

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

Original Application no.57/2024 (WZ)

Mr. Murlidhar Dattoba Nimankar

.. Applicant

V/s

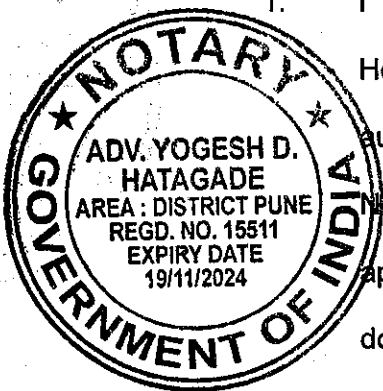
Maharashtra State Police Housing & Welfare
Corporation Limited and others

... Respondents

**AFFIDAVIT IN REPLY FILED BY AND ON BEHALF OF RESPONDENT
NO-1 (Maharashtra State Police Housing & Welfare Corporation Limited)**

I, Mr. S. A. Desai, age 53 years, Indian Inhabitant of Pune/Mumbai working as an Executive Engineer and the authorized Signatory of Maharashtra State Police Housing & Welfare Corporation Limited, the Respondent No.1 abovenamed, having its principal office at Plot no.89-89A, Sir Pochkhanwala Road, Near Police Officers Mess, Worli, Mumbai-400030, do hereby solemnly affirm and state as under;

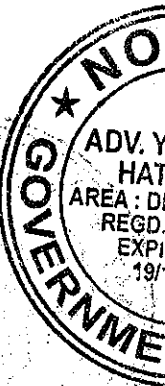
1. I am working as an Executive Engineer with Maharashtra State Police Housing & Welfare Corporation Limited (MSPHWCL). I have been duly authorized to swear this Affidavit on behalf of MSPHWCL, the Respondent No.1 above named. I have read the copy of the above application filed by the applicant and understood the contents thereof. I have also perused the documents annexed as Exhibits thereto. I have acquainted myself with the



facts of the case and am competent to depose to the same. I am therefore filling this Affidavit on behalf of Respondent No.1 in reply to the above application for the limited purpose of placing certain facts on record. I however Respondent No. 1 reserve its right to file an additional affidavit if so required. Nothing, however, contained in the application be deemed to have been admitted by Respondent No.1 which is not specifically dealt with herein and traversed.

Hereto annexed and marked as Exhibit-"A" is a copy of the letter of Authorization dated July 12, 2024.

2. At the very outset, I deny the allegation, statement, and contention made in the application if any against this Answering Respondent to the extent that the same are contrary to and/or inconsistent with what is stated herein. Further nothing shall be deemed to have been admitted by this respondent merely because the same may not have been dealt with specifically and/or traversed seriatim. Respondent No.1 craves leave to file any additional Affidavit in Reply, to add to or modify, elaborate any content herein, and produce further documents/material to deal with / traverse the said Application.
3. I say that Respondent No.1, the Hon'ble Tribunal vide its order dated May 02, 2024, directed to file a reply affidavit and further directed to submit a sketch map showing as to where the house of the applicant is located and the distance of the STP from the said house, which is under construction.
4. I say that there is no cause of action has arisen against Respondent No.1, hence the present application is not maintainable against this respondent



and needs to be dismissed for want of cause of action or otherwise against this respondent.

5. I say that Respondent No.1 is not aware of the business and profession of the Applicant. It is correct to say that the Applicant is residing adjacent to the housing project being constructed by the Respondent No. 1
6. I say that the submission of the Applicant stated in paragraphs no. 3, 4, 5, and 6 is with respect to Respondent No.2 to 5, hence, I do not want to make any comments thereon.
7. I say that Respondent No.1 is a limited company registered under the Companies Act, 1956 & existing company Companies Act, 2013 having its office at 89/89A, Sir Pochkhanwala Road, Worli, Mumbai City, MUMBAI 400 025, Maharashtra, India and the main object of the Respondent No.1 is to construct houses and administrative buildings and to formulate & execute welfare scheme for the constituent and affiliated office of Home Department, Government of Maharashtra.
8. I say that Respondent No.1, had published a Tender on May 04, 2021, for the construction of 210 flats with 03 nos. of building & 2 nos. of bungalow with STP for employees of the Superintendent of Police Office at C.S No 14485 Final Plot No.585 Kalanagar, Chandur Road, Ichalkaranji. I say that the tender was allotted to M/s. Sonai Infrastructure Pvt. Ltd., having its address at Shriram Plaza, Ram Mandir Corner, Sangli vide work order dated January 04, 2022.
9. I say that respondent No.1 had obtained a Building Construction Permission dated October 26, 2021, from Respondent No.5, Ichalkaranji Municipal



