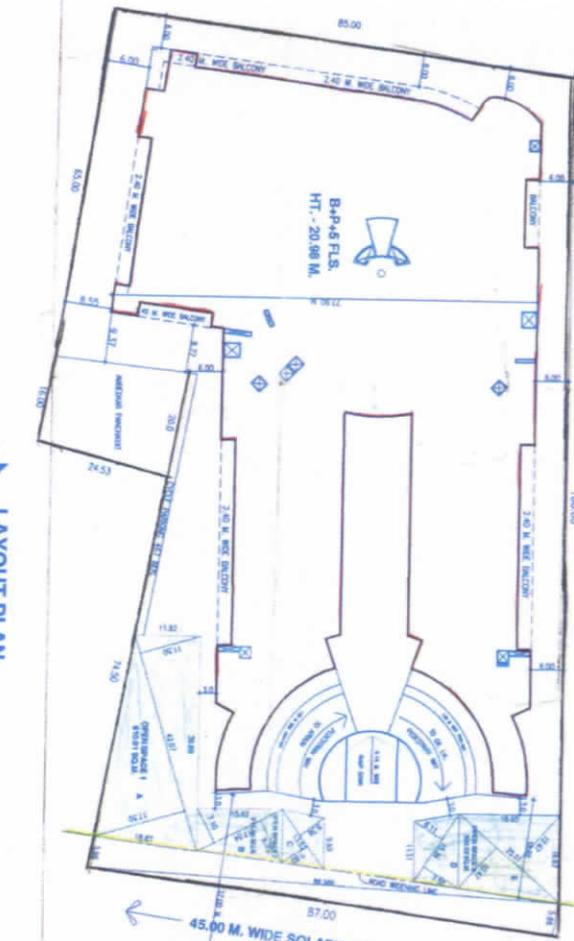
AREA OF FLOOR	1181.10
AREA OF ROAD WORKING	316.64
AREA OF OPEN SPACE	201.55
TOTAL	1700.00

LOCATION PLAN - N

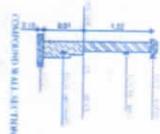


F.S.I. STATEMENT (Floor value) in sq.m

FLOOR	AREA OF FLOOR	AREA OF ROAD WORKING	AREA OF OPEN SPACE	TOTAL
01	1181.10	316.64	201.55	1700.00
02	1181.10	316.64	201.55	1700.00
03	1181.10	316.64	201.55	1700.00
04	1181.10	316.64	201.55	1700.00
05	1181.10	316.64	201.55	1700.00
06	1181.10	316.64	201.55	1700.00
07	1181.10	316.64	201.55	1700.00
08	1181.10	316.64	201.55	1700.00
09	1181.10	316.64	201.55	1700.00
10	1181.10	316.64	201.55	1700.00



LAYOUT PLAN  
 SCALE - 1 : 500



AREA STATEMENT (in sq.m)

DESCRIPTION	AREA
TOTAL AREA OF FLOORING	1181.10
AREA OF ROAD WORKING	316.64
AREA OF OPEN SPACE	201.55
TOTAL	1700.00

DATE & STAMP OF APPROVAL

PROJECT: REVISED LAY-OUT OF COMMERCIAL BUILDING AT S.NO. 89 AT/AT 50A2, 50A3, 50A4, WAHAPUR, PUNE AT S.NO.

ARCHITECT: VISHWAS KULKARNI

DATE & STAMP OF CERTIFIED COPY

CERTIFICATE OF AREA

LEGEND

OWNER'S NAME AND ADDRESS

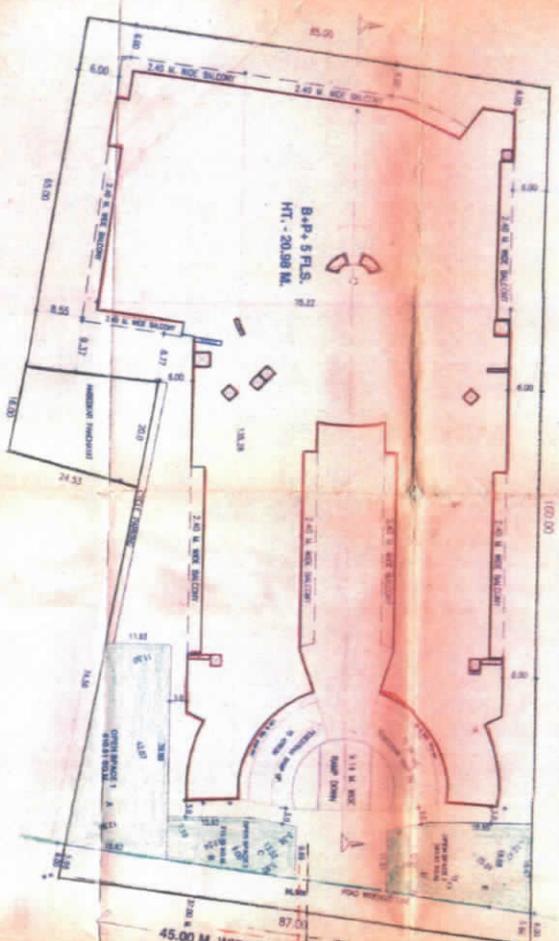
PROJECT

ARCHITECT

DATE & STAMP OF APPROVAL



LAYOUT PLAN  
SCALE - 1:500



**OPEN SPACE 1**  
 1) 1/2 x (130+170) x 42.07 = 8100.50 SQ.M  
 2) 1/2 x (130+170) x 11.54 = 1417.50 SQ.M  
 3) 1/2 x (130+170) x 13.57 = 1851.50 SQ.M  
 TOTAL = 11369.50 SQ.M

**OPEN SPACE 2**  
 1) 1/2 x (130+170) x 15.38 = 1912.50 SQ.M  
 2) 1/2 x (130+170) x 23.01 = 2818.50 SQ.M  
 3) 1/2 x (130+170) x 12.15 = 1581.50 SQ.M  
 TOTAL = 6312.50 SQ.M

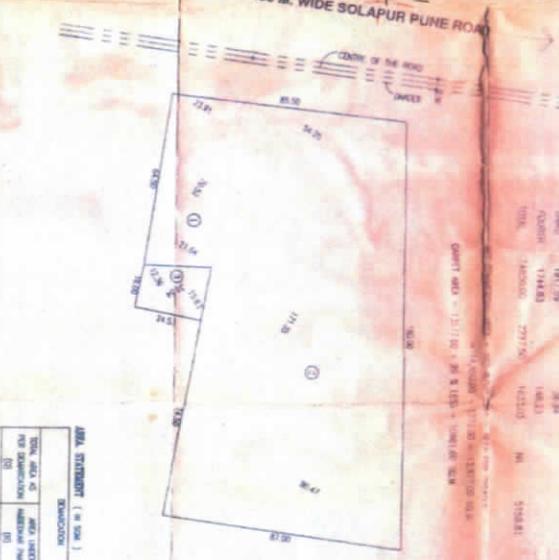
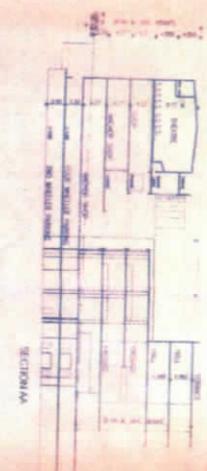
**AREA OF ROAD WORKING**  
 A) 1/2 x (130+170) x 10.00 = 1500.00 SQ.M  
 B) 1/2 x (130+170) x 10.00 = 1500.00 SQ.M  
 TOTAL = 3000.00 SQ.M

**PARKING STATEMENT**

TYPE OF VEH.	NO. OF VEH. TO BE ACCOMMODATED	AREA REQUIRED
CARS	125	1045.00
SCOOTERS	10	100.00
CYCLISTS	10	100.00
CARS	10	100.00
SCOOTERS	10	100.00
CYCLISTS	10	100.00
TOTAL	165	1545.00

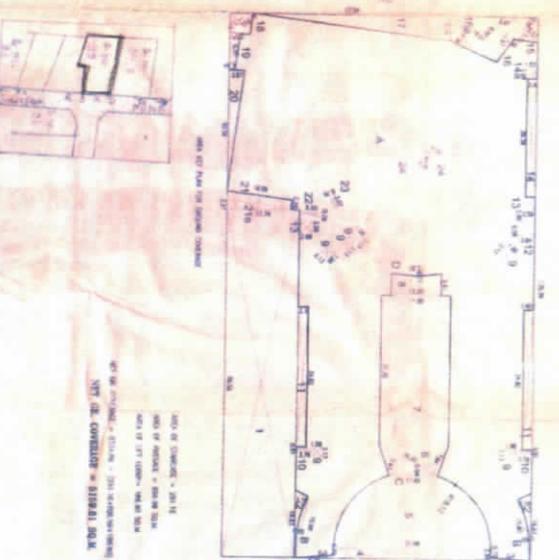
**PARKING AREA CALCULATION**

TYPE	NO.	AREA REQUIRED	AREA PROVIDED
CARS	125	1045.00	1045.00
SCOOTERS	10	100.00	100.00
CYCLISTS	10	100.00	100.00
CARS	10	100.00	100.00
SCOOTERS	10	100.00	100.00
CYCLISTS	10	100.00	100.00
TOTAL	165	1545.00	1545.00



**F.S.I. STATEMENT (Floor wise) in sq. ft.**

FLOOR	NET FLOOR AREA	FLOOR AREA				
GROUND	448.18	448.18	448.18	448.18	448.18	448.18
FIRST	2023.15	175.00	41.10	41.10	41.10	41.10
SECOND	1917.99	1800.00	38.94	38.94	38.94	38.94
THIRD	1714.83	1621.50	93.33	93.33	93.33	93.33
TOTAL	5100.15	2977.50	182.55	182.55	182.55	182.55



**TABLE STATEMENT**

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	GROUND FLOOR	448.18	41.40
2	FIRST FLOOR	2023.15	187.50
3	SECOND FLOOR	1917.99	176.50
4	THIRD FLOOR	1714.83	158.50
5	TOTAL	5100.15	474.00

**AREA STATEMENT (in sq. ft.)**

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	GROUND FLOOR	448.18	41.40
2	FIRST FLOOR	2023.15	187.50
3	SECOND FLOOR	1917.99	176.50
4	THIRD FLOOR	1714.83	158.50
5	TOTAL	5100.15	474.00

**DATE & STAMP OF APPROVAL**

APPROVED SECTION - C.E. NO. DR/24/10/2008 DT. 17/06/08  
 APPROVED SECTION - C.E. NO. DR/10/23/07/23 DT. 08/05/2008

**Rev Seal**  
 I am hereby certifying that the above plan is correct and true to the original and the same has been prepared in accordance with the provisions of the Act and the rules thereunder.

**CERTIFICATE OF AREA**  
 WHEREAS THE F.S.I. STATEMENT HAS BEEN SUBMITTED BY THE APPLICANT FOR THE PROPOSED BUILDING AT THE SITE AND THE AREA IS AS UNDER:  
 1. GROUND FLOOR AREA: 448.18 SQ. FT.  
 2. FIRST FLOOR AREA: 2023.15 SQ. FT.  
 3. SECOND FLOOR AREA: 1917.99 SQ. FT.  
 4. THIRD FLOOR AREA: 1714.83 SQ. FT.  
 5. TOTAL AREA: 5100.15 SQ. FT.

**REVISIONS**

NO.	DESCRIPTION	DATE
1	...	...
2	...	...

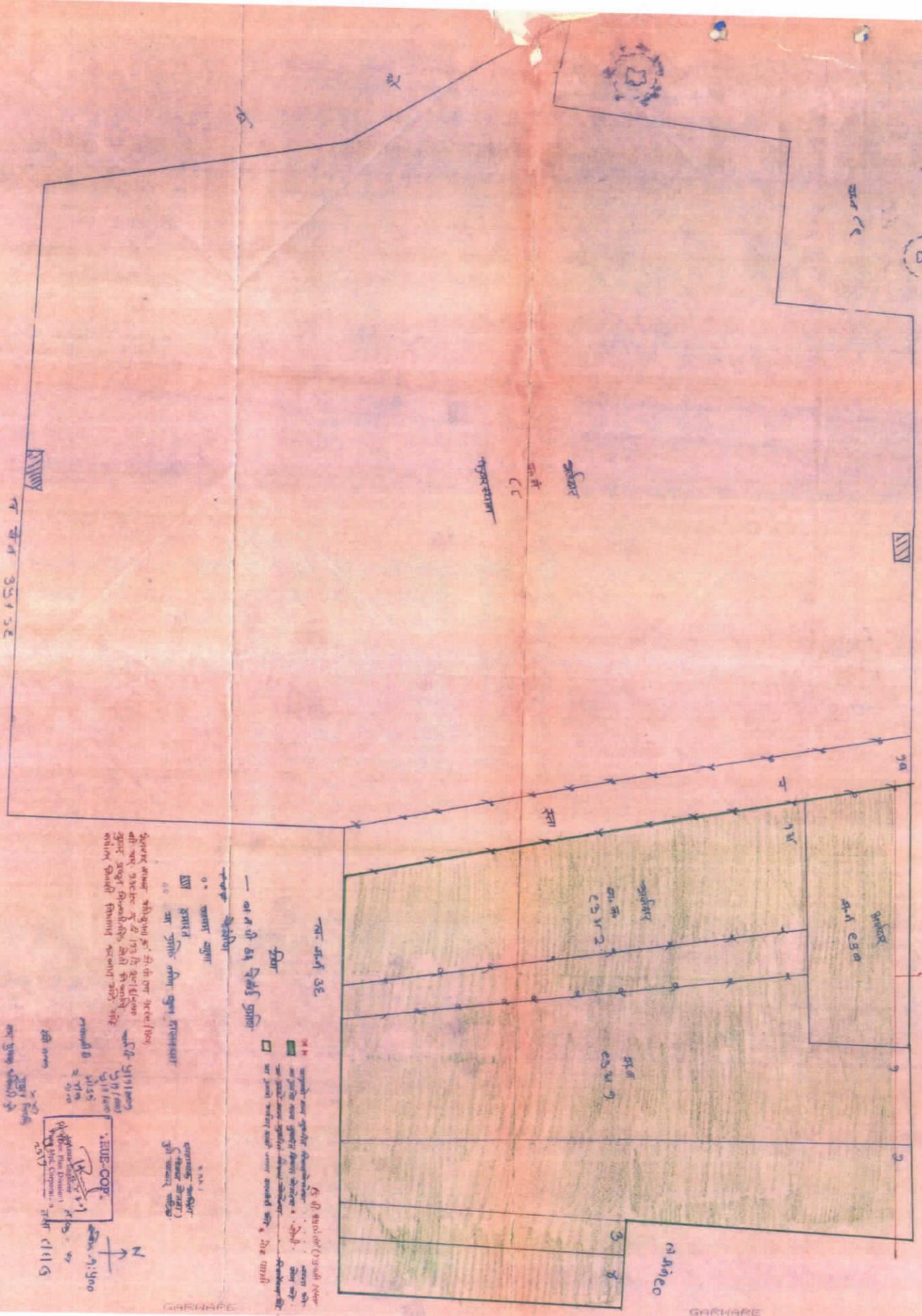
**PROJECT**  
 REVISED LAY-OUT OF COMMERCIAL BUILDING AT S.NO. 823/1/1/2, 82A/2, 82A/3, 82A/4, WAHAWADI, PUNE.  
 (FOR GENERAL DEVELOPMENT) WITH T.D. F.S.I. 1.5

**ARCHITECT**  
**KUSHWAH KULKARNI ARCHITECTS**  
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

भारत सरकार  
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भारत सरकार  
भारत सरकार  
भारत सरकार

Annexure-D



प्लॉट नं. 35132  
प्लॉट नं. 35133  
प्लॉट नं. 35134  
प्लॉट नं. 35135  
प्लॉट नं. 35136  
प्लॉट नं. 35137  
प्लॉट नं. 35138  
प्लॉट नं. 35139  
प्लॉट नं. 35140  
प्लॉट नं. 35141  
प्लॉट नं. 35142  
प्लॉट नं. 35143  
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प्लॉट नं. 35145  
प्लॉट नं. 35146  
प्लॉट नं. 35147  
प्लॉट नं. 35148  
प्लॉट नं. 35149  
प्लॉट नं. 35150

प्लॉट नं. 35132  
प्लॉट नं. 35133  
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प्लॉट नं. 35149  
प्लॉट नं. 35150



N

SCALE

SCALE

(b) Area occupied shall not exceed 50 sqm.

(xxi) Stables for domestic cattle upto 2 animals per plot.

**M - 2 RESIDENTIAL ZONE - R - 2** ( All properties fronting on roads more than 9 m (30') in congested area and 12 m (40') in non-congested area).

M - 2.1 All uses permitted in R-1 Zone shall be permitted in R-2 Zone.

M - 2.2 Additional Uses Permissible in R-2 A building or premises in R-2 zone may be used only for the purpose indicated at M-2.2.1 subject to the following conditions, except on those roads listed below sub-clause (xi) of M- 2.3 which have been considered as arterial links.

(a) The additional uses permissible hereunder shall be restricted to a depth of 7.5 m measured from the building line and only on the ground floor of the building in the front portion abutting the street with maximum area of 100 sqm. unless otherwise stipulated.

Such additional users shall in no case consume an FSI of more than 0.33 in non-congested and 0.50 in congested area.

Notwithstanding anything contained above a pedestrian shopping precinct extending to a depth of more than 12 m (40') may be provided, subject to the condition that no shop in such pedestrianised precinct, shall be allowed to open directly on the road in front. The minimum width pedestrian way provided shall be 3 m clear of all steps of projections and ; bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles.

Provided further that satisfactory arrangements for ; natural or artificial ventilation are made as may be directed by authority.

(b) Whether the building or premises abut on two or more streets no direct opening of such shop shall be permissible on the street which is less than 9 m in congested and 12 m in non congested area.

(c) All goods offered for sale shall be displayed within the building and shall not be kept in the passage.

(d) Wherever motive power is not specifically indicated the same shall not exceed 5 H.P. in all (individually not exceeding 2 H.P.)

**M - 2.2.1 Use Provisions :**

- (i) Stores or shop for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the Commissioner;
- (ii) Personal service establishments:
- (iii) Hair dressing saloon and beauty parlors;
- (iv) Frozen food lockers;
- (v) Hat repair, shoe repair and shining shops;
- (vi) Professional offices, Radio Board-casting stations, stadiums telephone exchanges:
- (vii) Shops for the collection and distribution of clothes and other materials for cleaning; pressing and dyeing establishments;
- (viii) Tailor shops not employing more than 9 persons and embroidery shops and button-hole making shops not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3 ;
- (ix) Cleaning and pressing establishments for clothes not employing solvents with flash point lower than 1380 F. machines with dry load capacity exceeding 30 kg and more than 9 persons; and provided that total power requirement does not exceed 4 kw :
- (x) Shops for goldsmiths, lock-smiths watch and clock repairs bicycle rental and repairs optical glass grinding and repair musical instruments repairs, picture framing, radio and household appliances repairs, umbrella repairs and upholstery work not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3;
- (xi) Coffee grinding with electric motive power not exceeding 1 H.P.
- (xii) Restaurants, eating house, cafeteria, ice-cream and milk bars with area not exceeding 100 sqm,

- (xiii) Bakeries with no floor above, and occupying for production an area in excess of 75 sq.m and not employing more than 9 persons, provided that the power requirement does not exceed 4 k.w.
- (xiv) Establishments for preparation and sale of eatables not occupying for production, an area in excess of 75 sqm. Per establishment and not employing more than 9 persons Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 HP with area not more than 25 sq.m shall also come under this sub-rule
- (xv) Printing presses as per Table 25.
- (xvi) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke dust, odour, glare, heat or other objectionable influences;
- (xvii) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above, with the special written permission of the Commissioner;
- (xviii) Flour mills not using more than 10 H.P. motive power with no floor above, with the special written permission of the Commissioner,
- (xix) Vegetable, fruit, flower, fish or meat shops;
- (xx) Accessory use customarily incidental to any permitted principal use, including storage upto 50 percent of the total floor area for the principal use:
- (xxi) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sqm. and not more than 2 changers with power not exceeding 5 KW;
- (xxii) Photographic studios and laboratories with not more than 50 sqm. area ; not employing more than 9 persons and not using power more than 5 H.P.
- (xxiii) Deleted
- (xxiv) Coal, fire-wood shops.
- (xxv) Electronic industry of assembly type ( and not manufacturing type);
- (xxvi) Diamond cutting and polishing ; not employing more than 6 persons with motive power and exceeding 1/2 H.P.

- (xxvii) Group medical centers on separate floors, preferably ground floor.
- (xxviii) Art Galleries, aquariums.
- (xxix) Storage and sale of kerosene not exceeding 1000 liters in grocery and approved ration shops.
- (xxx) Storage and sale of liquefied petroleum gas in cylinders not exceeding 6300 kg. in a separate godown conforming to the existing regulations of Chief Controller of Explosives Government of India;

Provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plots to the entire satisfaction of the Planning Authority.

- (xxxii) Residential Hotels.
- (xxxiii) Lodging House subject to the provisions of (xxxii)

Users in sub-clause (xxxii) & (xxxiii) above shall only be permitted in independent building or parts of building, but on separate floors thereof with the special written permission of the Commissioner who will see the suitability of the site, size and shape of the building, means of access, water and sanitary arrangements etc. before granting the permission.

- (xxxiv) Public Libraries and Museums. in independent structures or restricted to ground floors; or on first floor in a stilted building;
- (xxxv) Correctional and mental institutions institution for hospitals in independent buildings facing on road width not less than 15 m. (except veterinary hospitals) with the special written permission of the Commissioner proved that those principally for contagious diseases, the insane or correctional purposes shall be located not less than 45 m. from any boundaries.
- (xxxvi) Air-conditioned cinema theatres with special written permission of the Commissioner and subject to all other regulations applicable to cinema theatres (with 12 m open space on all sides).

**M-2.3 Use to be permitted in independent premises/building.**

The following uses shall be permitted in independent plots in R-2 zones, which should be located in independent premises/bldg., (different from the restrictive uses on entrance floor (Floor 1) with residential uses on upper floors)

- (i) Drive-in-theatres, theatres, cinema house, club houses, assembly or concert halls, mangal karyala, dance and music studios and such other places of entertainment with the special written permission of the Commissioner,
- (ii) Petrol filling and service stations not employing more than 9 persons with the special written permission of the Commissioner
- (iii) Trade or other similar schools;
- (iv) Storage and sale of liquefied petroleum gas in cylinders not exceeding 6300 kg. In a separate godown conforming to the existing regulations of Chief Controller of Explosive Government of India, Provided further that the appellant shall make adequate fire fighting arrangements at his cost I his plot to the entire satisfaction of the Planning Authority;
- (v) Parking of automobiles and other light vehicles on open plots even as a business;
- (vi) Vegetable, fruit, flour, fish or meat market place with the approval of the Corporation;
- (vii) Boarding and loading houses;
- (viii) General Agriculture and Horticulture (including domestic poultry up to the use of 20 birds per plotted with a space requirement of 0.25 sqm. per bird)
- (ix) Service industries (Class 'A') I n service industries plot in R-2 Zone; besides M-2.2.1(viii),(ix),(x),(xi),(xv),(xvi), (xvii) and (xxii).
- (x) Undertakers.  
NOTE : The user of cinema/Drama Theatre shown as existing user on Development plan should be regarded as designated user and in case of redevelopment of property a similar user with similar or more capacity shall be provided along with any other users that may be permissible in accordance with zoning applicable for the particular plot :
- (xi) Government/Semi Government offices.

25	M-2.2	<p>Additional uses permissible in R-2 building or premises in R-2 Zone may be used only for the purpose indicated at M.2.2.1 subject to the following conditions except on those roads listed below sub-clause (xi) of M-2.3 which have been considered as arterial links.</p> <p>a) The additional uses permissible shall be restricted to a depth of 7.5 m measured from the building line and only on the ground floor of the building in the front portion abutting the street with maximum area of 100 sq.m. unless otherwise stipulated.</p>	<p>a) Adequate care has been taken in structural design.</p> <p>c) It does not cause any nuisance to the neighbors and residents on upper floors and</p> <p>d) Power requirement does not exceed 7.5 KWT Additional H.P. upto 10 may be granted with special written permission of Commissioner.</p> <p>Additional use permissible in R-2 building or premises in R-2 zone may be used only for the purpose to the following conditions except on those roads listed under clause M-2.4 to a depth of 12m</p>
26	M-2.2.1	Nil	Business/ Corporate office on any floor (in addition to the

<p>26A</p>	<p><b>M-2.2.2</b></p>	<p><b>Nil</b></p>	<p>normal parking requirement as per table 6, an additional strip for visitors parking in front setback as prescribed shall be kept).</p> <p>Notwithstanding anything contained in these regulations, convenience shops as defined in Rule 3.6 may be permitted on all roads having width of 12 m and above. In gaonthan area, these users will be permitted on roads having width of 9 m and above.</p>
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- have an extension counter or only branch of a bank, in such club-houses or gymkhana.
- (xiv) Public Parks or Private Parks, gardens and play field in independent plots not being used for business purpose, but not amusement parks.
- (xv) Bus shelters, Taxi-Rickshaw stands trolley bus shelters, Railway Station, Metro station, BRT stand, cycle stand.
- (xvi) Convenience shops not more than 20 sq. m., each only on ground floor, for the purposes of food grain shops (Ration shops). Pan shops Tobacconist, Shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, Darners, Tailors, Groceries, Confectionery and other general provisions. Hair dressing saloon and Beauty Parlour, bicycle hire and repair, Hat repair, shoe repair and shining shops, vegetable and fruit stalls/ shops; fish or/and meat shops, Milk shops, Floweriest, Bangles and Newspaper stalls, wood, coal and fuel merchants, Book and stationery etc. Medicine and Chemist shops, watch & mobile repairs and motorcycle repair shops. The Commissioner may from time to time add or alter or amend the above list.
- (xvii) Police Station, police chowky, Government and Municipal sub-offices, posts and Telegraph Offices, Branch offices of Banks, with safe Deposit Vaults, Electrical substations, Fire Aid posts along with home-guards and Civil Defence Centres, essential Public utility and Pumping stations and water installations and ancillary structures thereof required to cater to the local area.
- (xviii) Electronic Industry of the Assembly type (not manufacturing type) with the following restrictions -
- Motive Power shall not exceed 1 H.P.
  - Area occupied shall not exceed 100 sq.m.
- (xix) Information technology establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width 9.00 m. and above.
- (xx) Flour mill and wet / dry masala grinding / book binding subject to following conditions:
- It is located on ground floor.
  - Adequate care has been taken in structural design.
  - It does not cause any nuisance to the neighbour and residents of upper floor.
  - Power requirement does not exceed 10 hp. Additional H.P. if required, may be granted with special written permission of Commissioner.
- (xxi) Places for disposal, for human bodies, like Burial grounds, cremation grounds on a road having width of 9 m. and above subject to the approval from Municipal Corporation.
- (xxii) Agricultural, horticultural and allied uses (except agro-based industries).

## 16.2 RESIDENTIAL ZONE R-2

Residential Zone R2 includes Residential plots abutting on road having existing or proposed width 9 m. and above in congested area and 12 m. and above in outside congested area

16.2.1 In this zone the following uses, along with their ancillary uses, mix uses may be permitted:

- All uses permissible in R-1 shall be permitted in R-2 zone, without restrictions on built-up area.
- Shopping malls, Stores or shops for the conduct of retail business including departmental



- stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.
- iii) Any activity of Government or semi- Government and of their authorities, including offices, training centres and like uses.
  - iv) Personal service establishments: professional offices.
  - v) Radio broadcasting stations and studio, telephone exchanges, mobile towers.
  - vi) Frozen food lockers, fast food and vending stalls.
  - vii) Tailor shops, embroidery shops and button – hole making shops, not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
  - viii) Cleaning and pressing establishments for clothes not employing solvents with flash point lower than 1380F machines with dry load capacity exceeding 30 kg and more than 9 persons and provided that total power requirement does not exceed 4 KW;
  - ix) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
  - x) Coffee grinding with electric motive power not exceeding 1 H.P.
  - xi) Bakeries with no floor above not occupying for production and area in excess of 75 sq.m. and not employing more than 9 persons ,provided that the power requirements does not exceed 4KW.
  - xii) Printing press as per table of service industries, posters, flex board printing shops.
  - xiii) Electronic industry of assembly type (and not manufacturing type)
  - xiv) Diamond cutting and polishing; not employing more than 6persons with motive power and exceeding 1/2 H.P.
  - xv) Auto part stores and show rooms for motor vehicles and machinery.
  - xvi) Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature).
  - xvii) Club houses or other recreational activities, conducted as business.
  - xviii) Storage of furniture and household goods.
  - xix) Repairs to all household articles (excluding auto vehicle).
  - xx) Veterinary dispensaries and hospitals.
  - xxi) Animal pounds.
  - xxii) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
  - xxiii) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50% of the total floor area used for the principal use.



- xxiv) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- xxv) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.
- xxvi) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- xxvii) Commercial halls, exhibition halls, community halls, welfare centre, gymnasia, etc.
- xxviii) Air-conditioned Cinema theatres & Multiplex.
- xxix) Art galleries, aquariums;
- xxx) Museums in independent structures or restricted to ground floors or on first floor in a stilted building;
- xxxi) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- xxxii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.
- xxxiii) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub regulation
- xxxiv) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- xxxv) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.
- xxxvi) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- xxxvii) Showroom for Distribution and sale of LPG;
- xxxviii) Coal and Firewood Shops.
- xxxix) Group medical centres, Polyclinics, on separate floors, preferably ground floor, pathology laboratories.
- xl) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- xli) Book Depot, Medicine and chemist shops.
- xlii) Business/ corporate office on any floor.
- xliii) IT buildings & office buildings
- xliv) Office and showroom of LPG cylinders, not exceeding 100 kg.in aggregate, without storage of cylinders.
- xlv) Photographic studios and laboratories not using power more than 5 H.P. and employing not more than 9 persons;
- xlvi) Highway amenities as permitted in Agriculture zone with FSI at par with residential zone.



Note. - The Municipal commissioner may from time to time add to amend the above list in consultation with Director of Town Planning, Maharashtra State, Pune.

**16.2.2 The following uses shall be permitted only if it is conducted in independent premises / building:**

**Uses to be permitted in independent premises / buildings.**

The following uses shall be permitted in independent premises / building:

- i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, Mangalkaryalaya, dance and music studios and such other places of entertainment.
- ii) Petrol filling and CNG service stations.
- iii) Colleges, Secondary Schools, Trade or other similar schools.
- iv) Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.
- v) Bulk storage and sale of kerosene not exceeding 13000 liters in separate godowns confirming to the existing regulations of Chief Controller of Explosives, Government of India, provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- vi) Storage and sale of LPG in cylinders not exceeding 6300 kg. in a separate godown confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- vii) Parking of automobiles and other light vehicles on open plots even as a business.
- viii) General Agriculture and Horticulture, domestic poultry upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- ix) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any residential premises.
- x) Residential hotels of 2 to 5 star categories.
- xi) Service Industries- The Service Industries may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Appendix - N, for service industries.

Note: - Drive-in theatres, theatres, cinemas, club-houses, assembly or concert halls and such other places of entertainment shall be allowed on roads having width exceeding 15m and more. These users may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Municipal Commissioner. However, in the case of a cinema/theatre the front open space shall be minimum 12m. and the side and rear open spaces shall not be less than 6m. Provided that, in the case of development and/or re-development of a cinema/theatre the user as mentioned above may be permitted in combination with the permissible users in a residential R-2 zone. However, residential user in combination with that of a cinema/theatre may not be allowed in the same building.

Provided further that, on plot/lands where there is an existing cinema Theatres, re-development of the plots shall be allowed subject to the condition that at least 1/3rd of the





पुणे महानगरपालिका  
वानवडी-रामटेकडी क्षेत्रिय कार्यालय  
वृक्ष प्राधिकरण विभाग  
जा.क्र.वृ.प्रा.जा./७८२५  
दिनांक:- २/३/२०१९

मा. उप अभियंता (बांधकाम विकास विभाग)

विभागीय झोन क्र.४

पुणे महानगरपालिका

यांजकडेस.....

विषय:- स.न. ९३ए/१ए/२+९३ए/२+९३ए/३+९३ए/४ वानवडी पुणे. येथील बांधकामास पूर्णत्वाचा दाखला देणेबाबत.

सदभ-१) श्री.रविंद्र सांकला रविराज बोकाडिया क्रियेटीव्ह ९३ अॅव्हेन्यू फातिमा नगर जंक्शन, वानवडी पुणे. यांचे आ.क्र.५२३१ दिनांक २८/११/२०१८ रोजीचे पत्र.

२) महापालिका आयुक्तांचे कार्यालयीन परिपत्रक जा.क्र.न.अ.जा./जा/२३३,

दि.२६/११/२००७

३) मिळकतीचे एकूण क्षेत्रफळ ११५०४.३५ चौ.मी.

४) मान्य बांधकाम परवाना क्र.सी.सी./०५८९/१८ दि.०७/०६/२०१८

सदभाकीत क्र. १ च्या पत्रानुसार विषयांकित ठिकाणी असलेल्या जागेची सक्षम पाहणी करण्यात आली. सदर जागेचे क्षेत्रफळ ११५०४.३५ चौ.मी. असून सदर ठिकाणी एकूण - ११७ वृक्षांचे यशस्वीरित्या संवर्धन केले आहे.

सबब विषयांकीत ठिकाणच्या बांधकामास पूर्णत्वाचा दाखला देण्यास खात्याची शिफारस आहे.

मा.स.कळावे,

*DDP*  
वृक्ष अधिकारी  
पुणे महानगरपालिका

प्रत- श्री.रविंद्र सांकला रविराज बोकाडिया क्रियेटीव्ह,

९३ अॅव्हेन्यू फातिमा नगर जंक्शन,

वानवडी पुणे.



**17.2 REGULATIONS FOR OUTSIDE CONGESTED AREA.****17.2.1 Marginal Distances for Residential Buildings Height 15 mt. and Below.**

The provisions for minimum marginal distances as given in Table No.6 below shall apply for the Residential buildings, Residential with mix uses permissible in non-congested areas and ancillary Residential buildings permissible in industrial zones having height upto 15 m. and below.

Table No.6

Sr. No.	Description of the road	Min Plot Size in Sq. m.	Min width of plot in meter	Min set back from road side in meter	Min. side margins in meter	Min. rear margins in meter	remarks
1	NH/SH	450	15	6.0 mt. for NH and 4.5 m. for SH or as specified by Highway rule whichever is more	3.0	3.0	--
2	MDR/ODR	450	15	6.00 mt. or as specified by Highway rule. whichever is more	3.0	3.0	--
3	Roads 24 meters and above	300	12	4.50 mt for residential & 6.00 m. for residential with mix use	3.00	3.0	--
4	Roads of width below 24 m and upto 18 m.	250	10	4.50 mt for residential & 6.00 m. for residential with mix use	3.00	3.0	--
5	Roads of width below 18 m. and upto 15 m.	250	10	3.00 mt for residential & 4.50 m. for residential with mix use	2.25	2.25	--
6	Roads of width below 15 m. and above 9 m.	150	8	3.00 mt for residential & 4.50 m. for residential with mix use	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	Side and rear margins shall be 2.25 m. for building more than G+2 or stilt + 3 structure



7	Road of width upto 9 mt.	100	7	3.00	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	--do--
8	Row Housing on roads of 12 mt. and below	30 to 125	3.50	2.25	0.00(In case of corner plot, 1.50 or building line of adjoining road whichever is more)	1.50	Side and rear margins in this row only for G+1 or stilt + 2 structure
9	Row Housing for EWS/LIG/Shum Up gradation etc. by public authority.	20 to 50	3.00	0.90 mt from pathway or 2.25 mt from road boundary	0.00(In case of corner plot, 1.50 or building line of adjoining road whichever is more)	0.90m	Side and rear margins in this row only for G+1 or stilt + 1 structure

**Note-**

- (1) Higher height may be permitted subject to marginal distance mentioned in Regulation No.17.2.3.
- (2) The minimum area of plots fronting on service roads along highways shall be with reference to the width of service road.
- (3) For semidetached buildings, side margin shall be on one side only.
- (4) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 12 and not less than 3 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot or space including side marginal distance of the plot.
- (5) No garage shall be permitted in a building having stilt or basement provided for parking.
- (6) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal distances. However, steps may be permitted within 1.2 m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.
- (7) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
- (8) In case of special building, marginal distances shall be as per said regulations.
- (9) The plot width to depth ratio shall be 1:1.5 to 1:2.5, as far as possible in case of plotted layout development permission.

In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations,



marginal distances shall be as per their respective schemes and rules.

- (11) The front setback set-out in already approved and partially developed layouts / schemes, may be retained as per said approval, so as to maintain the building line.
- (12) The pattern of development like semi-detached, row housing, etc. in already approved layout shall be as per said approved layout.
- (13) Where commencement certificate is granted prior to publication of draft development plan and the said plot is affected by new road proposed in the development plan, then front margin stand relaxed to that extent.

**17.2.2 Other Buildings:** The Provision as given in Table No.7. below shall apply for different categories of other buildings.

Table No.7

Sr. no.	Type of building	minimum road-width required	Minimum marginal distances	Other stipulations
1	2	3	4	5
1	<b>Medical buildings</b>			
	a) Hospital, Maternity Homes, Health Club, Public Semi-public buildings being special building	12 m.	6 m. on all sides	Other requirements shall be as mentioned in the table no.20 of regulation no.24.1
	b) Hospital, Maternity Homes, Health Club, Public Semi-public buildings not being special buildings	12 m.	Margins as per Table no 6.	Other requirements shall be as mentioned in the table no.20 of regulation no.24.1
	c) Clinics on plot upto area 300 sq.m.	9 m.	Margins as per Table no 6..	
2.	<b>Educational buildings</b>			
	a) Pre-primary School	6m.	Margins as per Table no 6.	Other requirements shall be as mentioned in the table no.20 of regulation no.24.1
	b) Primary School	9m.	4.5m. on all sides	
	c) Other Educational Buildings	12 m.	6.00 m. on all sides	
3.	<b>Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls</b>	15 m.	Front - 12 m. (only on one major road) Remaining 6 m. on all sides	Construction of Cinema Theatre/Multiplex shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966 and as amended from time to time.



~~A-17~~  
~~A-18~~  
Annexure VII

**URBAN DEVELOPMENT DEPART**

Mantralaya Mumbai 400 032

dated 5th June 1997

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No. TPS-1893/1045/CR-54/93/UD-13-Whereas, the Development Plan of Pune (hereinafter referred to as "the said Plan") has been sanctioned by Government in Urban Development Department under its notification No. TPS-1884/1377/C 220/84/(iii)/UKD-07, dated 5th January 1967 (hereinafter referred to as " the said notification and Development Control Rules") and the Development Control Regulations have also been sanctioned as part of the said plan.

And whereas, the Government of Maharashtra, Urban Development under its letter No. TPS-1893/1045/UD-13, dated 8th July 1993 issued directives under Section 37(i) of Maharashtra Regional and Town Planning Act, 1966 to Pune Municipal Corporation to modify the said Development Control Rules by taking recourse to Section 37 of the Maharashtra Regional and Town Planning Act 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") so as to amend the Development Control Rules of Pune city on the lines of the sanctioned Development Control Regulations of Greater Bombay with relevant and suitable modifications.

And whereas, as per the directives of the Government, the Pune Municipal Corporation (hereinafter referred to as "the said Municipal Corporation") decided to modify the said Development Control Rules in respect of Development control Regulations No. 2.20,2.56,1.6,2.12, 11.1.1, 12.0 ,12.4.1 ,13.1.1, 13.1.2, 13.3, 14,13,3, 1,31,13.6, 14.4.1, 14.4.2, 15.1.4, 15.1.5, 15.1.6.2, 15.4.1,15.4.1.1 , 15.4.1, 15.4.2 Table No. 6, 16.6, M-1, M-2.2, M-2.2.1, M-2.2, M-7, M-8, Table No. 25, Table NO. 27(i) and 27(2), N 2.2.6, Table No. 28, N-2.1.2, 2.3, Appendix R-7, now in force, in Pune Municipal Corporation limits, with suitable and relevant modifications in the said

Development Control Rule Numbers as listed from SR, No. 1 to 36 in the notice and followed all legal formalities under Section 37 of the said Act and thereafter submitted a proposal of modification so as to include modified Rules in lieu of Development Control Rule in the said Development Control Rules listed above (hereinafter referred to as " the said modification") to the Government for sanction vide letter No. DPG-40/8, dated 22nd August 1995.

And whereas, the Government of Maharashtra vide Notification NO. TPS-1896/380/UD-13, dated 3rd October 1996 sanctioned the modification in respect of Development Control Regulation No. 1.1, 13.3.1, 13.3.1.1, 13.3.1.3, 15.4.1 Table-6, M-2.2, M-2.2.1, M-2.2.2 Table 27(i) and 27(2) and appendix R-7 10 which appeared in Extra Ordinary Government Gazette, dated 10th October 1996, part one, Pune Division at page No. 44 to 53.

And whereas, the Government of Maharashtra after making enquiries and after consulting Director of Town Planning is satisfied that out of the end proposal of modifications other than the modifications which are sanctioned previously, the remaining modifications and partial modifications to Regulation No. 13.3.1 as listed in the Schedule attached along with the presanctioned modifications, so as to have continuity, are necessary and shall be sanctioned and made applicable with immediate effect.

Now therefore i exercise of the powers conferred under sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposal of modification partly with some changes and for that purpose amends the Government in Urban Development Notification No. TPS-1884/1377/CR-220/84(iii)/UD 7-dated 5th January 1987 as shown in the Schedule attached viz. MODIFIED DEVELOPMENT CONTROL REGULATIONS OF PUNE MUNICIPAL CORPORATION..

**Note:** The aforesaid schedule of modifications to the Development control Rules of Pune Mncipal Corporation, Pune, 1982 is kept open for inspection of the public during office hours in the office of the Pune Municipal Corporation, Pune.