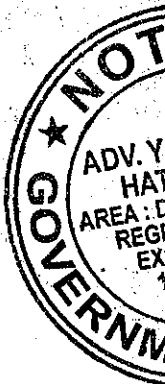
Council, and the total plot area is 16400 Square Meters and total the built-up area is 16887.68 Square Meters respectively.

Hereto annexed and marked as Exhibit-"B" is a copy of the Building Construction Permission dated October 26, 2021, along with the sanctioned layout, received from Respondent No.5.

10. I say that the contents of para no.8 of the application are neither correct nor bonafide and the same are not admitted by this Respondent no.1. I say that the STP construction work is completed in all respects with machinery at the location as per approved building permission dated October 26, 2021, issued by Respondent no.5. I say that the distance between the applicant's house and the construction of STP varies from 4.35 meters to 3.16 meters. I say that the total constructed area of STP is approximately 92 Square Meters, out of that, 72 Square Meters are underground and 20 Square Meters are above the ground having a capacity of 130 KLD.

Hereto annexed and marked as Exhibit-"C" is a color Photograph work status as of today.

11. I say that the contents of para no.9 of the application are neither correct nor bonafide and the same are not admitted by Respondent no.1. It is denied that Respondent No.1 has failed to consider the convenience and issues of odor nuisance for nearby resident and applicant, hence that is against the Environmental Laws. As per building permission issued by Respondent No. 5 dated October 26, 2021, the distance between Buildings C & D from the STP is 15 meters & 23.25 meters respectively. As per the approved layout, STP is of Moving Bed Biofilm Reactor ("**MBBR**") technology. In MBBR Technology all precautions have been taken of the sewage treatment to

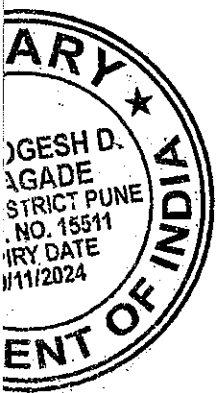


ensure no foul odor will spread. MBBR uses plastic carriers in an aeration tank to provide a habitat for bacteria to grow into a biofilm. The biofilm then consumes impurities in the water, making it cleaner and safer.

12. I say that the contents of para no.10 of the application are neither correct nor bonafide and the same are not admitted by Respondent no.1. It is denied that the construction of STP is illegal. The STP Construction is legal and is as per sanctioned building permission dated October 26, 2021. It is submitted that Respondent No. 1 has not received any complaint from the Applicant. All those complaints appear to have been filed with the office of (a) Chief Minister Maharashtra State, Mantralaya Mumbai (b) Home Minister Maharashtra State, Mantralaya, Mumbai (c) Directorate General of Police, Maharashtra State, Mumbai and (4) Superintendent of Police, Kolhapur.

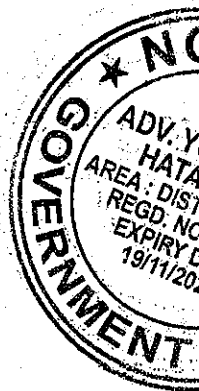
Concerning para no.11 of the application, it is submitted that the applicant has filed Regular Civil Suit no. 208/2023 against this Respondent before the Hon'ble Civil Judge, Senior Division Ichalkaranji on June 27, 2023, seeking injunction not to construct STP without permission adjacent to his land. It is submitted that the stay application, filed by the Applicant below Exh.5 was rejected by the Hon'ble Civil Court on October 16, 2023. It is pertinent to note that the said Regular Civil Suit no. 208/2023 is withdrawn by the Applicant on June 10, 2024. Hereto annexed and marked as Exhibit-"D" is the order dated June 10, 2024, passed by Hon'ble Civil Judge, Senior Division Ichalkaranji.

13. I say that the contents of para no.12 and 13 of the application are neither correct nor bonafide and the same are not admitted by Respondent no.1. It is denied that the construction of STP is illegal. Respondent No.1 is not aware



of any such complaint dated October 23, 2023, submitted with Respondent No.5, and complaint dated October 30, 2023. Hence Respondent No. 1. does not want to make any comments thereon.

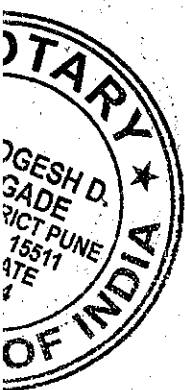
14. I say that the contents of para no.14 of the application are neither correct nor bonafide and the same are not admitted by Respondent no.1. It is true to say that the MPCB Officer, Mr. Sachin Harbad had visited the site on dated December 18, 2023, However, Respondent no.1 is not aware of any such inspection report prepared and neither was submitted with the office of Respondent no.1. It is denied that Respondent No. 4 find out the several non-compliances during the inspection. Upon perusal of the said Inspection Report dated December 18, 2023, it appears that MPCB Officer, Mr. Sachin Harbad has observed the then-current position of the construction of STP. The Applicant has falsely stated that Respondent No. 4 found several non-compliances during the inspection.
15. I say that the contents of para no.15 of the application are neither correct nor bonafide and the same are not admitted by Respondent no.1 for want of knowledge. It appears from the documents filed by the Applicant that Respondent No. 4 has issued the Show Cause Notice to Respondent No.5 only (Deputy Commissioner, Ichalkaranji Municipal Corporation & Executive Engineer, Ichalkaranji Municipal Corporation) not to this Respondent. Therefore, Respondent No. 1 is unaware of any such notice being issued by Respondent No. 4 to Respondent No.5 Hence Respondent No. 1. does not want to make any comments thereon.
16. I say that the contents of para no.16 of the application are neither correct nor bonafide and the same are not admitted by Respondent no.1. It is denied



that the proposed construction is for more than 225 flats, 2 rows, and other commercial offices. As per the sanctioned building plan, the proposed construction is for 210 flats/quarters including the 2 row houses. There are no commercial offices sanctioned in the building layout. It is submitted that the capacity of the STP is 130 KLD. The Construction of STP is legal and carried out as per the Building Permission received from Respondent No.1 on October 26, 2021. It is further submitted that Respondent No. 1 has applied for Consent to Establish with the office of MPCB, Regional Office, Kolhapur vide Application No. MPCB- CONSENT-0000210199, dated May 23, 2024, and the same is under consideration. It submitted that Respondent No.1 paid an application fee of Rs.75,000/ on May 24, 2024. Further, Respondent No.1 was asked to pay penal charges of Rs.75,000/- as Respondent No.1 has already started construction of STP. Hence Respondent No.1 has also deposited penal Charges of Rs.75,000/- on October 03, 2024. Hereto annexed and marked as Exhibit-"E" is the copy of the application No. MPCB-CONSENT-0000210199 dated May 23, 2024, along with a Payment receipt of Rs.75,000/- for application fees.

Hereto annexed and marked as Exhibit-"F" is the copy email dated July 15, 2024, the letter dated July 23, 2024, and the Payment receipt of Rs.75,000/- for penal Charges.

17. I say that the contents of para no.17 of the application are neither correct nor bonafide and the same are not admitted by Respondent no.1. it is denied that the construction of STP is approximately 1-2 meters away from Applicant's house, and it will create any nuisance in the future. The CPCB guidelines dated March 10, 2021, are specific for particular residential



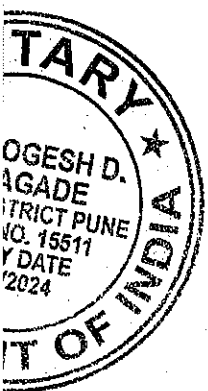
projects only. As per CPCB guidelines Para No.4, STP should be located in the driveway, Play Area, or Clubhouses. The play areas or clubhouses are permitted to be located in the open space as per UDCPR Clause no.3.4.7. The Distance between STP and the applicant house varies from 4.35 meters to 3.16 meters and 15 meters to 23.25 meters from buildings C & D as per layout approved by Respondent No.5. The Applicant has encroached the land of the Respondent no.1. Hence the question of demolition of STP doesn't arise. The STP is based on MBBR Technology. In MBBR Technology all precautions have been taken for the sewage treatment to ensure there negligible or no foul odor will spread. It submitted that the applicant has violated UDCPR guidelines for rear margins which must be a minimum of 1.5 meters as per UDCPR Table No. 6.D in clause no. 6.2.1. The applicant has kept the rear margin varying from 0.29 meters to 0.59 meters from Respondent No.1 plot boundary instead of 1.5 meters. It appears that the house of the applicant is illegally made because the applicant has not left any setback. The applicant initially encroached his compound into the land (plot) of Respondent No.2. This encroachment was removed by Respondent No.1 and 2. It is further submitted that thereafter, some space upon the land owned by Respondent No.2 between the compound wall and common plot boundary of width varying from 0.63 meters to 0.57 meters is kept to allow space for the maintenance of the applicant's internal drainage pipelines.