By order and in the name of Governor of Maharashtra

9	<u>13.3.1</u>	<p>In any lay out or subdivision of land admeasuring 0.4 hectares or more, 10% of the entire holding area shall be reserved as recreational space which shall as far as possible be provided in one place. For plot areas between 3600 sq.m. and 0.4 ha. Provided however that where the open space calculated as above is less than 50 sq.m the owner may either leave a minimum open space of sq.m. or pay to the Corporation the price of the land equivalent to open space area calculated as above Notwithstanding above in the case of very large lay out, distribution of the total open space in the various sectors may be allowed provided that no such space at anyplace admeasures less than 400 sq.m. The shape and location of such open space shall be such that it can be properly utilized as playground</p>	<p>a) For every land irrespective of in town planning scheme or otherwise admeasuring 0.20 ha or more layouts or subdivision or amalgamation proposals shall be submitted</p> <p>a) In any layout or subdivision or land admeasuring 0.20 ha or more, 10 percent of the entire holding area shall be reserved as recreational space which shall be as far as possible be provided in one place. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilized as play ground. No deduction in FSI for road/ open space shall be made in lay out for area between 0.20 ha to 0.40 ha. However, for the areas above 0.40 ha. deduct shall be made for open space and not for road for computation of FSI.</p>
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			<p>Note :</p> <p>a) No permission will be granted to delete the existing sanctioned internal road to avail the FSI of such road by way of revision or layout/subdivision or amalgamation where full completion certificate is granted.</p> <p>b) The open spaces shall be exclusive of areas of accesses/internal roads/designations or reservations development plan roads and areas for road widening and shall as far as possible be provided in one place. Where however, the area of the layout or subdivision is more than 5000 sq.m open spaces may be provided in more than one place, but at least one of such places shall be not less than 50% at one place and further not less than 300 sq.m. at one place such recreational spaces will not be necessary in the case of land used for educational institutions with attached independent</p>
A-18	10	13.3.1.1	No such recreational spaces shall admeasures less than 400 sq.m.
	11	13.3.1.1	The structures to be permitted in The recreational open spaces shall

माव मनुजा बाब

अधिकार अमितेव पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अमितेव आणि नोंदवहवा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम ३, ५, ६ आणि ७ )

**Annexure VII**

माव :- बागवडी

तामुका :- पुणे शहर

जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक : 6520 व दिनांक : 04/01/2018

मट क्रमांक व उपविभाग : 933A/2

मट क्रमांक व उपविभाग 933A/2	मुधारण पद्धती मोगवटादार वर्ग -I	मोगवटदाराचे नाव	क्षेत्र	आकार	वर्ग	पौ.व.	फेरफार	खाते क्रमांक
क्षेत्र एकक हे.आर.ची.मी	रविराज बोकाडीया किराटीयह	0.40.44	3.67	( 6520 )	307; 2195, [2410]			
विरायत 0.42.00	महानगरपालिका पुणे	0.01.56	0.14	( 6520 )	मुळाचे माव इतर अधिकार [ मुळा शर्तीवर ] ( 6101 )			
बागायत -	मनीष पोपटमान बोकाडीया	0.42.00	3.81	( 5850 )	[ विमितीचा थापर किमतीकडे करणे			
तरी -	[ रविंद्र मीपतलाल सांकरा			( 5850 )	इगल्यास किमतीच्या 50 टक्के वजा 20			
वरकस -	सामाईक क्षेत्र				टक्के रक्कम दंडादाखल भरणेस शर्तीवर ]			
इतर -					( 6101 )			
एकूण क्षेत्र 0.42.00								
पोटखराब (मागवडीस अयोग्य)								
वर्ग (अ) -								
वर्ग (ब) -								
एकूण पौ.व. 0.00.00								
आकारणी 3.81								
जूडी किंवा विशेष आकारणी								
	(1704),(1773),(1853),(4320),(4321),(4322),(4323),(4324),(4325),(4326), 5850)							सीमा आणि भुमापन किन्हे

माव मनुजा बाब

अधिकार अमितेव पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अमितेव आणि नोंदवहवा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम २९ )

माव :- बागवडी

तामुका :- पुणे शहर

जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक : 6520 व दिनांक : 04/01/2018

मट क्रमांक व उपविभाग : 933A/2

वर्ष	हंगाम	पिकाखालील क्षेत्राचा संपूर्ण										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	छेरा
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र							
		अन्न सिंचित	अन्न सिंचित	अन्न सिंचित	अन्न सिंचित	अन्न सिंचित	अन्न सिंचित	अन्न सिंचित	अन्न सिंचित	अन्न सिंचित	अन्न सिंचित			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
		हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी
2015-16	खरीप											इमारत पड	0.4200	
2016-17	खरीप											इमारत पड	0.4200	
	खरीप											इमारत पड	0.4200	

अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहवा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम २९ )

गाव :- वानवडी

तालुका :- पुणे शहर

जिल्हा :- पुणे

खेवटचा फेरफार क्रमांक : 6520 व दिनांक : 04/01/2018

गट क्रमांक व उपविभाग : 933A/2

		पिकाखालील क्षेत्राचा तपशील									नागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			घटक पिके व घटकेकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र		
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
2017-18											इमारत पड			

*Sreyash*  
तलाठी वानवडी  
तालुका-पुणे शहर



अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि मॉड्युलर ( सवार करणे व सुविधेतील ठेवणे ) नियम, १९७१ चातील नियम २९ )

गाव :- वानवडी

तालुका :- पुणे शहर

जिल्हा :- पुणे

वेबटचा फेरफार क्रमांक : 6520 व दिनांक : 04/01/2018

मट क्रमांक व उपविभाग : 93अ/130/2

		पिकाखालील क्षेत्राचा तपशील									मानवरीसाठी उपलब्ध मसुलेची जमीन		जल सिंचनाचे साधन	वेरा
		मिळ पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						स्वरूप	क्षेत्र		
वर्ष	हेगाव	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
2017-											इमारत पड			
18														

*[Signature]*  
तलाठी मानवरी  
तालुका-पुणे शहर

गाव नमुना सात

अधिकार अजिमेत पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अजिमेत आणि मॉड्युलर (संचार करणे व सुस्थितीत ठेवणे) नियम, १९७१ च्यातील नियम ३, ५, ६ आणि ७)

गाव :- वानवडी तालुका :- पुणे शहर जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 6389 व दिनांक : 14/12/2016  
मट क्रमांक व उपविभाग : 933A/3

मट क्रमांक व उपविभाग 933A/3	मुधारणा पद्धती मोगवटादार वर्ग -1	मोगवटादाराचे नाव	क्षेत्र आकार आणि पौ.अ. फे.का	सात क्रमांक
क्षेत्र एकक हे.आर.घो.मी		रविराज बोकाडीया क्रिपटीय्ह	0.08.00 0.75 (5850)	307, [2410]
जिरायत 0.08.00		[ मनीस पोपटनास बोकाडीया [ रविंद्र मीपतनास संकल्प सामाईक क्षेत्र	0.08.00 0.75 (5850) (5850)	मुधारणे नाव इतर अधिकार [ इतर ] (6101) [ मुण्या शर्तीवर ] (6101) [ जिमिनेचा सापर विमोचनीकडे करणे आल्यास विमोचनीक 50 टक्के वजा 20 टक्के रक्कम देऊ घ्यावस अर्जाचे शर्तीवर ] (6101)
बागायत -				
तरी -				
खरकस -				
इतर -				
एकूण क्षेत्र 0.08.00				
पोटखराब (सागवडीस अयोग्य) वर्ग (अ) -				
वर्ग (ब) -				
एकूण पो ख 0.00.00				
आकवरणी 0.75				
जूडी किंवा विशेष आकारणी				
		(1707),(1775),(1853),(2433),(4320),(4321),(4322),(4324),(4325),(4326), (4736),(6101)		सीमा आणि भुजापन चिन्हे

गाव नमुना सात

अधिकार अजिमेत पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अजिमेत आणि मॉड्युलर (संचार करणे व सुस्थितीत ठेवणे) नियम, १९७१ च्यातील नियम २९)

गाव :- वानवडी तालुका :- पुणे शहर जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 6389 व दिनांक : 14/12/2016  
मट क्रमांक व उपविभाग : 933A/3

वर्ष	हे.गा.म.	पिकासाठी क्षेत्राचा तपशील										सागवडीसाठी उपलब्ध मजगतीची जमीन	जल सिंचनाचे साधन	शेरा		
		मिळ पिकासाठी क्षेत्र					निर्मेल पिकासाठी क्षेत्र								स्वरूप	क्षेत्र
		मिळ पिके व पल्पेकासाठी क्षेत्र	पिकाचे नाम	जल सिंचित	अजल सिंचित	अजल सिंचित	पिकाचे नाम	जल सिंचित	अजल सिंचित	अजल सिंचित						
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)		
		हे.आर.घो.मी	हे.आर.घो.मी	हे.आर.घो.मी	हे.आर.घो.मी	हे.आर.घो.मी	हे.आर.घो.मी	हे.आर.घो.मी	हे.आर.घो.मी	हे.आर.घो.मी	हे.आर.घो.मी	हे.आर.घो.मी				
2015-16	खरीप										इतरत पह	0.0800				
2016-17	खरीप										इतरत पह	0.0800				
2017-18	खरीप										इतरत पह	0.0800				

जलेश वानवडी  
तालुका-पुणे शहर

गाव नमुना सात

अधिकार अमितेक पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अमितेक आणि मॉड्युलर ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1962 बाबत नियम 3, 4, 5 आणि 6 )

गाव :- वामवडी तालुका :- पुणे शहर जिल्हा :- पुणे सेवटचा फेरफार क्रमांक : 6389 व दिनांक : 14/12/2016  
गट क्रमांक व उपविभाग : 933A/4

गट क्रमांक व उपविभाग 933A/4	मुधारणा मदती भोगवटदार वर्ग -1	भोगवटदाराचे नाव	क्षेत्र आकार आणि पै पो.ख. के.फा			खाते क्रमांक
क्षेत्र स्थानिक नाव						
क्षेत्र एकक हे.आर.ची.मी	रविराज बोकाडीया क्रिपटीव्ह		0.12.00	1.06	(5850)	307, [2410]
जिवायत 0.12.00	मनोज पोपटमान बोकाडीया		0.12.00	1.06	(5850)	मुळारचे नाव
बागायत -	[ रविंद्र मीपसमान सांकमा				(5850)	इतर अधिकार
तरी -	सामाईक क्षेत्र					[ मुण्या घर्तार ] (6101)
वरकस -						[ जमिनीचा कापर विनचेतीकडे करणे
इतर -						इमान्यास ] (6101)
एकूण क्षेत्र 0.12.00						[ फिमतीच्या रकमेच्या 50 टोक
						रकम ] (6101)
						[ वजा 20 पट रकम देण्याबाबत
						भरणेची शर्त. ] (6101)
पोटखराब (तागवडीस अयोग्य)						
वर्ग (अ) -						
वर्ग (ब) -						
एकूण पो 0.00.00						
आकारणी 1.06						
जूडी किंवा विरोध आकारणी						
		(1730),(1773),(1853),(4320),(4322),(4324),(4325),(4326),(4736)				सैन्य आणि भूमापन चिन्हे

गाव नमुना चारा

अधिकार अमितेक पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अमितेक आणि मॉड्युलर ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1962 बाबत नियम 29 )

गाव :- वामवडी तालुका :- पुणे शहर जिल्हा :- पुणे सेवटचा फेरफार क्रमांक : 6389 व दिनांक : 14/12/2016  
गट क्रमांक व उपविभाग : 933A/4

वर्ष	नाम	पिकाखालील क्षेत्राचा तपशील						निर्मळ पिकाखालील क्षेत्र		तागवडीसाठी उपलब्ध असलेली जमीन		जल सिंचनाचे साधन	क्षेत्र
		सिंचनाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
		हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी	हे.आर.ची.मी
2015-16	खरीप									इमारत पड	0.1200		
2016-17	खरीप									इमारत पड	0.1200		
2017-18	खरीप									इमारत पड	0.1200		

तलाठी वामवडी तालुका - पुणे शहर

**DEVELOPMENT CONTROL AND PROMOTION REGULATIONS  
FOR PUNEMUNICIPAL CORPORATION-2017**

**PART - I  
ADMINISTRATION**

**1.0 SHORT TITLE, EXTENT AND COMMENCEMENT**

**1.1** These Regulations shall be called as "Development Control and Promotion Regulations for Pune Municipal Corporation-2017 (DCPR-2017)"

**1.2 Extent-** These Regulations shall apply to the building activities and development works on lands within the old limits of Pune Municipal Corporation as notified under Section 23 of the Maharashtra Regional & Town Planning Act, 1966 on 13<sup>th</sup> December, 2007. These regulations will be parent regulation within the meaning of Government notification no.TPS-1806/ 2125/CR-435/2006/UD-13, dated 6th December, 2007 sanctioned for additional area of Pune Municipal Corporation. If any conflicts arises between these regulations and regulations of additional areas, in such cases regulations of these parents DCPR-2017 will prevails.

**1.3 Commencement-** This set of DCPR-2017 shall come into force from the date specified in the Notification date 05/01/2017 sanctioning the Development Plan along with the Development Control and Promotion Regulations under Section 31 of the MRTTP Act and these shall replace all the existing Development Control Regulations, and any other office memo or circulars issued in contravention to the intent and sprit of the sanctioned Regulations by the Municipal Corporation, shall cease to be in effect.

**1.4 Savings:** Not withstanding anything contained in these regulations, any development permission granted or any development proposal for which any action is taken under the erstwhile Regulations shall be valid and continue to be so valid, unless otherwise specified in these Regulations.

Provided that, permission granted earlier shall be eligible for renewal as per provisions of the Act. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission.

Provided also that, it shall be permissible for the owner to –

a) either continue to develop the project under the erstwhile regulations in toto and for that limited purpose erstwhile regulation shall remain in force, or

b) apply for grant of revised permission under the new regulations, if the project is on-going and the occupation certificate, has not been granted fully.

Provided also that, development permissions granted under earlier regulation as per the provisions of Appendix R / or AR provisions and full and/or final occupation certificate is issued, in such cases the portion/location designated for respective reservation is continued to be in said reservation and rest of land on which residential/commercial development permission is granted is deem to be converted in to residential/ commercial zone to the extent of that area;

**1.5 Validity of development permission.** - If development permission has been issued before the date of commencement of these Regulations, but the development is not started within a year from the date of such permission, the said development permission shall be deemed to have lapsed.

existing building or its use, unless in the opinion of the Authority, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

## 1.5 SAVINGS

Notwithstanding anything contained in these regulations, any development permission granted or any development proposal for which any action is taken under the erstwhile regulations shall be valid and continue to be so valid, unless otherwise specified in these regulations.

Provided that, the words 'action taken' in this regulation shall also include the issuance of letter for payment of Development and other Charges issued after approval of the proposal in principle.

Provided further that if any development permission has been issued before the date of coming into force of these regulations and if work is not commenced within validity period and such permission is not renewed <sup>(1)</sup> *in time i.e. before expiry of validity period of one year*, then the said development permission shall be deemed to have been lapsed. <sup>(1)</sup> *However, there is no bar to further renew the valid permission from year to year; but such extended period shall in no case exceed three years.*

Provided further that, it shall be permissible for the owner to -

- a) Either continue to develop the project as approved under the erstwhile regulations in toto; and for that limited purpose erstwhile regulation shall remain in force.

<sup>(1)</sup> *In case the commencement certificate is issued and the construction is in progress / part occupancy issued, and if plans for additional built up area <sup>(2)</sup> as per erstwhile regulations are submitted to the Authority <sup>(2)</sup> either before or after <sup>(1)</sup> coming into force of these regulations by consuming / utilising FSI / TDR as per the erstwhile regulations; but could not be sanctioned due to the pandemic situation arisen out of COVID-19, the same may be allowed to be permitted as per the erstwhile regulations in toto including the payment of premium / charges, if the applicant so desires. However, such cases shall be disposed by the authority before <sup>(3)</sup> 31<sup>st</sup> January, 2022; <sup>(1)</sup> else such applicants will have to submit the fresh proposal as per these regulations.*

<sup>(1)</sup> *Provided further that, if any development proposal <sup>(2)</sup> as per erstwhile regulations is <sup>(1)</sup> submitted before the date of coming into force of these regulations <sup>(2)</sup> either upto maximum building potential or part of maximum building potential <sup>(1)</sup> for which any action is not taken under the erstwhile regulations, due to the pandemic situation arisen out of COVID-19, it shall be permissible for the owner to continue the project as per the erstwhile regulations in toto <sup>(2)</sup> upto maximum building potential as per erstwhile regulations, if applicant so desire <sup>(1)</sup> and for that limited purpose the erstwhile regulations shall remain in force. However, such cases shall be disposed by the authority before <sup>(3)</sup> 31<sup>st</sup> January, 2022 <sup>(1)</sup> else such applicants will have to submit the fresh proposal as per these regulations or*

- b) Apply for grant of revised permission under the new regulations, if the project is on-going and the occupation certificate has not been granted fully. In such cases, charges/premium etc. paid earlier <sup>(1)</sup> *against the FSI sanctioned, exemptions granted in side margins, allowing Residential/Commercial use on the Industrial Zone as per erstwhile regulations shall be deemed to have been paid against such earlier sanctioned FSI/ exemptions/allowance of use.* <sup>(3)</sup> *In such cases <sup>(1)</sup> the charges / premium under these*

<sup>(1)</sup> Inserted Vide Order No.CR 236/18 (Part-1), dt. 01<sup>st</sup> March 2021.

<sup>(2)</sup> Inserted Vide Order No CR 236/18 (Part-1), dt. 26<sup>th</sup> July 2021.

<sup>(3)</sup> Inserted Vide Order No.CR 236/18 (Part 1), dt. 02<sup>nd</sup> December 2021.

- <sup>(1)</sup> regulations shall be leviable <sup>(2)</sup> against the revised permission and the charges / premium paid earlier shall be adjusted against the revised charges / premium under these regulations. Provided that no refund is permissible in any case.*
- c) In case the development is started with due permission before these regulations have come into force, and if the owner/developer, at his option, thereafter seeks further development of plot/layout/buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings/part of buildings which are proposed to be retained as per approved plan shall be deducted to arrive at the balance development potential of such plot <sup>(1)</sup> *and ancillary FSI shall be permissible only on such balance potential. Such balance potential can be distributed on one or more existing, earlier/newly proposed building/s in a group housing scheme.*
- <sup>(1)</sup> In case of approved layouts in group housing scheme with buildings having height between 15 m. to 24 m., and complying with provisions mentioned in Regulation No. 1.3(93) (xiv), NOC from Chief Fire Officer shall not be necessary, if the applicant is applying for revised permission under these regulations.*
- d) The existing marginal distances including front margin may be allowed for higher floor / floors subject to step margin as per these regulations. *<sup>(1)</sup> In case of a building sanctioned under the erstwhile regulations as non-special one with a height of 16 m with 3 m. setbacks and the construction work is in progress, then while revising the plan under these regulations, for height up to 16 m, the setbacks as per the erstwhile regulations shall be allowed to be continued and for the height above 16m (instead of 15 m), setback as per H/5 requirement shall be insisted in the form of step-margin.*
- e) For the on-going buildings for which passages, stairs, lifts, lift rooms etc. are allowed as free of FSI by charging premium, in such cases these free of FSI items are allowed to that extent only and for the remaining balance potential, provisions for free of FSI items of these regulations shall be applicable.
- f) For the on-going buildings for which balconies are allowed to be enclosed as free of FSI by charging premium, these free of FSI items are allowed to that extent only and for the remaining balance potential balcony shall only be allowed as mentioned in these regulations.
- g) For the cases where occupation certificate is fully granted, revised permission as per these regulations, may be granted subject to provisions of Real Estate (Regulations and Development) Act, 2016, as may be applicable.
- <sup>(1)</sup> Provisions mentioned in (b) to (f) shall be applicable mutatis-mutandis to the proposals to be sanctioned under this provision.*
- h) If the project proponent applies for occupation with minor amendments in plans approved prior to this UDCPR, then amendment <sup>(1)</sup> *permitted as per the erstwhile regulations in terms of internal / locational changes*, amendment to the extent of 5% in the built-up area / dimensions per floor within the permissible FSI as per then regulations may be considered.
- <sup>(1)</sup> Note – The State Government may issue guidelines from time to time, if necessary, for smooth implementation and removal of difficulties in transitional proposals.*

1.5 (i) Megacity Project approved under regulation no.15.4.3 of Mumbai Metropolitan Regional Plan shall remain valid till completion of the said project as per said regulation.

<sup>(1)</sup> Inserted Vide Order No.CR 236/18 (Part-1), dt. 01<sup>st</sup> March 2021.

<sup>(2)</sup> Inserted Vide Order No.CR 236/18 (Part 1), dt. 02<sup>nd</sup> December 2021.

Presented on : 29th April, 2002.

Registered on : 29th April, 2002.

Decided on : 4/1/2003.

4th January, 2003.

Duration : 2 - Yrs. 8 Ms. 6 Ds.

IN THE COURT OF III JOINT CIVIL JUDGE, S.D. PUNE.

( PRESIDED OVER BY SHRI. B.D. RATHOD ) : AT : PUNE.

EXH. 31

Reg. Civil Suit No. 652/2002.

1. Shri. Ravindrakumar Nanpatlal  
Sankala, Age : 37 years,  
Occu. Agri. & Builder, R/a.  
614, Nana Peth, Pune
2. Shri. Manoj Popatlal Bokadia,  
Age : 32 years, Occu. Agri.  
Business, R/a. 217, Suparshavannath  
Society, Marketyard, Pune : ... Plaintiffs.
3. Vs.
1. Union of India,  
through Secretary  
Defence Department, Raksha  
Mantralaya, New Delhi.
2. Army school of Physical  
Training (Principal)  
Wanawadi, Pune.
3. Brig. Commander Birnath Rawal,  
Age : Adult, Occu. Service,  
R/a. ASPT, Wanawadi, Pune. ... Defendants.

APPEARANCES :

Shri. R.B. Jagtap, advocate for plaintiffs.

Defendants Exparte.

J U D G M E N T.

( 2 )

1. The plaintiffs have filed their suit for declaration and injunction against the defendants. The brief facts can be outlined as follows :

The suit property is situated at Wanawadi within the limits of Pune Municipal limits . The land S.No. 931-A, hissa no. A, area 65R, revenue assessment 6.05 ps. and bounded towards East - S.No. 83A/2, towards South - S.No. 36, towards West - Graveyard of Christ religion, and towards North - S.No. 90. The land S.No. 93A-1 hissa no. 3, area 88R, assessment 0.75 ps. bounded towards East - S.No. 93A-1/4, towards South - S.No. 36, towards West - S.No. 93A/2 and towards North - S.No. 90. The land S.No. 93/A-1, hissa no. 4 admeasuring 12 R assessed at 1.06 p.s bounded towards East - S.No. 91, towards South - S.No. 36, towards West - S.No. 93A-1/3 and towards North - S.No. 90. The land S.No. 93/A, hissa no. 2 area 42 R assessed at 3.01 ps. bounded towards East - S.No. 93/A-1/3, towards south - S.No. 36, towards West - S.No. 93/A-1 and towards North Pune Solapur Road.

2. The plaintiffs have purchased the suit properties as mentioned in para 1 of the suit by a sale deed on 7.1.2000 from Shri. Nivruti Ramchandra Dedjel Chougule and others. The sale deeds are duly registered at Gr.No. 135, 137, 139, 143, 141 on 7.10.2000 in the office of Sub-Registrar Haveli No.2. The owners have also executed and registered a Power

of attorney on 10.1.2000. The plaintiffs are therefore lawful owners of the suit properties. The plaintiffs are carrying on the business of construction under the name and style ' Raviraj Group.' The plaintiffs have purchased the suit properties for construction of residential and commercial premises. The Pune Municipal Corporation has sanctioned the Sub- Division amalgamation and building plans for the said construction. The plaintiffs have started construction and development work on the suit properties.

3. The defendant no. 2, Army school of Physical Training is adjacent to the suit properties and situate towards southern side of the suit properties. The office of defendant no. 2 is controlled by defendant no. 1 . The defendant no. 3 is in charge of the Army Physical Training school. The defendant no. 3 has been objecting and stopping the workers of plaintiffs at site from constructing a compound wall and development without any reasons from December 2001. The plaintiffs requested in writing to defendant no. 3 , by letter dtd. 22.12.2001 to stop the obstruction which were being done by defendant no.3 . Even thereafter the Jawans of A.P.T i.e defendant no. 2 have obstructed and stopped the actual development work and thereby caused delay in development work which has resulted in huge monetary loss. The defendants are Army personnel and are reputed person and hold high esteems therefore it is not expected from them to do such illegal acts.

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4. On 30.3.02 Col. Om Pawar, Admini-Comdt. CI have by its letter No. 1006/60/03 ASPT and A.S.T.C. dept. again clarified that the suit properties belongs to the plaintiffs and further requested to defendant no. 2 & 3 not to object to the construction of compound wall and development of site. The plaintiffs have executed a site display board admeasuring 60'x20' showing information about the projects namely " Florentine" and " Citadel " " Solace Park". The photograph of these hoardings erected through M/s. Sai Publicity. The defendant no. 3 is residing in the premises of Army Physical Training School in short A.S.P.T. The defendant no. 3 wanted to have illegal and unauthorised advantage from the plaintiff. The defendant no. 3 was not happy because of the clear instruction given to him by his superior. The owners of the property Shri. Dedge alias Chougule reside very near to the suit property. One of the original owners Shri. Dedge has ~~own~~ AS.T.D. booth. The said booth is abetting the suit property. On 31.4.02 the owner Shri. Dedge heard the noise and gathering of people at the suit site. He found that mob of 20 persons has trespassed over the suit land. The defendant no. 3 who was frequently visiting STD booth being incharge of ~~3~~ ASPT was present there. The persons on the property were cutting the hoarding and there were some persons in military clothes.

~~Defen~~  
5.

Defendant no. 3 on 21.4.02 at night alongwith 20 to 25 military personal of ASPT have trespassed on the suit lands and forcibly pulled down the huge site display board and carted it away. The plaintiffs were informed immediately on 22.4.02 about the said illegal act of defendant no. 3 by the original owners of suit properties Shri. Dadge. Thereafter on 24.4.02 the plaintiffs lodged a police complaint to Wanawadi police station, Pune. The plaintiffs have also sent a letter on 22.4.02 to Brig. Rajeshwar Singh V.S.M. Commander, Pune about trespassing and illegal act of pulling down the site display board by ASPT i.e defendants no. 2 & 3. The defendants have no right, title or interest in the suit properties. The defendants have no right to enter upon the suit properties which are the private properties. The actual cost of the display board which is Rs. 2/- lakhs . The plaintiffs have suffered actual loss for Rs. 2/- lakhs and mental torture by way of unwarranted harshment. There is apprehension in the mind of the plaintiff that defendants 2 & 3 again trespass upon the suit properties of plaintiffs and thereby cause obstruction to the development work. Therefore plaintiff has filed suit for declaration that defendants, and their agents or any persons on their behalf have no right, title or interest in the suit property and to enter upon the suit properties to obstruct their construction work. So also court may order and direct defendants to pay damages of

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of Rs. 2/- lakhs to the plaintiff. Permanent injunction may be issued against the defendants and their persons from entering upon suit properties or doing any act causing obstruction to the construction and development work upon the suit property.

6. Defendants have not filed their say, therefore suit proceeded ~~ex parte~~ without W.S. and order to that effect is passed on Ex. 1 on 1.5.02.

7. The plaintiff has filed his affidavit by way of examination-in-chief. Thereafter also defendants did not turn up. Hence no cross examination/<sup>order</sup> was passed by the court on 14.8.02.

8. The counsel for plaintiffs argued before me whatever the contentions raised by the plaintiff in affidavit Ex. 24 can be taken into consideration as the averments made by the plaintiffs have gone unchallenged on record. In spite of the fact it is to be taken into consideration as to whether the plaintiff has proved his case as per the prayer made in the plaint.

Admittedly the documents dtd. 30.3.02 issued by Col. On Pawar Administration Commandant C1 bearing No. 1006/60/03 ASPT & APTC clarify that the suit properties belongs to the plaintiff and thereby requested defendants 2 & 3 not to object construction of compound wall and development of the site. Xerox copies of sale deeds from original owners regarding the suit properties are filed on record. There is no challenge to the sale deeds from the defendants, therefore it can be said that

plaintiffs are owners of the suit properties. Letter dtd. 22.12.01 issued to Brig. Rajeshwar Singh VSM Commander sub area camp Pune that the suit properties is purely a residential zone. In spite of the fact the Commandant A.S.P.T. has been objecting and stopping plaintiff from constructing compound wall and development of the site without giving any valid reasons for the same. There are other correspondence made by the plaintiff regarding intervention made by defendant no. 3 . So also asked for to stop unwarranted harassment and to make good the loss of Rs. 2/- lakhs which was caused by defendant no. 3 . A criminal case has also been registered with the police station Wanawadi on the complaint of Manoj Bokadia. As per letter dtd. 30.3.02 which is placed on record issued by Om Pawar Col. Admini. Commander C1 and copy addressed to the plaintiff clearly shows that the suit properties belong to the plaintiffs and defendants should not object to their construction of compound wall and development of the site as per the authorised plan. In spite of the fact on 22.4.02 the defendant no. 3 alongwith Jawans of A.S.P.T. entered in the suit premises and pulled down the display board and thereby caused loss of Rs. 2/- lakhs and mental torture to the plaintiffs by way of unwarranted harassment. In such circumstances it is crystal clear that the plaintiffs are owners of the suit properties and without any reason the defendant no. 3 alongwith other Jawans of A.S.P.T. entered into the suit properties and caused damage to the tune

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of Rs. 2/- lakhs. The argument of counsel for plaintiff can be taken into consideration as regards trespassing of defendant no. 3 alongwith other Jawans and thereby causing damage . There is apprehension in the mind of the plaintiffs that the defendants may again enter in the suit property for causing loss to the plaintiffs. The plaintiff has examined one witness by name Manoj P. Bokadia at Ex. 24. Defendants remained absent and no cross order is passed against them on 14.8.02. So also one more witness by name Milind D. Ahire examined at Ex. 28 wherein he discloses that the plaintiff had appointed him to erect the hoarding 56 x 21 ft. and 41 x 21 ft. at the suit site. The bills to that effect for the cost of erection has been submitted by him on record dtd. 19.4.02 for Rs. 1,22,220/- and bill dtd. 19.4.02 for Rs. 76,000/- which is produced on record. Thereby it is crystal clear that the plaintiff has sustained damages as prayed for by him to the extent of Rs. 2/- ~~laks~~ lakhs. Court fee stamp to that effect is also paid by the plaintiff. There is no cross to the witness examined by the plaintiff. Therefore whatever averments made by the witness of the plaintiff has gone unchallenged on record. Therefore plainyiff is entitled to claim damages as prayed for . In such circumstances the argument of learned counsel for plaintiff can be taken into consideration, and I proceed to pass following order :

ORDER.

1. Suit of the plaintiffs is decreed with costs.
2. It is hereby declared that the defendants, their agents or any persons on their behalf have no right, title and interest to enter upon the suit properties or to obstruct the construction.
3. The defendants or any persons on their behalf are hereby restrained by way of perpetual injunction from entering upon the suit properties or doing any act causing obstruction to the construction and development work upon the suit properties.
4. Defendants shall pay amount of Rs. 2/- lakhs towards damages to the plaintiff within 30 days after passing of this order.
5. Decree be drawn up accordingly.

Date : 4/1/03.

  
(B.D. Rathod)  
3rd Jt. Civil Judge, S.D. Pune.

राज्यातील महानगरपालिकांच्या मंजूर विकास नियंत्रण  
नियमावलीमध्ये विकास हक्क हस्तांतरण (TDR)  
संदर्भात नवीन विनियम अंतर्भूत करण्याबाबत महाराष्ट्र  
प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे  
कलम ३७ (१ क क) (ग) अन्वये अंतिम मंजूरी.

1374

महाराष्ट्र शासन  
अधिसूचना  
नगर विकास विभाग,  
मंत्रालय, मुंबई-३२  
दिनांक : २८/०१/२०१६

Annexure XI

क्र.टिपीएस-१८१३/३०६७/प्र.क्र.१२२/१२/मनपा/नवि-१३

सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करण्यात  
यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

Sanjay  
Balkrishna  
Saoji

Digitally signed by Sanjay Balkrishna Saoji  
DN: cn=Sanjay Balkrishna Saoji, o=Sanjay Balkrishna Saoji, ou=Sanjay Balkrishna Saoji, email=Sanjay.Balkrishna.Saoji@sanjaybalkrishnasaoji.com, c=IN

(संजय सावजी)

अवर सचिव, महाराष्ट्र शासन

प्रत,

- १) मा.मुख्यमंत्री यांचे सचिव, मंत्रालय, मुंबई.
- २) मा.राज्यमंत्री, (नगर विकास) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
- ३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

- १) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) आयुक्त, महानगरपालिका, पुणे / पिंपरी-चिंचवड / सोलापूर / कोल्हापूर / सांगली-मिरज-कुपवाड / नागपूर / चंद्रपूर / नाशिक / अहमदनगर / जळगाव / धुळे / मालेगाव / औरंगाबाद / नांदेड-वाघाळा / लातूर / परभणी / अमरावती / अकोला (शाखा कार्यालयामार्फत).
- ५) सह संचालक, नगर रचना, अंमलबजावणी कक्ष / मुल्यांकन / पुणे / कोकण / नाशिक / नागपूर / औरंगाबाद / अमरावती विभाग.
- ६) सहायक संचालक, नगर रचना / नगर रचनाकार, सर्व शाखा कार्यालये, नगर रचना विभाग.
- ७) अवर सचिव, नवि-११/नवि-३० / कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- ८) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.- त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या, असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करून त्याच्या प्रत्येकी ५० प्रती नगर विकास विभागास पाठवाव्यात.
- ९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई - त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- १०) निवड नस्ती (कार्यासन-१३).

## NOTIFICATION

URBAN DEVELOPMENT DEPARTMENT,  
Mantralaya, Mumbai 400032  
Dated: 28/01/2016

Maharashtra  
Regional and  
Town  
Planning  
Act, 1966

No.TPS -1813/3067/CR-122/MCORP/12/UD-13:- Whereas, the lands reserved for public amenities, social facilities and utilities in the Development Plans (hereinafter referred to as *the said Development Plan*) of the Municipal Corporations (hereinafter referred to as *the said Planning Authorities*) prepared and sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as *the said act*) are being generally acquired under Section 126 of the said Act read with relevant provisions of Land Acquisition Act, 1894 (hereinafter referred to as *the said LA Act*) by granting "*Transferable Development Rights*";

And whereas, the Land Acquisition Act, 1894 replaced by the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 is an Act of Indian Parliament that regulates land acquisition and provides rules for granting compensation, rehabilitation and resettlement to the affected persons and provides provisions for fair compensation to those whose land is taken away, brings transparency to the process of acquisition of land and assures rehabilitation of those affected;

And whereas, in view of the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, it is necessary to allow the fair compensation for the lands reserved for public amenities, social facilities and utilities in the Development Plans prepared under the provisions of Maharashtra Regional and Town Planning Act, 1966 by granting "*Transferable Development Rights and by allowing owner for development subject to certain conditions under Accommodation Principle*;

And whereas, in view of the above, Government felt necessary to reform the existing *regulations of "Transferable Development Rights and Accommodation Principle"* (hereinafter referred to as *the said Regulations*) and for that purpose the Study Group was formed to examine the provisions of the *newly enacted Land Acquisition Act* & to suggest the reformation in the present said regulations of *transferable development rights and Accommodation Principle*;

And whereas, the Study Group after careful study of the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, submitted the report to Government and in view of recommendation of the Study Group, the Government of Maharashtra is satisfied that in the public interest it is necessary to incorporate urgently a comprehensive revised regulation in respect of *Transferable Development Rights and Accommodation Principle* in the sanctioned Development Control Regulations of the respective said Planning Authorities replacing the all said existing /proposed regulations of *Transferable Development Rights and Accommodation Principle* (hereinafter referred to as *the proposed modification*);

And whereas, pursuant to the above and in exercise of the powers conferred by Clause (a) of sub-section (1AA) of Section 37 of the said act and all other powers enabling in that behalf, the Government of Maharashtra has published a notice bearing No.TPS-1813/3067/CR-492/MCORP/13/UD-13/dt 30/04/2015 which appeared in the Maharashtra Government Gazette dated 7<sup>th</sup> to 13<sup>th</sup> May 2015 on the page no 10 to 22 for inviting objections and suggestions upon *the said proposed modifications* from the general public and concerned Joint Director of Town Planning of the division was authorized

as an Officer (hereinafter referred to as *the said Officer*) to give hearing and submit his report to the Government;

1376

And whereas after considering the reports submitted by the concerned said Officers and consulting the Director of Town Planning M.S.Pune, the Government of Maharashtra is of the opinion that the proposed modifications in respect of "*Transferable Development Rights*" as mentioned in *ANNEXURE B* should be sanctioned with certain modifications for the said Planning Authorities (excluding Municipal Corporations of Kokan Division) as mentioned in *ANNEXURE A* and decided to take decision on Accommodation Reservation Principle separately;

Now therefore, in exercise of the powers conferred by Clause (c) of sub-Section (1AA) of Section 37 of the said act and all other powers enabling in that behalf, the Government of Maharashtra finally sanctions the proposed modifications in respect of "*Transferable Development Rights*" as mentioned in *ANNEXURE B* with certain modifications for the said Planning Authorities as mentioned in *ANNEXURE A* attached herewith;

02. This notification shall be kept open for inspection to the general public in the following offices for the above period on all working days.

- (i) Office of the Director of Town Planning, Central Building, Pune;
- (ii) Office of the Joint Director of Town Planning, Pune, Nashik, Nagpur, Aurangabad, Amravati Division;
- (iii) Commissioner Municipal Corporation

This notice shall also be made available on the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (महाराष्ट्र / पंजाब).

By order and in the name of Governor of Maharashtra,

Sanjay  
Balkrishna Saoji  
(Sanjay Saoji)  
Under Secretary to Government

Digitally signed by Sanjay Saoji, DN: cn=Sanjay Saoji, o=Government of Maharashtra, email=Sanjay.Saoji@maharashtra.gov.in, c=IN, date=2018.12.14 14:28:45Z

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Accompaniment to the Government in Urban Development Department Notification bearing No. TPS -1813/3067/CR-122/MCORP/12/UD-13, dated 28/01/2016.

## REGULATIONS FOR GRANT OF TRANSFERABLE DEVELOPMENT RIGHTS

### 1.0 TRANSFERABLE DEVELOPMENT RIGHTS -

*Transferable Development Rights (TDR)* is a compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as *Development Right Certificate (DRC)*.

Development Rights Certificate (DRC) shall be issued by Municipal Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

### 2.0 CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS ( TDR ):-

Compensation in terms of *Transferable Development Rights (TDR)* shall be permissible for-

- i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966;
- ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;
- iii) lands under any new road or road widening proposed under the provisions of Maharashtra Municipal Corporation Act ;
- iv) development or construction of the amenity on the reserved land;
- v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;
- vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;
- vii) the purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.

### 3.0 CASES NOT ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS ( TDR ):-

It shall not be permissible to grant *Transferable Development Rights (TDR)* in the following circumstances:-

- i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;
- ii) where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.

iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.

iv) for the width of road that would be necessary according to the length as per Development Control Regulations;

v) if the compensation in the form of FSI / or by any means has already been granted to the owner.

vi) where lawful possession including by mutual agreement /or contract has been taken.

vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.

viii) For any designation, allocation of the use or zone which is not subjected to acquisition.

#### 4.0 GENERATION OF THE TRANSFERABLE DEVELOPMENT RIGHTS ( TDR ) -

##### 4.1 Transferable Development Rights (TDR ) against surrender of land :-

4.1.1 For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate as given below:-

Area Designated on DP	Entitlement for TDR/DR
Non-congested Area	2 times the area of surrendered land.
Congested Area	3 times the area of surrendered land.

(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)

*Provided that*, if leveling of land and construction/erection of the compound wall / fencing as per Clause No. 4.1.2 to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-congested area and congested area respectively.

*Provided also that* Additional / incentive Transferable Development Rights (TDR) to the extent of 20 % , 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR ) within 1, 2 ,3 years and 5 and 4 years from this notification respectively.

Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR . Also the quantum of Transferable Development Rights (TDR ) generated for reservation in CRZ/BDP/HTHS areas or in areas which have some natural or legal constraint on development shall be as decided by the Government separately.

4.1.2 DRC shall be issued only after the land is surrendered to the Municipal Corporation, free of cost and free from encumbrances and after leveling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 mt above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Municipal Commissioner. *Provided that*, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of *Transferable Development Rights (TDR)* shall be reduced as prescribed in proviso to Clause 4.1.1.

4.1.3 If any contiguous land of the same owner/developer, in addition to the land under surrender for which *Transferable Development Rights (TDR)* is to be granted, remains unbuildable, the Municipal Commissioner may grant *Transferable Development Rights (TDR)* for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Municipal Commissioner shall quarterly report such cases to Government.

4.1.4 In case of lessee, the award of *Transferable Development Rights (TDR)* shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

**4.2 Transferable Development Rights (TDR) against Construction of Amenity-**

When an owner or lessee with prior approval of Municipal Commissioner, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Municipal Commissioner and hands over the said developed/constructed amenity free of cost to the Municipal Commissioner then he may be granted a *Transferable Development Rights (TDR)* in the form of FSI as per the following formula:-

**Construction Amenity TDR in sq.m. = A/B \* 1.25**

Where,

A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

**5.0 UTILISATION TRANSFERABLE DEVELOPMENT RIGHTS ( TDR ):-**

5.1 A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for *Transferable Development Rights (TDR)* utilisation shall be submitted alongwith the documents as may be prescribed by the Commissioner or by the Government from time to time.

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5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Municipal Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.

5.3 The *Transferable Development Rights (TDR)* generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in congested or non-congested area earmarked on Development Plan. The equivalent quantum of *Transferable Development Rights (TDR)* to be permitted on receiving plot shall be governed by the formula given below:-

$$\text{Formula: } X = (R_g / R_r) \times Y$$

Where, X = Permissible Utilisation of TDR/DR in sqm on receiving plot

R<sub>g</sub> = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year

R<sub>r</sub> = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sq.m.

#### 5.4- Utilisation of Transferable Development Rights (TDR) and Road Width Relation :-

5.4.1 Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of *Transferable Development Rights (TDR)* on receiving plot shall be, subject to the road width, as prescribed below:-

Sr No	Plots Fronting on Road width	Maximum permissible TDR Loading		
		Plot area in sq.mt.		
		Upto 1000 sq.mt.	1000 to 4000 sq.mt.	4000 sq.mt. and above
1	2	3	4	5
1	9mt and above but less than 12	0.20	0.40	0.40
2	12mt and above but less than 18	0.30	0.50	0.65
3	18mt and above but less than 24	0.30	0.60	0.90
4	24mt and above but less than 30	0.30	0.80	1.15
5	Above than 30 mt	0.30	1.00	1.40

Note:-

- i) Column No.3, 4 and 5 shows the maximum permissible TDR that can be utilised on any plot.
- ii) FSI loading limit on such plot (Maximum Building potential) shall be the basic FSI + TDR + Additional FSI on payment of premium if any.
- iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.
- iv) The priority and quantum of maximum permissible TDR loading mentioned above shall include atleast 20 % slum TDR (wherever applicable) and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above .

v) If a plot is situated on internal road having dead end within 50 mt. from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR. 1382

5.4.2 Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Shum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone etc. where specific provisions which are sanctioned by the Government shall apply.

5.4.3. Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in regulation no 5.4.1 shall not be applicable.

5.4.4 The utilisation of *Transferable Development Rights (TDR)* shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.

5.4.5 Areas Restricted from Utilisation of *Transferable Development Rights (TDR)* :-

Utilisation of *Transferable Development Rights (TDR)* shall not be permitted in following areas:-

- a) Agricultural / no development / Green zone / HTHS Zone and Bio Diversity Park reservation in the Development Plan.
- b) Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.
- c) Coastal regulation zone.
- d) Where the permissible basic Zonal FSI is less than 0.75.
- e) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defense restriction areas, etc.) or under these regulations.

#### 6.0 GENERAL STIPULATION:-

6.1 Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribed. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.

Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i) share of Government and land holder ii) transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

6.2 DRC shall be issued by the Municipal Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a "transferable and negotiable instrument" after the authentication by the Municipal Commissioner. The Municipal Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.

6.3 The Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.

#### 6.4 Transfer of DRC-

6.4.1 The Commissioner shall allow transfer of DRC in the following manner-

i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.

ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Commissioner with an application alongwith relevant documents as may be prescribed by the Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the Commissioner and in such circumstances the Certificate shall be available for use only to the holder / transferor.

6.4.2 The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.

6.5 The Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-

i. Under direction from a competent Court.

ii. Where the Commissioner has reason to believe that the DRC is obtained a) by producing fraudulent documents b) by misrepresentation,

6.6 Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control Regulations,

6.7 DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.

6.8 DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding *Transferable Development Rights (TDR)* receiving potential, the total area of the reservation before surrender, shall be considered.

#### 6.9 Infrastructure Improvement Charges-

The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

**7.0 VESTING OF LAND :-**

7.1 The Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.

7.2 In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the Commissioner on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the Municipal Commissioner shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation.

Provided also that, if such Appropriate Authority is the State Government Department, the Municipal Commissioner shall handover the possession of such land to the concerned Department free of cost.

**8.0 EFFECT OF THIS REGULATION:-**

a) Provision of Generation of TDR from these regulations shall not be applicable where DRC has been issued prior to publication of these regulations However Utilization of such TDR shall be allowed as per these regulations only.

b) These Regulations shall come into effect from publication of this Notification in Official Gazette.