Hereto annexed and marked as Exhibit-"G" is the copy of relevant pages of clause no.3.4.7.



Hereto annexed and marked as Exhibit-"H" is the copy of the sketch maps (Colly) and a photograph showing as to where the house of the applicant is located and the distance of the STP from the said house, which is under construction.

18. I say that the contents of para no.18 and 19 of the application are neither correct nor bonafide and the same are not admitted by Respondent no.1. It is denied that construction of STP is illegal and needs to be demolished immediately. It is further denied that as per rule, 3.4.7 UDCPR construction of STP is not permitted in Open Space. It is further denied that Respondent No. 5 has illegally allowed the STP structure to Respondent No. 1 and 2. It is submitted that the location of the STP structure is as per the building layout approved by Respondent No. 5 in reference to UDCPR. As per the UDCPR clause no 3.4.7, it is mentioned as "Utilities such as water tank (underground or elevated), electric substation, generator set, pump houses, garbage treatment, public health outpost/ center may be permitted only with the consent of the society of residents." and also, UDCPR Clause no. 4.22, mentioned the sewage/effluent treatment plant as a public utility. All such utilities are permitted to be constructed in open space as per UDCPR. There are no specific guidelines/ rules available about the location of STP in the UDCPR as well as MPCB or CPCB guidelines. It is submitted that STP is also a part of the utility and hence can be placed in the open space which also adheres to the CPCB guidelines, dated March 10, 2021, para no. 4 and UDCPR Clause no. 4.22. Moreover, as per the topography of the plot of Respondent No. 2, the ground has a natural slope of 2.0 meters from buildings A, B, and C towards the location of STP. This is the Lowest point of



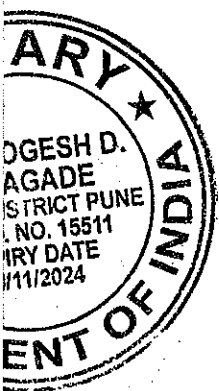
the plot due to which it is a naturally most suitable location for the construction of STP.

19. I say that the contents of para no.20 of the application are neither correct nor bonafide and the same are not admitted by Respondent no.1. It is denied that there might be health issues will arise in the nearby resident due to said STP. It is submitted that the STP is based on MBBR Technology. In MBBR Technology all precautions have been taken for the sewage treatment. to ensure there negligible or no foul odor will spread. Respondent no. 1 is not aware of any such letter dated December 08, 2024, being issued by the Town Planner of Ichalkaranji Municipal Corporation to the Health Officer of Ichalkaranji Municipal Corporation. Hence Respondent No. 1. does not want to make any comments thereon.
20. I say that the contents of para no.21 of the application are neither correct nor bonafide and the same are not admitted by Respondent No. 1. It is submitted that Respondent No. 1 is not aware of several complaints and several letters from the Applicant to Respondent No. 5. It is true to say that Respondent No. 1 had received the legal notice dated January 15, 2024, through his advocate. Respondent No.1 denied the contentions of the said legal notice dated January 15, 2024. The construction of STP was carried out as per the approved building layout and permission dated October 26, 2021, issued by Respondent No.5, and hence the construction work of STP is legal.
21. I say that the contents of para no.22 of the application are neither correct nor bonafide and the same are not admitted by Respondent No. 1. It is denied that the construction of the Sewage Treatment Plant at City Survey No. 14485, Kalanagar, Shri Ram Nagar District Kolhapur by the Respondent



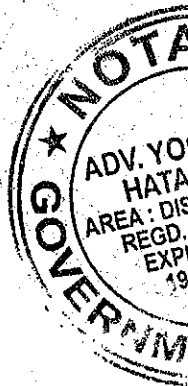
No.1 and Respondent No. 2 is illegal. The construction of STP was carried out as per approved building permission dated October 26, 2021, and the STP work is almost completed. It is further submitted that Respondent No. 1 has applied for Consent to Establish with the office of MPCB, Regional Office, Kolhapur vide Application No. MPCB- CONSENT-0000210199, dated May 23, 2024, and the same is under consideration. It is denied that the construction of STP is against the various Environmental Laws and directions issued by the Central Pollution Control Board. It is submitted that to date the said STP is not functional and only civil work and machine installation work is completed, hence no environmental damage is caused due to the construction of such STP.