By order and in the name of Governor of Maharashtra,

Sanjay  
Balkrishna  
Saoji

Digitally signed by Sanjay Balkrishna Saoji  
DN: cn=Sanjay Balkrishna Saoji, o=Government of Maharashtra,  
ou=Secretary, postalCode=400001,  
serialNumber=1, email=Sanjay.Balkrishna.Saoji@mah.nic.in,  
c=IN, postalCode=400001, postalCode=400001,  
serialNumber=1, email=Sanjay.Balkrishna.Saoji@mah.nic.in,  
c=IN, postalCode=400001

(Sanjay Saoji)

Under Secretary to Government

राज्यातील महानगरपालिकांसाठी मंजूर केलेले विकास हक्क हस्तांतरण (TDR) नियमावली संदर्भात महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम-१५४ अन्वये निर्गमित केलेले पुरक पत्र. (Addendum)

## Annexure XII

महाराष्ट्र शासन  
पुरक पत्र  
नगर विकास विभाग,  
मंत्रालय, मुंबई-३२  
दिनांक : ०२/०५/२०१६

क्र.टिपीएस-१८१३/३०६७/प्र.क्र.१२२/१२/मनपा/नवि-१३

सोबतचे पुरक पत्र महाराष्ट्र शासनाच्या साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करण्यात यावे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

Sanjay  
Balkrishna  
Saoji

Digitally signed by Sanjay Balkrishna Saoji  
DN: cn=Sanjay Balkrishna Saoji, o=Sanjay Balkrishna Saoji, email=Sanjay.Balkrishna.Saoji@sanjaybalkrishna.com, c=IN

(संजय सावजी)

अवर सचिव, महाराष्ट्र शासन

प्रत,

- १) मा.मुख्यमंत्री यांचे सचिव, मंत्रालय, मुंबई.
- २) मा.राज्यमंत्री, (नगर विकास) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
- ३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

- १) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) आयुक्त, महानगरपालिका, पुणे / पिंपरी-चिंचवड / सोलापूर / कोल्हापूर / सांगली-मिरज-कुपवाड / नागपूर / चंद्रपूर / नाशिक / अहमदनगर / जळगाव / धुळे / भालेगाव / औरंगाबाद / नांदेड-वाघाळा / लातूर / परभणी / अमरावती / अकोला (शाखा कार्यालयामार्फत).
- ५) सह संचालक, नगर रचना, अंमलबजावणी कक्ष / मुल्यांकन / पुणे / कोकण / नाशिक / नागपूर / औरंगाबाद / अमरावती विभाग.
- ६) सहायक संचालक, नगर रचना / नगर रचनाकार, सर्व शाखा कार्यालये, नगर रचना विभाग.
- ७) अवर सचिव, नवि-११/नवि-३० / कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- ८) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.- त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या, साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करून त्याच्या प्रत्येकी ५० प्रती नगर विकास विभागास पाठवाव्यात.
- ९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई - त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- १०) निवड नस्ती (कार्यासन-१३).

**NOTIFICATION  
(ADDENDUM)**

Government of Maharashtra  
Urban Development Department  
Mantralaya, Mumbai-32  
Date:02/05/2016

**Maharashtra Regional And Town Planning Act, 1966**

No. TPS -1813/3067/CR-122/MCORP/12/UD-13: Whereas, in exercise of the powers conferred by Clause (c) of sub-Section (1AA) of Section 37 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the "said Act") and all other powers enabling in that behalf, the Government of Maharashtra finally sanctioned the "*Transferable Development Rights*" regulations as mentioned in Annexure-B (hereinafter referred to as 'the said final TDR regulations) in respect of Municipal Corporations as mentioned in Annexure-A of the notification No. TPS -1813/3067/CR-122/MCORP/12/UD-13 Dt.28/01/2016 which is published in Maharashtra Government Gazette dt.29/01/2016 (hereinafter referred to as 'the said notification) ;

And whereas, various representations from Commissioners of Corporations, Stake holders, Architect, Developers, Organizations etc are received on the said final TDR regulations requesting to review some of the provisions like utilisation of earlier generated TDR, utilisation of TDR on road width and plot sizes ,TDR allowed to be utilised on road width less than 9.00 mt. etc.;

And whereas after considering the various representations and in larger public interest, the Government of Maharashtra is of the opinion that some of these provisions from the said final TDR regulations shall be clarified or amended for smooth implementation of the said regulations and the Government found it expedient in the public interest to take recourse of the Section 154 of the said Act, to issue addendum to the said Notification;

Now therefore, in exercise of the powers conferred by Section 154(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and all other powers enabling in that behalf, the Govt. of Maharashtra hereby accordingly amend the said notification TPS -1813/3067/CR-122/MCORP/12/UD-13, Dt.28/01/2016 by issuing Addendum to the said notification as mentioned in Annexure-B attached here with;

02. The provisions of this Addendum along with provisions of the earlier "said notification" shall have effect from the date of publication of earlier "said notification" in the Maharashtra Government Gazette i.e. from Dt.29/01/2016.

03. This addendum shall be kept open for inspection to the general public in the following offices for the above period on all working days.

- (i) Office of the Director of Town Planning, M. S. Central Building, Pune;
- (ii) Office of the Joint Director of Town Planning, Pune, Nashik, Nagpur, Aurangabad, Amravati Division;
- (iii) Commissioner Municipal Corporation

This notice shall also be made available on the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (महाराष्ट्र / विभाग).

By order and in the name of Governor of Maharashtra,

Sanjay  
Balkrishna  
Saoji

(Sanjay Saoji)

Under Secretary to Government

Digitally signed by Sanjay Saoji, DN: cn=Sanjay Saoji, o=Government of Maharashtra, email=Sanjay.Saoji@maharashtra.gov.in, c=IN

Accompaniment to the Government in Urban Development Department Notification bearing No. TPS -1813/3067/CR-122/MCORP/12/UD-13, Dated 02/05/2016

<b>Regulation No</b>	<b>Addendum issued under Section 154 of the M.R. And T. P. Act 1966 to the TDR Regulation (Annexure-B) sanctioned vide Government Notification No. TPS -1813/3067/CR-122/MCORP/12/UD-13, dated 28/01/2016</b>																						
<b>3.0 (iv)</b>	<p>The following sentence is added before sub regulation (iv) of Regulation no.3.</p> <p>3.0 (iv) - In cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;</p>																						
<b>4.1.1</b>	In the Second proviso of Regulation no 4.1.1 the word "and 4" is deleted from the last sentence.																						
<b>4.1.2</b>	<p>In the Regulation no 4.1.2, following proviso is added-</p> <p>Provided further that such construction/erection of compound wall/fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in regulation no 4.1.1 shall be granted without any reduction.</p>																						
<b>5.4.1</b>	<p>Column no 3 and 4 of the Table in the Regulation no 5.4.1 is deleted. Column no 5 is renumber as column no.3. With this amendment the Table in the Regulation no 5.4.1 is amended as shown below.</p> <table border="1" data-bbox="384 1238 1246 1688"> <thead> <tr> <th><b>Sr. No</b></th> <th><b>Plots Fronting on Road width</b></th> <th><b>Maximum permissible TDR Loading</b></th> </tr> </thead> <tbody> <tr> <td><b>1</b></td> <td><b>2</b></td> <td><b>3</b></td> </tr> <tr> <td>1</td> <td>9mt and above but less than 12</td> <td>0.40</td> </tr> <tr> <td>2</td> <td>12mt and above but less than 18</td> <td>0.65</td> </tr> <tr> <td>3</td> <td>18mt and above but less than 24</td> <td>0.90</td> </tr> <tr> <td>4</td> <td>24mt and above but less than 30</td> <td>1.15</td> </tr> <tr> <td>5</td> <td>30 mt. and Above</td> <td>1.40</td> </tr> </tbody> </table>		<b>Sr. No</b>	<b>Plots Fronting on Road width</b>	<b>Maximum permissible TDR Loading</b>	<b>1</b>	<b>2</b>	<b>3</b>	1	9mt and above but less than 12	0.40	2	12mt and above but less than 18	0.65	3	18mt and above but less than 24	0.90	4	24mt and above but less than 30	1.15	5	30 mt. and Above	1.40
<b>Sr. No</b>	<b>Plots Fronting on Road width</b>	<b>Maximum permissible TDR Loading</b>																					
<b>1</b>	<b>2</b>	<b>3</b>																					
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3	18mt and above but less than 24	0.90																					
4	24mt and above but less than 30	1.15																					
5	30 mt. and Above	1.40																					
<b>5.4.1 Note (I)</b>	<p>The note (I) of Regulation no 5.4.1 is amended as follow.</p> <p>Column No.3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier Regulations shall remain in force except for Gaothan/Congested areas.</p> <p>Provided also that the above utilisation of TDR would be available to an existing road width of 9 mt and above so marked under the relevant Municipal Corporation Act.</p>																						

<p><b>5.4.1</b> <b>Note (ii)</b></p>	<p>In the note (ii) of regulation no 5.4.1, the following word is added at the end of note after the word "if any"</p> <p>FSI loading limit on such plot (Maximum Building potential) shall be the basic FSI + TDR + Additional FSI on payment of premium if any + Road widening FSI of the very said plot if any.</p> <p>However the Municipal Commissioner shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development.</p>
<p><b>5.4.2</b></p>	<p>In the Regulation no 5.4.2 after the word "Metro Influence Zone" the word BRTs, TODs is added.</p> <p>Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone, BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply</p>
<p><b>8 (a)</b></p>	<p>In the Regulation no 8(a), the sentence "However Utilization of such TDR shall be allowed as per these regulations only " is replaced with -</p> <p>"However DRCs issued under the old Regulations shall be allowed to be utilised as per TDR zones of old Regulations without indexation but subject to all other conditions of these Regulations. Such utilisation shall be allowed for one year only.</p> <p>Provided also that old TDR purchased for utilisation on a specific plot with registered documents of sale and/or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per the old regulations".</p>

By order and in the name of Governor of Maharashtra,

Sanjay  
Balkrishna  
Saoji

Digitally signed by Sanjay Saoji, DN: cn=Sanjay Saoji, o=Maharashtra, ou=Government of Maharashtra, email=sanjay.saoji@maharashtra.gov.in

(Sanjay Saoji)  
Under Secretary to Government

DCR 1987

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Annexure XIII

13.4.3.1 Cinema Theatres/Assembly Halls- Minimum size of plot for cinema theatres/assembly building used for public entertainment with fixed seats shall be on the basis of seating capacity of the building at the rate of 3 sq.m. per seat or as prescribed by Govt. from time to time.

13.4.3.2. *Mangal Karyala* – The minimum size of plot shall be 1000 sq.m.

13.4.3.3 *Petrol filling Station* The minimum size of plot shall be

(a) 30.50 X 15.75 m. in the case of Petrol Filling Station with kiosk without service bay.

(b) 36.5 X 30.5 m . case of Petrol Filling station with service bay.

13.4.4. F.A.R./Built-up Area/Tenement Density/Calculation on Net

Plot Area –

For the purpose of F.A.R./ Built up Area/Tenement density calculation the net area of the plot shall only be considered. In the case of a layout such net area shall be calculated after deducting from the gross area of plot, the areas covered by means of access and recreational and amenity open space

13.4.4.1.-Deleted-

13.4.4.2 -Deleted-

13.5 If the land proposed to be laid out is affected by any reservation/s or public purpose/s the authority may agree to adjust the location of such reservation/s to suit the development without altering the area of such reservation, Provided however, that no such shifting of the reservations shall be permitted.

(a) beyond 200 m. of the location in the Development Plan.

(b) beyond the holding of the owner in which such reservation is located, and

(c) unless the alternative location is at least similar to the location of the Development Plan as regards access, levels etc.

All such alterations in the reservations. alignment of roads shall be reported by the Planning Authority to Govt. at the time of sanctioning the layout.

13.6 Convenience Shopping – In the case of layouts or sub- division of areas in residential and commercial zones, provision shall be made for convenience shopping. Such shopping area shall not be less than 2% but shall not however, exceed 5% of the area of the plots. (In industrial zones provisions of rule No. 13.3.2 shall apply)

Further the following provisions shall apply

**15.7 PLOT AREA, PLOT WIDTH FOR VARIOUS USES:**

Minimum plot areas and widths for various uses shall be as given below in the Table No.4.

Table No.4				
MINIMUM PLOT AREA, MINIMUM WIDTH, FOR VARIOUS USES				
Sr. No.	Uses	Plot area (in sq.m.)	Min. Plot Width	Type of Development
(1)	(2)	(3)	(4)	(5)
1	Residential and Commercial (except those in 2,3 & 4 below)	i) 30 and above but upto 125	As per Table No. 6	Row
		ii) Above 100 but less than 250		Semi-detached/ Detached
		iii) 250 & above		Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Up-gradation / Reconstruction Scheme by public authority.	25 and above but upto 125	As per Table No.6	Row
3	Auto Fuel Filling station -			
	(a) Without service bay	510	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.

Note : In case of sr.no.1, pattern of development permissible within a plot shall be shown in dotted line while approving the layout. However change in pattern may be permitted in future, if it fits in to above pattern of development and does not disturb the overall pattern of development already approved.

**15.8 NET PLOT AREA AND COMPUTATION OF FSI**

For the purpose of computing FSI/Built-up area, the net area of the plot shall be as under.

- In case of a plotted layout/sub-division /group housing scheme / any development, net area shall be the balance plot area, after deducting the area covered by amenity space under Regulation no 15.4 which is deemed reservations and Development Plan proposals, if any, from the total area of plot.
- For the purpose of computation of FSI/built-up area, the net area of the plot shall only be considered.

In case of plotted layout, the basic FSI of such net area shall be distributed on all plots on pro-rata basis or on certain plots to which land owner desires, subject to maximum receiving potential prescribed in these regulations.



- iv) In case of plots from already approved layouts, the plot area shall be treated as net plot area.
- v) The above regulations in respect of net plot area and computation of FSI shall apply to proposals in all land use zones.

### 15.9 TRANSFER OF DP SITES (OTHER THAN DR ROAD) IN LIEU OF FSI

If in any development proposal, owner desires to hand over the reserved site to the Planning Authority, then FSI of such reserved site equivalent to the TDR may be allowed to be utilized on the remaining land. Transfer deed to that effect shall be executed and FSI calculation shall be mentioned on the plans of development proposal. In case of plotted layout, distribution of FSI of plots in pursuance of such transfer shall be as desired by the owner and may differ from plot to plot. If some FSI remains unutilized, the owner shall be entitled for TDR against the remaining FSI.

### 15.10 RELOCATION OF DP SITES/DP PROPOSALS

If the land proposed to be laid out for any development is affected by any reservations for public purposes, the Municipal Commissioner may agree to adjust the boundaries of the reservation or shift the location of such reservation to suit development without altering the area of such reservation. Land offered in alternate should be suitable for the purpose for which the original reservation was proposed. Provided that no such shifting of the reservations shall be permitted.

- (a) If the reservation proposed to be relocated is in parts;
- (b) Beyond 300 mtr. of the original location in the Development Plan;
- (c) Beyond the same holding of the owner in which such reservation is located;
- (d) Unless the alternative location and size is at least similar to the location and size of the Development Plan as regards access, levels, etc.;
- (e) Unless the relocation is within area covered by the layout or development permission under sanction; and
- (f) If the land is reserved in view of its geographical location like ESR, STP, Nalla training, bio diversity proposal, etc.
- (g) If the reservation is already shifted under these regulations.

Provided that relocation of the reservation from a land may also be permitted on any land within 300 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority in lieu of TDR subject to conditions mentioned in above sub Regulation no (a), (d) and (f), and (g).

The Municipal Commissioner shall issue a well-reasoned order of such relocation, along with the authenticated part plan showing both locations, under his seal and signature, with a copy to the Government, Director of Town Planning, Maharashtra State, for information and record purpose. The proposal of Development Plan shall stand modified to that effect.

### 15.11 AMALGAMATION OF PLOTS

Amalgamation of plots shall be permissible if they are contiguous permissible subject to following

- a) Amalgamation of plot having incompatible zoning in development plan shall not be allowed.



Annexure XV

सत्यमेव जयते  
महाराष्ट्र शासन

जिल्हाधिकारी कार्यालय, पुणे  
( खनिकर्म शाखा )

घ दिग्ग. चोंवा गजला. पुणे ४११ ००१

दूरध्वनी क्रमांक -- ०२०-२६१२४१३७

Email : miningpune123@gmail.com

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क्र. खनिकर्म/कावि/१९९५/२०२२  
पुणे, दिनांक :- ११/०७/२०२२

प्रति,

तहसिलदार, पुणेशहर

विषय:- मा.हरित न्यायालय पुणे (पश्चिम विभाग) यांचेकडील अर्ज क्र.२८/२०१९  
तानाजी बाळासाहेब गंभीरे  
विरुद्ध  
युनियन ऑफ इंडिया व इतर.

संदर्भ :- १) या कार्यालयाकडील पत्र क्र. खनिकर्म/कावि/३८४१ व ३८८४/२०२१,  
दिनांक १७/०१/२०२२ रोजीचे पत्र  
२) आपले कार्यालयाकडील पत्र जा.क्र. गौख/कावि/८९४/२०२१, दिनांक  
२९/१२/२०२१ रोजीचे पत्र.

उपरोक्त संदर्भिय विषयाबाबत कळविणेत येते की, श्री. तानाजी बाळासाहेब गंभीर यांनी गौजे वानवडी, तालुका पुणेशहर, जिल्हा पुणे येथील जमीन स.नं. ९३अ/१अ/२, स.नं. ९३अ/२, स.नं.९३अ/३, स.नं.९३अ/४ मधील क्षेत्राबाबत मा.हरित न्यायालय पुणे (पश्चिम विभाग) यांचेकडे अर्ज क्र.२८/२०१९ अन्वये यचिका दाखल आहे.

त्या दाव्याच्या अनुषंगाने गौजे वानवडी, तालुका पुणेशहर, जिल्हा पुणे येथील जमीन सर्व्हे नं. ९३अ/१अ/२, ९३अ/२, ९३अ/३ व ९३अ/४ या मिळकतीमध्ये या कार्यालयातून तात्पुरता गौणखनिज परवाना दिले अगर करे? याबाबतचे अगिलेख देणेत यावेत अशी विनंती संदर्भिय पत्राद्वारे केलेली आहे.

प्रस्तुत संदर्भिय पत्राच अनुषंगाने या कार्यालयास उपलब्ध अगिलेखाची पडताळणी केली असता, गौजे वानवडी, तालुका पुणेशहर, जिल्हा पुणे येथील जमीन सर्व्हे नं. ९३अ/१अ/२, ९३अ/२, ९३अ/३ व ९३अ/४ या मिळकतीमध्ये तात्पुरता गौणखनिज परवाना देणेत आलेला नाही.

(संजय म. वामणे)

जिल्हा खनिकर्म अधिकारी  
जिल्हाधिकारी कार्यालय पुणे

To  
 Tahildar Pune City  
 Sub. Q.A. no. 28/2019. Tanaji Gadhire  
 vs  
 Union of 8000 and 8000  
 Ref. 1. This office letter dated 17/04/2022  
 2. Your office letter dated 28/11/2021

In view of the above mentioned subject, it is hereby requested you to file the application for Q.A. No. 28/2019 before the Hon'ble H.O. Western zone, Pune as per order of Hon'ble H.O. 93A/1A/2, 93A/2, 93A/4 from village Wanjwed, Tal. Pune, city.

By reference letter No. 2, you have asked whether the temporary mining permission given by this office or not. The record in this regard has been reviewed and it is found that no any temporary mining permission has been issued by this office as per order in the Q.A.

Pune  
 Date: 11/7/2022

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28th March 2022

**TO WHOM SO EVER IT MAY CONCERN**

Name of Project			Commercial Building "93 AVENUE"					
Project Proponent			M/s Raviraj Bokadia Creative					
Name of Architect			Ar. Hirak Shah					
Planning Authority			Pune Municipal Corporation, Pune					
Site Address			S. No. 93 A / 1 A / 2 + 93 A / 2, + 93 A / 3 + 93 A / 4, Wanowari, Pune					
Sr. No.	Particulars	Approval No. & Date	Approved FSI Area (Sq.M.)	Approved Non FSI Area (Sq.M.)	Approved FSI + Non FSI Area (Sq.M.)	Construction Status till date - FSI Area (Sq.M.)	Construction Status till date - Non FSI Area (Sq.M.)	Construction Status till date - FSI + Non FSI Area (Sq.M.)
1	Plan Approved	CC / 0005 / 06 Dt. 01-04-2006	11481.84	15330.78	26812.62	0.00	0.00	0.00
2	Plinth Check 1	BCO / 14 / 4 / 240 Dt. 21-07-2007	11481.84	15330.78	26812.62	0.00	12986.12	12986.12
3	Plinth Check 2	BCO / 14 / 4 / 312 Dt. 21-07-2007	11481.84	15330.78	26812.62			
4	Plan Approved	CC / 3020 / 07 Dt. 04-01-2008	13700.10	21578.07	35278.17	4857.46	12404.96	17262.43
5	During Construction	June 2010	13700.10	21578.07	35278.17	13700.00	18144.35	31844.35
6	<b>Construction Work was on hold from November 2010 till November 2017</b>							
7	Plan Approved (Revalidation of plan approved on)	CC / 2634 / 16 Dt. 22-11-2016	13700.10	21578.07	35278.17	13700.00	18144.35	31844.35
8	Plan Approved	CC / 0527 / 17 Dt. 25-05-2017	14322.51	24920.56	39243.07	13700.00	18144.35	31844.35
9	Application to PMC for EC	Dt. 30-08-2017	22689.18	25795.17	48484.35	13700.00	18144.35	31844.35
10	EC received from PMC	Dt. 10-11-2017	22689.18	25795.17	48484.35	13700.00	18144.35	31844.35
11	Plan Approved	CC / 3309 / 17 Dt. 12-03-2018	24089.51	25863.61	49953.12	17775.97	20485.43	38261.40
12	Plan Approved	CC / 0589 / 18 Dt. 07-06-2018	25476.66	26357.81	51834.47	21117.84	20854.84	41972.68
13	EC received from SEIAA	Dt. 15-06-2018	25476.66	26357.81	51834.47	21117.84	20854.84	41972.68

  
 Ar. Hirak Shah  
 ( CA / 2004 / 32903 )

**Disclaimer**

This information is issued by M/s Hirak Shah Associates, a firm through its proprietor Ar. Hirak Shah on request of Promoter & Developers as mentioned above. This certificate is prepared based on the documents & information provided by Promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The firm or the Architect is in no way concerned with the issues or disputes if any arising out of the information certified except the facts certified in the progress report on the technical knowledge and expertise of the Architect. While every effort to check the progress of work of Building mentioned in this progress report, it is provided with no warranties whether expressed, statutory or implied. The information and the matter in this progress report are given in reliance of the oral or written report received from client or his representative Ar. Hirak Shah and its staff shall not be held responsible for errors performed by client or his representative and shall not be involved in any dispute arising out of this progress report. In case of additional work done on site revision is mandatory and any consequences arising due to this you shall be solely responsible & may lead to penalty / removal of structure.

पर्यावरण समिती,  
पुणे महानगरपालिका  
जा.क्र:-आय ई सी /समिती/ - १०  
दिनांक:- १०-११-२०१७

मा. कार्यकारी अभियंता  
बांधकाम परवाना विभाग  
पुणे महानगरपालिका

विषय : प्रस्तावित प्रकल्प "कमर्शियल बिल्डींग" साठी पर्यावरण अटी समुचित करणेबाबत.

संदर्भ : १) पर्यावरण कक्ष जा. क्र. पर्या-२७ दि. ०७-१०-२०१७.

२) पर्यावरण समिती बैठक क्र. ३, दि. ०९-१०-२०१७.

शासन निर्णय क्रमांक टीपीएस -१८१६/प्र क्र ४४३/१६/ वियो /पुणे व कोंकण विभाग / नवि-१३, दि २८-६-२०१७ अन्वये प्रस्तावित प्रकल्प "कमर्शियल बिल्डींग" S.No. 93A/1A/2, 93A/2, 93A/3, 93A/4, वानवडी, पुणे बाबत पर्यावरण कक्ष, पुणे म. न. पा. यांनी तपासणी करून Category-२ अंतर्गत पर्यावरण समितीकडे शिफारस केली आहे.

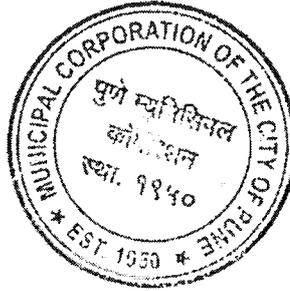
दि. ९-१०-२०१७ रोजी पर्यावरण समिती च्या बैठकीमध्ये झालेल्या चर्चेनुसार पर्यावरण अटीस अनुसरून सदर प्रकल्पामे शिफारस करण्यात आली आहे. तरी वरील शासन निर्णयानुसार प्रस्तावित प्रकल्प "कमर्शियल बिल्डींग" ला बांधकाम परवानगी देतांना सोबत जोडलेल्या अटीचा समावेश करण्यात यावा.  
कळावे,

  
पर्यावरण अधिकारी  
तथा सदस्य सचिव, पर्यावरण समिती  
पुणे महानगरपालिका

प्रत:

मे. रविराज रियालिटी,  
१ ते ५, मिलेनियम स्टार,  
ढोले पाटील रोड,  
पुणे - ४११००१

सोबत पान. क्र. १ ते १८



## Integration of Environmental Conditions for Project Category- 2

As per Directives of Government of Maharashtra, Notification No. TPS-1816 / CR-443/16/DP/Pune&Konkan/UD-13 Dated 28/6/2017

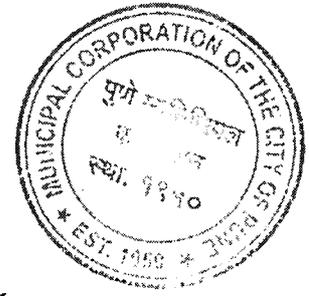
Name of Project : **“COMMERCIAL BUILDING”**

At S. No. **93A/1A/2, 93A/2, 93A/3, 93A/4,**  
Village Wanwadi, Pune  
by M/s. Raviraj Bokadia Creative

- Ref: 1) Recommendation by Environment Cell of PMC Out No. Parya- 27 dated 07-10-2017  
2) Environment Committee meeting No.3, dated 09-10-2017.  
3) Compliances submitted by project proponent on 23-10-2017

The proposal was considered as per Notification No. TPS-1816 / CR443/16/DP/ Pune &Konkan/ UD-13 Dated 28/6/2017, by the Environment Cell of PMC and recommended the project for prior Integration of Environment Conditions to Environment Committee of PMC. The Environment Committee has recommended the Integration of Environmental Conditions into the project. The project may be put up for further building permission process of PMC.





**Consolidated Statement**  
(Category II)

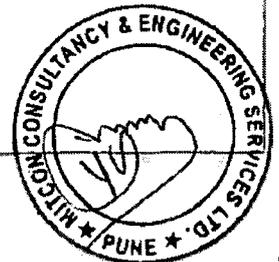
(As per Directives of Government of Maharashtra, Notification No TPS-1816 CR443/16/RP/Directive/UD-13 issued under Section 154(1) of Maharashtra Regional and Town Planning Act 1966)

Brief Information Submitted by M/s. Raviraj Bokadia Creative is as -

1. Basic Information	
1. Name of Project	Building Construction Project "Commercial Building" At S. NO. 93A/1A/2, 93A/2, 93A/3, 93A/4, Village Wanwadi, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Raviraj Bokadia Creative
2. Name of Project Proponent, address & Email Id	Name Mr RAVINDRA N. SAKLA
	Address Raviraj Realty 1 to 5, Millenium Star Dhole Patil Road, Pune - 411 001 (India)
	Telephone 9922404090, 8390905145
	Email ID <a href="mailto:ravindrasakla@gmail.com">ravindrasakla@gmail.com</a> , <a href="mailto:jeet.hashtshilp@gmail.com">jeet.hashtshilp@gmail.com</a>
3. Name of Consultant, Contact and & Email id	MITCON Consultancy & Engineering Services Ltd Agriculture College Campus, Next to DIC Office, Shivajinagar, Pune
4. Accreditation of consultant (NABET/QCI Accreditation)	Yes. QCI NABET Accredited. Accreditation No. : Sr. No. 106, Rev. 56 August 08, 2017
5. Is Environmental clearance obtained earlier If yes (Details)	No, Proposed project is in purview of Environmental clearance Vide M.O.E.F & C.C amended Notification dated 9 <sup>th</sup> December, 2016 & Government of Maharashtra, Urban Development Department Directives u/s 154 No. TPS- 1816/CR-443/16/RP Directives/UD-13 dated 13/04/2017.
6. Location of the project Taluka Village	At S. NO. 93A/1A/2, 93A/2, 93A/3, 93A/4, Tal. Haveli, Village Wanwadi, Dist. Pune, Maharashtra
7. Note on the initiated work (If applicable)	Construction done till date is 13700.00 sqm, which is as per sanction no CC/3020/07 dated 04/01/2008.
8. LOI/NOC from MHADA/ Other approvals (If Applicable)	N.A.
9. Total Plot Area (sq.m.)	12,700.00 Sq. M.
10. Deductions	Road acquisition area 518.44  Open space 1,218.16 Sq.m.  Transformer 25.00 Sq.m.
For Raviraj Bokadia Creative	

*Raviraj Bokadia*  
Partners

*[Signature]*

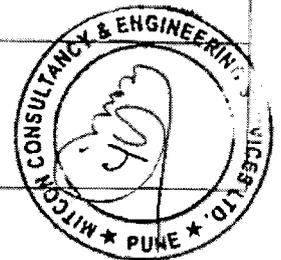
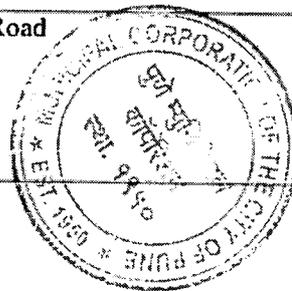


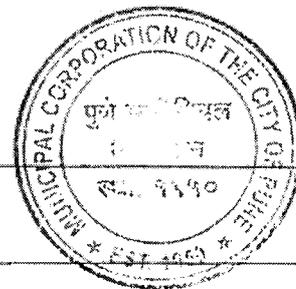
11	Net Plot area in sq m	Net area of plot 10,938.40 Sq.m.								
12	Permissible FSI (Including TDR etc.)	Permissible FSI 10,938.40 Sq.m. Additinal FSI  (a) Road acquisition area 1,114.65 Sq.m.  (b) Transformer 25.00 Sq.m.  (c) Proposed TDR Area 10,620.00 Sq.m.  Total Permissible FSI 22,698.05 Sq.m.								
13	Proposed Built up Area (FSI & Non FSI)	Proposed Built up Area: 48,484.35 Sq.m. (22,689.18 Sq.m. F.S.I. + 25,795.17 Sq.m. Non FSI)								
14	Total ground coverage(m <sup>2</sup> ) & its % (Note: Percentage of plot not open to sky)	5471.71 Sq.m. (50 % of net plot area )								
15	Estimated cost of the project	Rs. 98.0 crores								
16	Court cases pending if any	N.A.								
17	Building Configuration	Number of Buildings & Its Configuration Proposed project consist 1 commercial building <table border="1" data-bbox="657 1169 1343 1308"> <thead> <tr> <th>Buiding</th> <th>No. of Floors</th> <th>Height Of Building(m)</th> <th>Tenements</th> </tr> </thead> <tbody> <tr> <td>Commercial Building</td> <td>B+LG+G+4</td> <td>20.98 m.</td> <td>N.A.</td> </tr> </tbody> </table>	Buiding	No. of Floors	Height Of Building(m)	Tenements	Commercial Building	B+LG+G+4	20.98 m.	N.A.
Buiding	No. of Floors	Height Of Building(m)	Tenements							
Commercial Building	B+LG+G+4	20.98 m.	N.A.							
18	Number of tenants and shops	HYPERMARKET -1 Shops- 281 nos., Offices – 29 nos., Restaurants - 19 nos., Entertainment - 1, Theatre -4 nos , Food Court -1								
19	Number of expected residents/users	5473 nos.								
20	Tenant density per hectare	N.A.								
21	Right of way (Width of the road from the nearest fire station to the proposed building(s))	24.00 M Road								
22	Turning radius for easy access of fire tender movement from all around the building	7.50 M.								

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*Raviraj Bokadia*  
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*[Signature]*



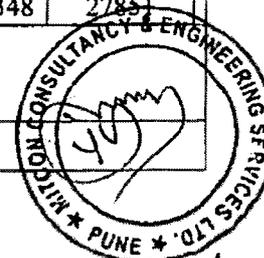


	excluding the width for the plantation																													
23	Existing structure(s) (as on date of application)	1 BUILDING																												
24	Details of the demolition with disposal (If applicable)	N.A.																												
25	Total Water Requirement	Total Water Requirement 232 m <sup>3</sup> /day Fresh water requirement 114 m <sup>3</sup> /day																												
26	Details about Swimming pool	N.A.																												
<b>2. Topography And Natural Drainage</b>																														
1.	Highest Contour	103.55 m.																												
2.	Lowest Contour	101.40 m.																												
3.	Slope	Site slope from 101.40 m. 103.55 m.																												
4.	Ratio	1:72																												
5.	Total cutting quantity	46000 cum																												
6.	Subsoil quantity	6189.00 cum																												
7.	Small rocks quantity	27851.00 cum																												
8.	Required quantity of debris for backfilling cum.	3036.00 cum																												
9.	Additional required quantity of debris cum.	Nil																												
10	Disposal Method	Details of backfilling - <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Sites</th> <th>Top soil</th> <th>Murum</th> <th>Soft rock</th> </tr> <tr> <td colspan="4" style="text-align: center;">Area in cum</td> </tr> </thead> <tbody> <tr> <td>Landscape 93 Avenue Site</td> <td>2000</td> <td>-</td> <td>-</td> </tr> <tr> <td>Backfilling 93 Avenue Site</td> <td>-</td> <td>-</td> <td>3036</td> </tr> <tr> <td>Citadel, Enclave, S.No 51/1/6, 51/7/7, 51/1/8, B.T. Kawde Road, Ghorpadi Pune</td> <td>3000</td> <td>7426.8</td> <td>14889</td> </tr> <tr> <td>Solace Park, B.T. Kawde Road, Ghorpadi Pune</td> <td>1189.12</td> <td>4921.2</td> <td>9926</td> </tr> <tr> <td></td> <td>6189.12</td> <td>12348</td> <td>27851</td> </tr> </tbody> </table>	Sites	Top soil	Murum	Soft rock	Area in cum				Landscape 93 Avenue Site	2000	-	-	Backfilling 93 Avenue Site	-	-	3036	Citadel, Enclave, S.No 51/1/6, 51/7/7, 51/1/8, B.T. Kawde Road, Ghorpadi Pune	3000	7426.8	14889	Solace Park, B.T. Kawde Road, Ghorpadi Pune	1189.12	4921.2	9926		6189.12	12348	27851
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	6189.12	12348	27851																											
11	Is any Nala Passing through Site	No.																												
12	If yes Details	N.A.																												

For Revival Bokadia Creative

*Ravindra J. Jadhav*  
Partners

*[Signature]*

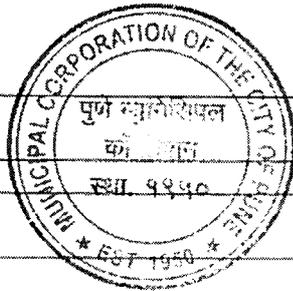
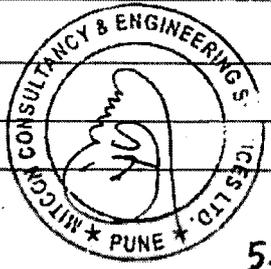


A.

### 3. Water Conservation, Waste Water Management, Rain Water Harvesting and Ground Water Recharge

During construction phase:		
Source of Water	Tanker	
Labour water Requirement	Drinking: 2 m <sup>3</sup> /day Domestic: 3 m <sup>3</sup> /day	
Construction water requirement	45 m <sup>3</sup> /day	
During Operational Phase		
Details	Dry Season	Wet Season
Source of Water	Pune Municipal Corporation	Pune Municipal Corporation
Fresh water ( m <sup>3</sup> /day)	114 m <sup>3</sup> /day	114 m <sup>3</sup> /day
Recycled water (Flushing)	112 m <sup>3</sup> /day	112 m <sup>3</sup> /day
Recycled water (Gardening)	6 m <sup>3</sup> /day	0 m <sup>3</sup> /day
Club house	N.A.	N.A.
Swimming pool	N.A.	N.A.
Total fresh water requirement (Fresh + club house)	114 m <sup>3</sup> /day	114 m <sup>3</sup> /day
Excess treated water	85 m <sup>3</sup> /day	91 m <sup>3</sup> /day
Recycled Water Used	Flushing 112 m <sup>3</sup> /day + Gardening 6 m <sup>3</sup> /day	Flushing 112 m <sup>3</sup> /day + Gardening 0 m <sup>3</sup> /day
Fire fighting	1 Nos. Underground FF Tank of 300 m <sup>3</sup>	

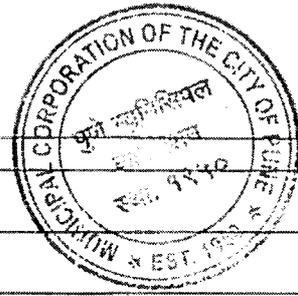
### 4. Rain Water Harvesting (RWH) & Storm water drainage

Level of the Ground water table	Pre Monsoon - 5.75 m bgl Post Monsoon - 4.55 m bgl	
Pre Monsoon		
Post Monsoon		
Size and no. of RWH tank(s) and Quantity	N.A.	
Capacity of RWH tanks	N.A.	
Location of the RWH tank(s) if Provided	N.A.	
Number of recharge pits Provided	3 nos.	
Size of recharge pits	2m x 2m x 2m	
Natural water drainage pattern	Overflow/ surplus water from the recharge pit will be discharge into storm water drainage.	
Volume of the recharge pit	8 cum	
Rain water Harvesting capacity	Recharging potential of 1 recharge pit: 5 m <sup>3</sup> /day	
Estimated Run off	10.46 m <sup>3</sup> /min	
Size of S.W.P	300 mm	

For Rainwater Harvesting at Bokadia Creative

*Rajendra Jethi*  
Partners

*[Signature]*



<b>Sewage and Wastewater</b>	
Sewage generation in KLD:	203 m <sup>3</sup> /day
STP technology:	Moving Media Bio Reactor (MMBR)
Capacity of STP(CMD):	210 m <sup>3</sup> /day
Size of STP Dimensions	21 m X 4 m X 5.30 m (H)
Location of STP	Near exit gate
Budgetary allocation (Capital Cost And O&M cost)	Capital Cost: 59.0 Lakhs O&M cost: 10.11 Lakhs / Year

### 5.Solid waste Management

Details	During Construction In Kgs	During Operation	Disposal Method
Total Waste Generation	10 kg /day	1956.15 kg/day	-
Quantity of top soil to be preserved	6190 cum	N.A.	Reused for landscaping on same site.
Biodegradable Waste	10 kg /day	782kg/day	Through Waste Composter. Generated manure will be used for gardening, remaining manure will be handed over to private nursery in vicinity.
Non-Biodegradable Waste	Nil	1149 kg/day	Handed over to authorized recycler for further handling & disposal purpose
Inert Waste	Nil	Nil	-
E waste	Nil	21.15 kg/day	Handed over to authorized Vendor SWaCH.
Biomedical Waste	Nil	Nil	Not applicable
Hazardous Waste	Nil	Nil	Not applicable
STP Sludge	Nil	4 kg/day	Will be used as manure for gardening purpose or will be disposed off as per CPHEEO manual on sewerage & sewage treatment system, 2013
Area Requirement for OWC / Vermicomposting	N.A.	64 Sq.m.	Manure will be used for gardening remaining manure will be handed over to private nursery in vicinity.

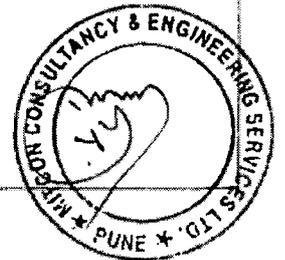
#### Area Requirement:

1. Location:
2. Total Area provided for the storage & treatment of the solid waste - 64 Sq.m.
3. Budgetary Allocation:
  - Capital Cost: 20.75 Lakhs
  - O & M Cost: 5.48 Lakhs /Year

For Raviraj Bokadia Creative

*Raviraj Bokadia*  
Partners

*[Signature]*



**6. Energy**

Details	During Construction	During Operation
Connected Load	48 KW	4234 KW
Maximum Demand={connected load* U.F.} / P.F.	-	2898 KW
DG Set	1 nos. x 62.5 KVA	2 nos. x 750 kVA + 2 nos. x 500 kVA
No. Of Transformers	-	2 nos. x 2000 kVA + 1nos. x 630 kVA
Source	MSEDCL	MSEDCL

The following Energy Conservation Methods are proposed in the project:

- Solar Water Heating Systems of 5000 liters.
- CFL & LED based lighting will be done in the common areas, landscape areas, signage's, Entry Gates and boundary compound walls etc.
- Auto timer switches will be provided for street lights, Garden lights, Parking & staircase lights & other Common area Lights for saving electrical energy.
- Water Level Controllers with timers will be used for water pumps.
- Overall Energy Saving is:
- Compliance of the ECBC guidelines: Yes (If yes then submit compliance in tabular form):

**Compliance with Energy Conservation Building Code (ECBC) 2007**

Sr.No	Section No.	Requirement	Compliance
1.	Building Envelope	Exterior Wall Construction- AAC Bricks (150mm Thick), Internal Plaster(20mm), External Plaster(25mm). 25mm external insulation U-Value (W/m <sup>2</sup> -k)- 0.4 max	U-Value (w/m <sup>2</sup> -k) - 0.39 R- Value (m <sup>2</sup> K/W) - 2.56
2.	Heating, Ventilation and Air Conditioning	The entire building is mechanically ventilated	The entire building is mechanically ventilated
3.	Lighting	Automatic control device for buildings larger than 300 m <sup>2</sup>	Automatic controls shall be provided in all areas.
4.	Electrical power - Transformers	Maximum allowable losses for Dry type distribution transformers with highest voltage for equipment 24kV, at 50% and 100% of the load.	Shall comply as per ECBC standards
5.	Energy Efficient Motors	Motor horsepower ratings shall not exceed 200% of the calculated maximum load	Shall comply as per ECBC standards

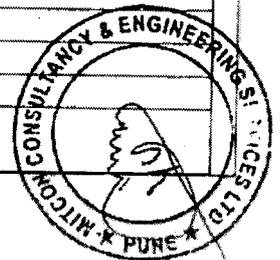
**Detail calculations & % of saving**

Sr No	Energy Conservation Measures	Saving%
1	Energy saved in common Lighting through led	37887 KWh (65%)
2	Energy saved in external lighting	4455 KWh (32%)
3	Solar water heater	19800 KWh (33%)
4	Energy saved by using vfd for lifts	63716 KWh (25 %)
	<b>Total energy saving per annum in Percentage</b>	<b>125858 KWh (28 %)</b>

For Raviraj Bokadia Creative

Raviraj Bokadia

*[Signature]*



7.



### Section 9 Traffic management socio-economic aspects

Criteria	Car	Scooters	Cycles
Covered Parking	Covered parking	Open / covered	Open parking
Required Parking	539	1633	643
Provided Parking	539	1633	643

### Parking efficiency statement for residential Building – Not applicable.

Level	Required Equivalent Car Space	Provided car parking No. 4W	Requires Area for proposed park as per MoEF norms	Proposed parking area (Sq.m)	Provided Equivalent Car Space (Sq.mt)
A	B	C	D=B*C	E (At actual)	F= E/C
Lower Parking	-	-	-	-	-
Upper Parking	-	-	-	-	-

### 7. SOCIO-ECONOMIC ASPECTS

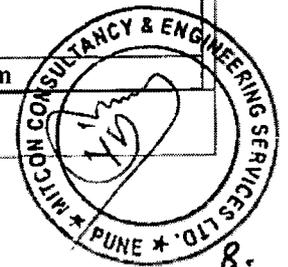
Give details of the existing social infrastructure around the proposed project.

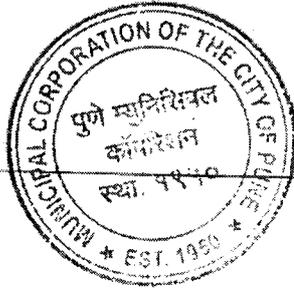
Sr. No.	Nearest Existing Social Infrastructure	Name/Type	Distance from project (in kms)
1	Hospital	Inamdar Multispecialty Hospital	1 km
2	Bank /ATM	Central Bank of India	300 m
3	Police station	Wanwadi Police Station	150 m
4	Restaurant	Machan Restaurant Wanwadi	150 m
5	Hotel	Cacoon Hotel	2.5 km
6	Entertainment centre	Inox Cinema	500 m
7	Park/play ground	Empress Garden	800 m
		Football ground Wanwadi	300 m
8	Religious place of worship	Kalubai mandir	100 m
		St. Patrick's church	1 km
9	Health club	Body fitness club	1.3 km

For Raviraj Bokadia Creative

*Raviraj Bokadia*  
Partners

*[Signature]*





### **BUILDING MATERIALS**

May involve the use of building materials with high-embodied energy. Are the construction materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)

Recycled Contents usage List: Building Material that have recycled / waste products that are used to replace virgin raw materials :

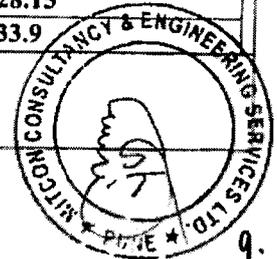
Sr no	Particular	% per cent
1.	Steel	25 %
2.	Glass	12 %
3.	AAC Blocks	60 %
4.	Cement	2 %
	Fly ash bricks	40 %

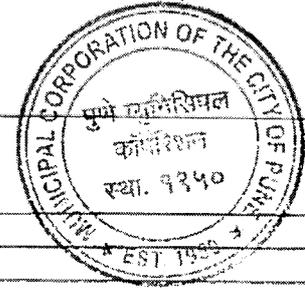
### **8. Environmental Management Plan**

Sr. No.	Pollution Control & Other Environment Infrastructure	Capital Cost In Rs. Lakhs	Annual O & M Cost in Rs. Lakhs
<b>A)</b>	<b>During Construction Phase:</b>		
1	Water for Dust Suppression	1.0	0.30
2	Site Sanitation & Safety	5.0	0.20
3	Environmental Monitoring	-	0.50
4	Disinfection	-	1.00
5	Health Check up	-	0.75
	<b>Total (A)</b>	<b>6</b>	<b>2.75</b>
<b>B)</b>	<b>During Operation Phase:</b>		
1.	Rain Water Harvesting	1.7	0.10
2.	Sewage Treatment Plant	59.00	10.11
3.	Organic Waste Composting	20.75	5.84
4.	Tree Plantation	10.0	2.0
5.	Energy saving	11.3	9.6
6.	Environment Monitoring	-	0.50
7.	Laying of Storm & Sewer line upto final disposal point	-	-
8.	Basement Ventilation	20.0	3.0
	<b>Total (B)</b>	<b>102.75</b>	<b>28.15</b>
	<b>Total (A+B)</b>	<b>128.75</b>	<b>33.9</b>

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**9. Green Cover****Particulars**

Plot Area (after deductions)	12,181.56 Sqm.
Mandatory open space Provided as per local DCR	1,218.16 Sqm.
20% Pervious area Required to be maintained on open space(sqm)	1,218.16 Sqm.
% of pervious area provided on open space	More than 20 %.

**List of Existing Plantation for the Scheme:****Number of Existing trees: Not applicable**

Total No. of trees to be transplanted	Nil
Total No. of trees to be cut	Nil
Total No. of trees to be protected	3
Total no. of trees required for plantation (species of MOEF Guidelines)	158 nos.
Total no. of trees proposed for plantation	158 nos.
Tree density	1 tree per 80 sq.m.

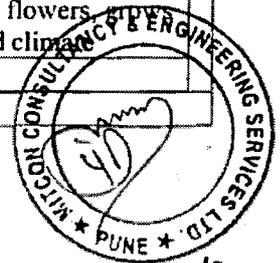
**List Of Proposed Plantation for the scheme:**

Sr.	Botanical name	Common name	No.	Ecological Importance
1.	<i>Azadiracta indica</i>	Neem	30	A medium to large size hardy tree which stand in drought conditions. Attain a much larger size in dry regions.
2.	<i>Erythrina Indica</i>	Pangara	17	Medium sized deciduous tree. Bright scarlet flowers.
3.	<i>Millingtonia hortensis</i>	Indian cork tree	30	A columnar, evergreen tree, grows well in both dry and moist regions
4.	<i>Khaya sengkalis</i>	Khaya	30	Large roadside tree
5.	<i>Jacaranda mimosifolia</i>	Jacaranda	15	Medium size gracious deciduous, flowering tree which prefers moderate climate.
6.	<i>Ailanthus excelsa</i>	Maharukh	16	Large tree, good for roadside plantation, common in most hotter parts of Maharashtra
7.	<i>Lagerstromia flos-regineae</i>	Tamhan	20	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers well in both dry and humid climate.
Total proposed trees on site			158 nos.	

**For Raviraj Bokadia Creative**

*Raviraj Bokadia*  
Partners

*[Signature]*

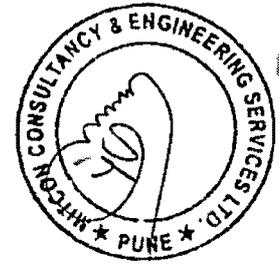
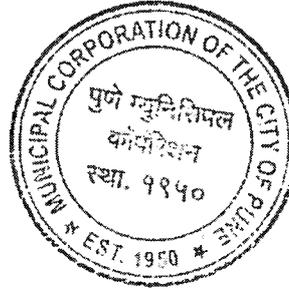


- NOC for the tree cutting/ transplantation/ compensatory plantation if any:
- Checklist for the other necessary approvals

Sr. No.	Description	Status of approval	Name of the competent authority	Date of The Issued Letter
1.	CFO NOC for the above said building structure	Received	CFO	Dated : 23/06/2008
2.	HRC NOC for the above said building structure(s)(If applicable)	N.A.	-	-
3.	NOC for the above said building structure(s)from the aviation authority(If applicable)	N.A.	-	-
4.	Consent for the Garden(cutting/transplanting of trees) for the above said details	N.A.	-	-
4.	Consent for the water for the above said details	Received	PMC	Dated : 22/08/2017
5.	Consent for the Drainage for the above said details	Applied	PMC	-
6.	Consent for the electric supply for the proposed demand	Applied	MSEDCL	Dated : 29/02/2008
7.	Precertification for Green Building From Indian Green Building Council and other recognized institutes(If applicable)	N.A.	-	-
8.	Court Order (If applicable)	N.A.	-	-
9.	Solid Waste Approval	Applied	SWACH	-

For Raviraj Bokadia Creative

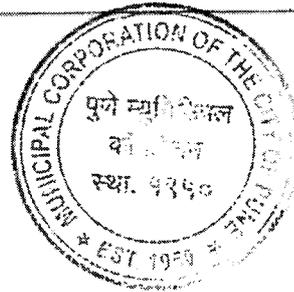
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Partners



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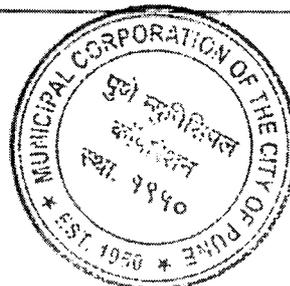
The proposal has been considered by Environment Committee in it's IIIrd meeting and decided to approve the Integration of Environment Conditions to the said project, subject to fulfillment of DCPR 2017 norms and in addition to the following terms and conditions:

S.No.	EC Condition for Construction Phase
i	Provision shall be made for the construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
ii	PP has to abide by the conditions stipulated by Environment Cell and Environment Committee of PMC.
iii	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
iv	The solid waste generated should be properly collected and segregated, dry/inert solid waste should be disposed off as per Solid Waste Management Rules - 2016
v	Disposal of C&D waste during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of PMC. All demolition and construction waste shall be managed as per the provision of the construction & Demolition Waste Rules 2016 and as per PMC norms.
vi	Water supplied by Municipal corporation shall not be used for construction.
vii	Arrangement shall be made that waste water and storm water do not get mixed.
viii	All the topsoil excavated during construction activities should be stored and used for horticulture / landscape development within the project site.
ix	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area shall be protected and improved..

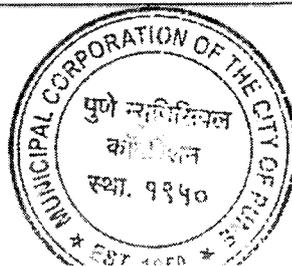


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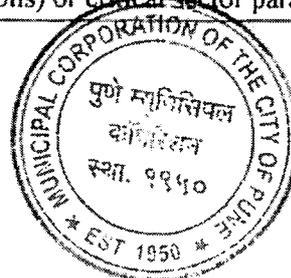
x	Plantations in Open Space/ Recreation Ground/ Landscape area shall include native plant species and should be done as per the list provided by Garden Department of PMC. At least 20% of the open spaces as required by the Building bye laws shall be pervious.
xi	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump/storage sites for such material must be secured so that they should not leach into the ground water.
xii	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
xiii	The Diesel Generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards. The diesel required for operating DG sets shall be stored in underground tanks if required and clearance from concern authority shall be taken.
xiv	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards
xv	Dust, Smoke & other air pollution prevention measures shall be provided as per CPCB/MPCB norms for the building as well as site
xvi	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
xvii	PP shall use environment friendly materials in bricks, blocks and other construction materials for at least 20% of construction material quantity. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended from time to time.
xviii	Ready mixed concrete and other eco friendly construction technologies should be used in building construction.
xix	Structural design should comply with the requirements and laws pertaining to structural safety of the buildings. National Building Code should be followed.



xx	Storm water control and its re-use should be as per Central Ground Water Board and BIS standards for various applications. Adequate provision for storage and recharge of water should be followed as per the Ministry of Urban Development Model Building Bye-laws.
xxi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices followed.
xxii	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project. The ground water extraction if any, should be in consultation with Ground Water Authority.
xxiii	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the PMC before the project is commissioned for operation. The unused treated effluent, if any should be discharged in the sewer line. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. The parameters of treated sewage should conform to CPCB/MPCB norms.
xxiv	Prior approval of PMC's Drainage department for commissioning of STP is mandatory.
xxiv	Sludge should be removed periodically to ensure efficient treatment of sewage. Treated Sludge from sewage treatment shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) manual on sewage and sewage treatment systems.
xxv	The Project proponent should install a flow meter with totaliser to measure : A. Inlet of STP. B. Recycling Tank C. Surplus treated sewage before releasing in municipal drains
xxxvi	The Integration of Environment Conditions letter shall be published by the PP on the website/ webpage of the project.
xxxvii	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
xxxviii	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control systems.
xxxix	ECBC compliance for the project should be in accordance with Maharashtra

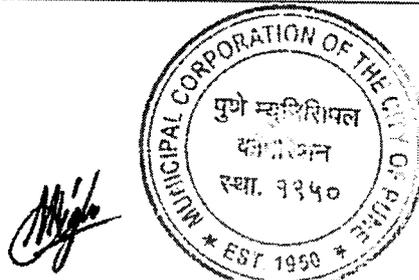


	ECBC and it's rules as amended from time to time.
xxxx	Energy conservation measures like installation of CFLs/ LED's for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.
xxxxi	20% of water heating requirement of the project should be provided by use of solar water heaters/ other renewable energy systems. Installation of solar panels/ wind energy or hybrid renewable energy systems to be installed for 1% of connected load of the project.
xxxxii	Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The PP should take measures to reduce noise emanating from DG sets, place DG sets strategically to reduce the impact of noise. Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. The location of DG set and exhaust pipe height shall be as per CPCB norms.
xxxxiii	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site should be avoided through traffic control measures. Parking should be fully internalized and no public space should be utilized. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks
xxxxiv	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase. The PP should take measures so as to avoid disturbance to the surroundings. Any damage to public property immediately adjoining the site (Footpaths, Road surface, Trees etc at entry and exit points of the site) should be compensated for / rebuilt/ repaired in consultation with the PMC. Work should be carried out during day time only.
XLV	Six monthly monitoring reports should be submitted to Pune Municipal Corporation on 1st June & 1st December of each calendar year. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. The criteria pollutant levels namely PM10, PM2.5, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters,

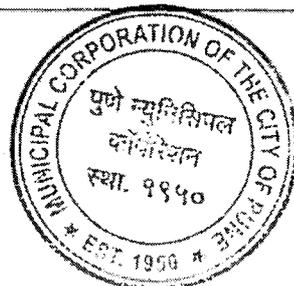


	indicated for the project shall be monitored and displayed on Project Proponent's website in the public domain.
XLVI	In case of any change(s) in the scope of the project, the project would require a fresh appraisal by PMC.
XLVII	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining approval to the Integration of Environment Conditions to the said project.
XLVIII	The location of outdoor units for HVAC should be such that they do not cause noise disturbance to adjoining properties. Adequate measures should be undertaken to avoid noise pollution to adjoining users.
XLIX	The placement of STP tanks should be done in a manner that they are open to sky so as to facilitate better light and ventilation.
L	Total construction area (existing & proposed) to be submitted through licensed architect. A detail report on number of trees existing at site to be submitted. Comprehensive Mobility Plan to be submitted by the proponent in consideration to the traffic movement at nearby signalized T-junction.

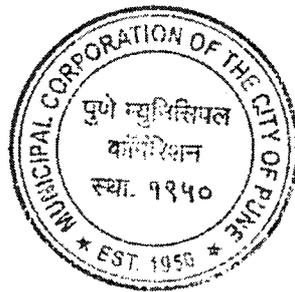
S.No.	EC Condition for Post-Construction/Operation Phase
i	Project proponent shall ensure completion of all environmental infrastructure prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional. The Environment Cell of Project Proponent shall operate the environmental services till handing over to the occupant/ society. After that, the society/ occupant should take over the responsibility of all the environmental services of project.
ii	The occupant/ society shall set up a separate environment management cell/ agency with qualified staff for implementation of the stipulated environmental services. Environment Management Cell/agency should submit half yearly compliance reports with respect to terms and conditions in hard and soft copies to the PMC on 1st June & 1st December of each calendar year. The monitoring reports should include certificate of continued compliance of the project for



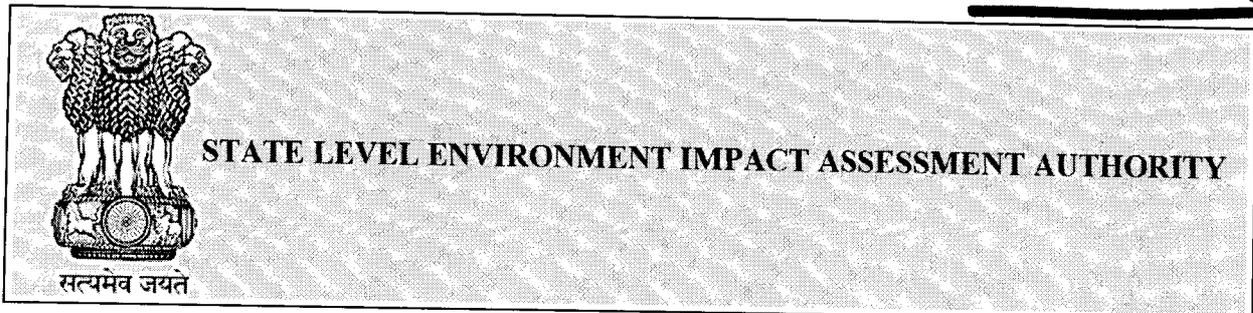
	environmental conditions parameters from Qualified Building Environmental Auditors.
iii	The occupant/ society shall allocate separate funds for implementation of environment management measures/ Environmental services along with item-wise breaks-up. These cost shall be included as part of regular society maintenance. The funds earmarked for the environment management measures shall not be diverted for other purposes and expenditure should reported to the PMC along with compliance reports.
iv	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. Non-biodegradable waste should be properly stored before it is handed over to authorized vendor.
v	A complete set of all the documents of the completed project to be submitted to PMC.
vi	In case of any change(s) in the scope of the project after occupancy certificate, the project would require a fresh appraisal of Integrated Environmental Conditions by PMC.
vii	The provision of solid waste (management) Rules 2016 and the e-waste(Management) Rules 2016, and the Plastic Waste Management Rules 2016 shall be followed. E- Waste shall be disposed through Authorized vendor as per E-Waste (Management and Handling ) Rules 2016.
viii	During execution of agreement to sale/ conveyance/ deed of declaration/apartment deed, the project proponent shall mention about the various environment infrastructures (STP, Solar, OWC, Rain Water Harvesting etc) included in the project and include clause about further O & M of environment infrastructures would be responsibility of prospective purchaser/s/or occupant/s.
S.No.	<b>General Conditions</b>
1	The integration of environment conditions is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble Court will be binding on the project proponent. Hence the Integration of Environment Conditions does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.



2	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment Department will revoke or suspend the Integration of Environmental Conditions without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986
3	The Case of false declaration or Certification shall be reported to the accreditation body for blacklisting of Qualified Building Environment Auditors and financial penalty on the owner and Qualified Building Environment Auditors under relevant state laws.
4	Pune Municipal Corporation reserves the right to add any stringent condition or to revoke the conditions stipulated if they are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
5	In case of any deviation or alteration in the project proposed from those submitted to PMC, a fresh application/ amendment to the project should be made to PMC to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
6	No construction shall be allowed in contradiction to D.C. Rules and guidelines of Irrigation Department within blue line/ blue line-redline.
7	Any appeal against Approval to Integration of Environmental Conditions shall lie with the National Green Tribunal, Western Zone Bench, New Administrative Building, 1st Floor, B-wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act,2010.
8	All the integrated environmental conditions stipulated in schedule A of Govt. of Maharashtra, Urban Development Department, Mumbai vide notification No.TPS-1816 / CR443/16/DP/Pune & Konkan/UD-13 Dated 28/6/2017 are binding on Project.



  
 Member Secretary  
 Environment Officer  
 Pune Municipal Corporation



Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: June 15, 2018

To,  
**Abhinandan Sakla**  
at 93A/1A/2, 93A/2, 93A/3, 93A/4, Wanwadi, Tal- Haveli, Dist. Pune

**Subject:** Environment Clearance for 93 Avenue, Commercial building located at 93A/1A/2, 93A/2, 93A/3, 93A/4, Wanwadi, Pune

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 132nd meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) Building and Construction projects as per EIA Notification-2006.

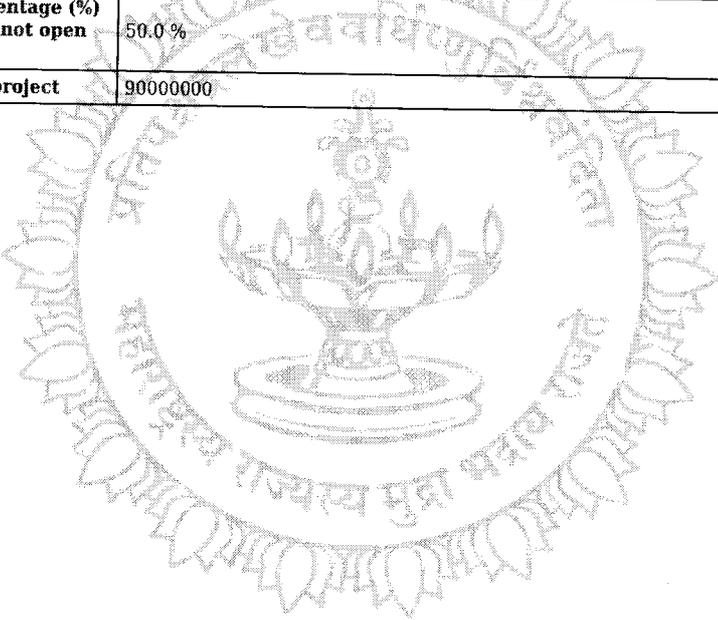
**Brief Information of the project submitted by you is as below :-**

1.Name of Project	93 Avenue, Commercial building located at 93A/1A/2, 93A/2, 93A/3, 93A/4, Wanwadi, Pune
2.Type of institution	Private
3.Name of Project Proponent	Abhinandan Sakla
4.Name of Consultant	MITCON Consultancy & Engineering Services Ltd.
5.Type of project	Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes. EC letter No. I E C/ Committee/ 10, dated 10.11.2017
8.Location of the project	93A/1A/2, 93A/2, 93A/3, 93A/4, Wanwadi, Tal- Haveli, Dist. Pune
9.Taluka	Haveli
10.Village	Wanwadi
Correspondence Name:	Abhinandan Sakla
Room Number:	1 to 5
Floor:	2nd Floor
Building Name:	Millennium Star
Road/Street Name:	Dhole Patil Road
Locality:	Pune Station
City:	Pune
11.Area of the project	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	Revised CC/0589/18 dated 07.06.2018 IOD/IOA/Concession/Plan Approval Number: Revised CC/0589/18 dated 07.06.2018 Approved Built-up Area: 51834.47

SEIAA Meeting No: 132 Meeting Date: June 14, 2018 ( SEIAA-STATEMENT-0000001476 )  
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SEIAA-EC-0000000347

  
Shri Satish.M.Gavai (Member Secretary SEIAA)

13.Note on the initiated work (If applicable)	Basement + Lower Ground , Ground + 4 Floor (Part)
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Revised CC/0589/18 dated 07.06.2018
15.Total Plot Area (sq. m.)	12700.00 Sq. m.
16.Deductions	1195.65 Sq. m.
17.Net Plot area	11504.0 Sq. m.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 25476.66 Sq. m.
	Non FSI area (sq. m.): 26357.81 Sq. m
	Total BUA area (sq. m.): 51834.47
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 25476.66 Sq. m.
	Approved Non FSI area (sq. m.): 26357.81 Sq. m
	Date of Approval: 07-06-2018
19.Total ground coverage (m2)	5471.71 Sq. m.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	50.0 %
21.Estimated cost of the project	90000000



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Shri Satish.M.Gavai (Member  
Secretary SEIAA)

22. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23. Total Water Requirement				
Dry season:	Source of water	Pune Municipal Corporation		
	Fresh water (CMD):	125.0		
	Recycled water - Flushing (CMD):	150.6		
	Recycled water - Gardening (CMD):	6.0		
	Swimming pool make up (Cum):	0.0		
	Total Water Requirement (CMD) :	277.5		
	Fire fighting - Underground water tank(CMD):	300.0		
	Fire fighting - Overhead water tank(CMD):	100.0		
	Excess treated water	132.06		
Wet season:	Source of water	Pune Municipal Corporation		
	Fresh water (CMD):	120.0		
	Recycled water - Flushing (CMD):	150.6		
	Recycled water - Gardening (CMD):	0.0		
	Swimming pool make up (Cum):	0.0		
	Total Water Requirement (CMD) :	271.0		
	Fire fighting - Underground water tank(CMD):	300.0		
	Fire fighting - Overhead water tank(CMD):	100.0		
	Excess treated water	138.06		
Details of Swimming pool (If any)	NA			

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	246.28	24.75	271.03	24.63	2.475	27.105	221.65	22.275	243.925
Gardening	6.0	0.0	6.0	6.0	0.0	6.0	0.0	0.0	0.0
Fresh water requirement	114.0	11.0	125.0	11.4	1.1	12.5	102.6	9.9	112.5
<b>25.Rain Water Harvesting (RWH)</b>									
	Level of the Ground water table:		5-6 m BGL						
	Size and no of RWH tank(s) and Quantity:		NA						
	Location of the RWH tank(s):		NA						
	Quantity of recharge pits:		3 Nos.						
	Size of recharge pits :		2m x 2m x 2m						
	Budgetary allocation (Capital cost) :		5.0 Lakhs						
	Budgetary allocation (O & M cost) :		0.5 Lakhs/Annum						
	Details of UGT tanks if any :		300.0 m <sup>3</sup> x 1 Nos.						
<b>26.Storm water drainage</b>									
	Natural water drainage pattern:		Slope is from South to North Side						
	Quantity of storm water:		10.46 m <sup>3</sup> /min						
	Size of SWD:		300 mm						
<b>27.Sewage and Waste water</b>									
	Sewage generation in KLD:		243.925						
	STP technology:		Moving Media Bio Reactor						
	Capacity of STP (CMD):		1 Nos. having 260 cmd						
	Location & area of the STP:		Near Exit Gate, 24.0 m x 4.0 m x 5.3 m						
	Budgetary allocation (Capital cost):		65.0 Lakhs						
	Budgetary allocation (O & M cost):		12.0 Lakhs/Year						

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	24.0 Kg/d
	Disposal of the construction waste debris:	Construction waste will be utilized for site leveling & filling low laying areas
Waste generation in the operation Phase:	Dry waste:	1198.5 Kg/d
	Wet waste:	897.5 Kg/d
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	29.0 Kg/d
	Others if any:	E Waste = 21.15 Kg/d
Mode of Disposal of waste:	Dry waste:	Will be handed over to authorized person
	Wet waste:	Will be composted in OWC
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Will be used as manure for gardening
	Others if any:	NA
Area requirement:	Location(s):	OWC located at lower ground
	Area for the storage of waste & other material:	64.0 Sq. m.
	Area for machinery:	50.0 Sq. m.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	20.75 Lakhs
	O & M cost:	5.48 Lakhs/year

Government of  
Maharashtra

29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	-	6.5-8.5	6.5-7.5	6.5-7.5
2	BOD	mg/l	300.0	<10.0	<10.0
3	COD	mg/l	400.0	<30.0	<50.0
4	TSS	mg/l	250.0	<10.0	<10.0
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

  
**Government of  
Maharashtra**

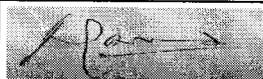
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**Shri Satish.M.Gavai (Member  
Secretary SEIAA)**

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	DG Set 2 Nos. x 830 kVA	Diesel= 290 lit/hr	2 Nos.	26.48	0.2	150.0 Degree Celcius	
2	DG Set 1 Nos. x 500 kVA	Diesel= 88 lit/hr	1 Nos.	26.48	0.2	150.0 Degree Celcius	
3	DG Set 1 Nos. x 900 kVA	Diesel= 158 lit/hr	1 Nos.	26.48	0.2	150.0 Degree Celcius	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Diesel	0.0	536.0 lit/hr	536.0 lit/hr			
33.Source of Fuel		Local Vendor					
34.Mode of Transportation of fuel to site		By Truck					
35.Energy							
<b>Power requirement:</b>	Source of power supply :	MSEDCL					
	During Construction Phase: (Demand Load)	35 KW					
	DG set as Power back-up during construction phase	1 Nos. x 62.5 KVA					
	During Operation phase (Connected load):	4656 KW					
	During Operation phase (Demand load):	3104 KW					
	Transformer:	2 Nos. x 2000 kVA, 1 Nos. 630 kVA					
	DG set as Power back-up during operation phase:	2 Nos. x 830 kVA, 1 Nos. x 500 kVA, 1 Nos. x 900 kVA (Common Area)					
	Fuel used:	Diesel					
	Details of high tension line passing through the plot if any:	NA					
<b>Energy saving by non-conventional method:</b>							

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1. Energy saved in common lighting through LED = 40187 KWh
2. Energy saved in external lighting = 4455 KWh
3. Solar Water Heater = 22000 KWh
4. Energy saved by using vfd for lifts = 63716 KWh
5. Total Energy Saving Per Annum = 125858 KWh

### 36. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	LED, Solar Water Heater, etc.	29 %

### 37. Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
DG Sets	Not applicable	Stack & Acoustic Enclosure

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	55.0 Lakhs
	O & M cost:	1.0 Lakhs/year

### 38. Environmental Management plan Budgetary Allocation

#### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Separation	TPM	0.3
2	Site Sanitation & Safety	Site Sanitation & Safety	0.2
3	Environmental Monitoring	Air, Water Monitoring	0.5
4	Disinfection	Disinfection	1.0
5	Health Check up	Health Check up	0.75

#### b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water Harvesting	RWH Recharge Pits	1.7	0.1
2	STP	STP	65.0	12.0
3	Organic Waste Composter	Organic Waste Composter	20.75	5.84
4	Tree Plantation	Plantation of native species	10.0	2.0
5	Energy Saving	Use of Solar water heater, LED, etc.	11.3	9.6
6	Environment Monitoring	Air, Water Monitoring	0.0	1.0
7	Basement Ventilation	Basement Ventilation	20.0	3.0

### 39. Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

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Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
<b>40.Any Other Information</b>							
No Information Available							



# Government of Maharashtra

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a) Building and Construction projects
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 132nd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

**Specific Conditions:**

**General Conditions:**

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

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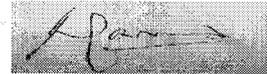
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Shri Satish.M.Gavai (Member  
Secretary SEIAA)

XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Shri Satish.M.Gavai (Member Secretary SEIAA)

**Copy to:**

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR

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Shri Satish.M.Gavai (Member  
Secretary SEIAA)

# MAHARASHTRA POLLUTION CONTROL BOARD

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Email : rohq@mpcb.gov.in  
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga  
Scheme Road No. 8, Opp. Cine Planet Cinema, Near  
Sion Circle, Sion (E),  
Mumbai - 400022

## Annexure XIX

Infrastructure /LSI

Consent order No: Format1.0/BO/RO-HQ/c-1901000378

Date-07/01/2019

To,  
M/s. Raviraj Bokadia Creative  
S. No. 93A/1 A/2, 93 A/2, 93A/3, 93A/4,  
Commercial Building, Village: Wanwadi,  
Tal: Haveli, Dist: Pune.

Subject: Consent to Establish for Building and Construction of Commercial project under Red Category.

- Ref : 1. Environmental Clearance granted vide no. SEIAA-EC-0000000347 dated 15/06/2018  
2. Minutes of Consent Committee meeting held on 18/12/2018.

Your application MPCB-CONSENT-0000004125 Dated: 21/05/2018.

For: Consent to Establish for Commercial project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent to establish is granted for a period up to commissioning of the project or 5 years or co-terminus with validity of EC i.e. upto 15/06/2025 whichever is earlier.
- The proposed capital investment of the project is Rs. 98.00 Crs. (As per C.A. Certificate submitted by project proponent)

The Consent to Establish is valid for construction of Residential building Project by M/s. Raviraj Bokadia Creative S. No. 93A/1 A/2, 93 A/2, 93A/3, 93A/4, Commercial Building, Village: Wanwadi, Tal: Haveli, Dist: Pune on total plot area of 12700.0 sq.m. and total construction of built up area 48484.35 sq. mtrs including utilities and services as per commencement certificate issued by local body.

### 3. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	203.0	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

4. Conditions under Air (P& CP) Act, 1981 for air emissions:

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set (2 Nos)	750 KVA	2	As Per Schedule -II
2	DG Set (2 Nos)	500 KVA	2	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	782 Kg/Day	OWC	Used as manure
2	Non-biodegradable	1149 Kg/Day	NA	Handed over to local recycler for recycling
3	STP Sludge	4 Kg/Day		Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoI vide SEIAA-EC-0000000347 dated 15/06/2018.
12. In case the project is not completed within validity period of EC and / or C to E, PP shall not carry out construction work without obtaining revalidated EC and / or C to E for remaining project.
13. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
14. Project Proponent shall submit BG of Rs. 10.00 lacs within 15 days from the issuance of Consent for validity upto 30/04/2024 towards the compliance of Consent Conditions.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravediran, IAS)  
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	Transaction Date
1	1,25,000/-	NINB6326237786	22/05/2018

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Pune-I-- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

### Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have installed Sewage Treatment with the design capacity of **210 CMD**.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc. and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) **Project proponent shall install online monitoring system for monitoring of BOD, SS and flow parameters at the outlet of STP.**
- 3) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	226

## Schedule-II

### Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO <sub>2</sub>
1	DG Set (2 nos) (750KVA)	Acoustic enclosure	3.0*	Diesel	600	Kg/Hr	-	-
2	DG Set (2 nos) (500KVA)	Acoustic enclosure					-	-

\* Above roof of the building in which it is installed.

2. The applicant should operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup> .
--------------------	---------------	--------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



**Schedule-III****Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards not to take effective steps prior to obtaining EC	Upto Commissioning of the project	30/04/2024

Maharashtra Pollution Control Board

### Schedule-IV

#### General Conditions:

- 1) The applicant should provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) should also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set should be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) **The applicant shall make an application for renewal of the consent at least 60 days before the date of expiry of the consent.**

# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781  
/24037124/24035273  
Fax : 24044532/24024068  
/24023516  
Email : jwater@mpcb.gov.in  
Visit At : <http://mpcb.gov.in>



Kalpatur Point, 3rd & 4th floor,  
Sion- Matunga Scheme Road No. 8,  
Opp. Cine Planet Cinema, Near Sion Circle,  
Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format 1.0/BO/JD (WPC)/UAN-068420/CE/CC-1907000464

Date 11/07/2019

To,  
M/s. Raviraj Bokadia Creative,  
S.No. 93A/1, A/2, 93 A/2, 93A/3, 93A/4  
Wanwadi, Tal: Havell, Dist: Pune.

Sub: Amendment in Consent to Establish for Commercial Development Project granted under Red Category.

- Ref: 1. Consent to Establish Granted vide Format 1.0 /BO/RO(HQ)/CC-1901000378 dt.7/01/2019  
2. Your Application vide UAN No. -0000068420 Dated: 06/03/2019  
3. Minutes of Consent Committee meeting held on 12/06/2019.

For: Amendment in Consent to Establish for Commercial Development project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order.

- The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
- The proposed capital investment of the project is Rs. 97.98 Cr. (As per C.A certificate submitted by project proponent)

Amendment in Consent to Establish is valid for Commercial Development Project named as M/s. Raviraj Bokadia Creative, S. No. 93A/1, A/2, 93 A/2, 93A/3, 93A/4 Wanwadi, Tal: Havell, Dist: Pune. For total Plot area 12700.0 Sqm and total construction built up area 51,834.47 Sqm including utilities and services as per Construction Commencement Certificate issued by local body.

### 3. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	243.93	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

### 4. Conditions under Air (P&CP) Act, 1981 for air emissions:

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	830 KVA	2	As Per Schedule -II
2.	DG Set	500 KVA	1	As Per Schedule -II
3.	DG Set	900 KVA	1	As Per Schedule -II

**5. Conditions under Solid Waste Management Rules, 2016:**

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	897.5 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	1198.5 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3.	STP sludge	29.0 Kg/day	STP	Used as manure
4	E waste	21.15 Kg/day	-	Authorize vender

6. This consent is issued with overriding effect of earlier consent granted by Board vide letter No. Format 1.0 /BO/RO(HQ)/CC-1901000378 dt.7/01/2019
7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/GFZ clearance and C to E.
12. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
14. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dt. 15/06/2018, for total plot area 12,700.0 Sqm and total construction BUA 51,834.47 Sqm.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)  
Member Secretary

**Received Consent fee of -**

Sr. No.	Amount (Rs.)	Transaction No.	Date	Drawn On
1	1,25,000/-	QINB7293323744	08/03/2019	Online

**Copy to:**

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-I – They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

**Schedule-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A) As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of 260.0 CMD

B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27°C )	10
02	Suspended Solids	20
03	COD	50
04	Residual chlorine	1 PPM

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	277.5

- 4) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time

**Schedule-II****Terms & conditions for compliance of Air Pollution Control:**

1. As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO <sub>2</sub>
1.	DG Set (830 KVA)	Acoustic enclosure	6.0	Diesel	290	Lit/Hr	--	--
2.	DG Set (500 KVA)	Acoustic enclosure	4.47	Diesel	88	Lit/Hr	--	--
3.	DG Set (900 KVA)	Acoustic enclosure	6.00	Diesel	158	Lit/Hr	--	--

\* Above roof of the building in which it is installed.

2. The applicant should operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup>
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

**Schedule-III**  
**Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Up to Commissioning of the project	Five years

*Maharashtra Pollution Control Board*

General Conditions:Schedule-IV

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limits for generator sets run with diesel.
- 6) Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992
- 10) The Applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



## Office of the Chief Fire Officer

Pune Municipal Corporation

Out W.No : FB/ 3793

Date : 12/1/2022

220113-FT3-0105

To,  
Regional Officer,  
Maharashtra Pollution Control Board, Pune -1  
Jog Center Building, 2<sup>nd</sup> Floor, Wakdevadi,  
Mumbai -Pune Highway,  
Pune - 411003

**Subject:** - Joint Committee visit in the matter of OA no.28/2019 (IA no. 81/2020) filed by Tanaji Gambhire Vs Union of India & Ors. In respect of M/s Raviraj Bokadia Creative, 93 Avenue, Wanwadi, Pune City, Pune.

**Ref:-** Your letter dated 24/12/2021 bearing No. MPCB/SROP1/211224-FT3-0150.

Sir,

With reference to above mentioned subject and your letter dated 24/12/2021 I would like to reply you as follows that:-

1. I was personally present at commercial complex known as '93 Avenue' situated at Survey No. 93A/1A/2, 93A/2, 93A/3, 93A/4, Wanwadi, Pune City, Pune along with the fire engine to check and confirm the turning radius for the tender movement to this commercial building as per the directions in the above referred letter.
2. During inspection we have along with the Members of SEIAA, Environment Department, Mumbai, Officers of PMC, Officers of Revenue Department, Architect of Project Proponent, Complainant Mr. Tanaji Gambhire along with his Advocate inspected the said Commercial Complex which consist of Basement, Lower Ground Floor, Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor and Fifth Floor.
3. In said commercial complex Fire and/or Emergency Alarm System are maintained, operational and in working conditions.
4. During the visit in front of all committee members including complainant and his Advocate we did the movement of Fire Engine and I do not find any type of difficulty which can cause obstruction for fire tender movement. Only at one corner we found fabricated steps were installed behind the complex for loading and unloading materials of one-unit holder because of which the Fire Engine speed got slower at that particular point. Hence we instructed to the project proponent to remove those fabricated steps to maintain the marginal distances for more smoother movement of fire engine in case of any emergency.
5. During movement of said Fire Engine we do not find any type of difficulty because of turning radius or margins. Fire Engine continuously moved forward from starting point to the end point of said commercial complex without any marginal or radius obstruction and the fire system installed in the said complex is well maintained, operational and in working condition.

(Prashant D. Ranpise)

Chief Fire Officer

Pune Municipal Corporation

Ja  
Wadi

Mr. Bhale  
Mr. Joshi  
Mr. Joshi  
ENV dep.

SRO-PI

13/1

Re: Fw: Joint Committee visit in OA. No.28/2019 (IA no. 81/2020) on 29.12.2021 at 11.00 am to project site of M/s. Raviraj Bokadia Creative '93 Avenue', Sr. No. 93 A/1, A/2, 93 A/2, 93A/3, 93 A/4, Wanwadi, Tal Haveli, Dist. Pune.

ratnakar karade <karade.garden@gmail.com>

Fri 11-02-2022 18:11

To: SRO Pune 1 <sropune1@mpcb.gov.in>; dattatray.bhalerao@nic.in <dattatray.bhalerao@nic.in>; pjarchco@gmail.com <pjarchco@gmail.com>; gokhale.sanjay@yahoo.com <gokhale.sanjay@yahoo.com>

4 attachments (10 MB)

nivedan.pdf; Circular.pdf; 130 to 145.pdf; 68 to 98.pdf;

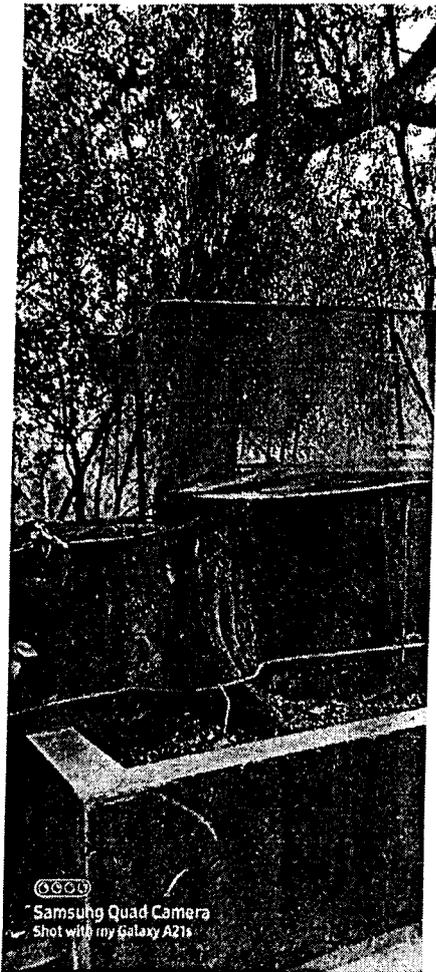
respected sir/madam

pl see attachment

thanks and regards

Ratnakar Karade

AGS Pune Municipal Corporation

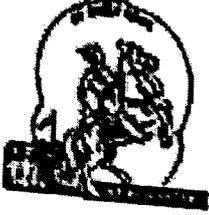


On Tue, Feb 1, 2022 at 11:36 AM SRO Pune 1 <sropune1@mpcb.gov.in> wrote:

**Reminder-I**

**Most urgent- NGT Matter**

Sir/ Madam,



Pune Municipal Corporation,  
Wanawadi Ramtekadi Ward Office,  
Tree Department

Outward No. : 6536

Date: 11/21/2022

To,  
Sub Regional Officer, Pune-1  
Maharashtra Pollution Control Board,  
Jog Center Building,  
2<sup>nd</sup> Floor Wakdewadi, Pune-Mumbai Highway,  
Pune-411003.

Sub: Hon'ble National Green Tribunal OA. No.28/2019 (IA no. 81/2020) filed by Tanaji Balasaheb Gambhire Vs Union of India & Ors

Ref: Joint Committee visit project M/s. Raviraj Bokadia Creative '93 Avenue', Sr. No. 93 A/1, A/2, 93 A/2, 93A/3, 93 A/4, Wanwadi, Tal Haveli, Dist. Pune, on 29.12.2021.

With reference to above mentioned subject the Joint Committee visit of said site M/s. Raviraj Bokadia Creative '93 Avenue', Sr. No. 93 A/1, A/2, 93 A/2, 93A/3, 93 A/4, Wanwadi, Tal Haveli, Dist. Pune, dated 29-12-2021 was done. According to the allegation and objections made by the applicant, we checked that there are total 166 no of trees. The trees commonly named as shirish, raintree and umber are 15-16 years old. These three trees are well maintained by developer and are well in condition. But the commonly name tree shirish is in between the side compound wall of Creative '93 Avenue' building. Due to this the growth of tree trunk will be inhibited. This tree is fully grown but in future the growth of tree will damage side compound wall of Creative '93 Avenue'. For this condition the developer can be do his fencing in

fabrication work and will provide some space around the tree trunk for its future trunk growth. And the developer will save both the tree and side compound wall also.

The following 31 trees are planted behind the Creative '93 Avenue' building in pot like structure of cement wall. Due to this the trees will not die but the full growth of tree roots will stunted in future and it reduces the growth of tree. After some time in search of water and nutrients the roots of trees will damage the structure and penetrate into the ground. For full growth of trees the developers should leave space 1.5 m from side compound wall and dig the proper pit of 1meter b x 1meter l x 1meter h on ground then plant the trees in 4 m space apart from each other as mentioned in circular dated 26/11/2007 attached here for reference.

Tree no	Tree common name	Tree no	Tree common name	Tree no	Tree common name
68	Kanchan	79	Bakul	90	Kordia
69	Mohguni	80	Kanchan	91	Bakul
70	Buch	81	Bakul	92	Kordia
71	Bakul	82	Kordia	93	Buch
72	Kordia	83	Bakul	94	Kordia
73	Kanchan	84	Kanchan	95	Kanchan
74	Kordia	85	Kordia	96	Bakul
75	Bakul	86	Mohguni	97	Kordia
76	Kanchan	87	Buch	98	Kanchan
77	Kordia	88	Kanchan		
78	Mohguni	89	Mohguni		

The 15 number of trees, commonly name as kordia are planted on the compound wall in front of the Creative '93 Avenue' building. Same condition as mention above was happen in terms of growth of this trees. Developer or plot owner should follow the procedure mention above for full growth of trees.

Actual site photos attached for your reference. This information is provided as per your e-mail.

Thanking you,

  
Sham Taru 11.2.22

Assistant Municipal Commissioner,  
 And Tree Officer   
Wanawadi Ramtekadi Ward Office  
Pune Municipal Corporation