22. I say that the grounds mentioned in para no.22 of the application are admitted by Respondent No. 1. It is denied that there is non-compliance by Respondent No.1 and 2. It is denied that any permanent, irreversible damage will be caused to the environment and the Applicant. It is denied that Respondent No.1 has violated the direction given under the circular dated January 12, 2023, issued by the Central Pollution Control Board. It is also denied that Respondent No. 1 has shown complete inaction on its part regarding the said issue and is insensitive towards the environment. It is denied that the approach of Respondent No. 1 towards the duty which has been embedded upon them to save guards the interest of the environment is casual and lethargic. It is submitted that the present STP being constructed by Respondent No.1 is based on MBBR Technology, wherein Respondent No. 1 has taken all precautions of the sewage treatment to ensure no foul odor will spread and this also helps recycle wastewater for use in flushing



and gardening or landscape, therefore helping against environmental damage and sensitive towards the environment, so there is no possibility of permanent or irreversible damage to the environment and the Applicant.

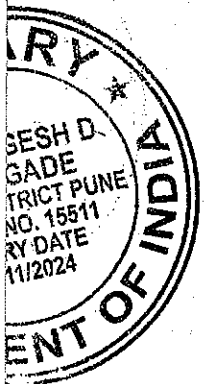
23. It is denied that Respondent No.1 has violated the directions given under the guidelines issued for the Sewage Treatment Plant dated March 10, 2021, by the Central Pollution Control Board. It is submitted that as per the Guidelines of UDCPR, clause no. 3.4.7 and 4.22 it is clear that STP is a utility and can be constructed in open space.
24. I say that the construction of STP is as per the building plan sanctioned on October 26, 2021, by Respondent No. 5. I say that Respondent No. 1 has applied for Consent to Establish MPCB vide application dated May 24, 2024. Respondent No.1 has not violated any guidelines issued by MPCB, CPCB & UDCPR. I further say that there is no damage to the environment and ecology. The applicant constructed his house by violating the rules of UDCPR for a minimum required rear margin of 1.5 meters. Also, the applicant had started construction of his compound wall and encroached on the land of Respondent No.2, which was immediately removed by Respondent No.1 & 2. The STP location is the lowest point of the plot as per the topography and thus naturally and lawfully suitable for STP.
25. I say that the Hon'ble Tribunal vide its order dated May 02, 2024, directed respondent No.4 to submit a full-fledged reply affidavit indicating therein where is the provision that a society discharging 130 KLD of wastewater per day would require setting up of an STP, for which prior Consent to Establish and Consent to Operate would be required. I say that there is no clarity for



whether STP is required to be set up if the discharge is ≥ 100 KLD and what will be the siting criteria if at all, the same required to be set up.

26. I say that Respondent No. 4 has filed an Affidavit-in-Reply dated July 24, 2024, and stated that there are no specific setting criteria for STP. Respondent No. 4 further admitted that Respondent No.1 has applied for Consent to Establish and the application of Respondent No.1 is under process. Respondent No.4 stated in his affidavit that the application of Respondent No.1 for the Consent to Establish will be decided as per due process of law.

27. I say that as per the direction given by this Hon'ble Tribunal vide its order dated May 02, 2024, Respondent No.5 has also filed an affidavit in Reply dated July 23, 2024, and upon perusal of said Affidavit-in-Reply, it appears that detailed survey was carried out by Town Planning Department of Respondent No.5 on May 28, 2024, in the presence of the applicant. The said Affidavit-in-reply stated that the applicant has built excessive construction. He was permitted to build on a plot area of 540 square meters wherein the applicant has built a building on a plot area of 574.75 square meters and there are differences in the size of the permitted plot area and marginal distance. Further, the applicant has started the use of the building without obtaining an occupancy certificate from the municipal corporation. From the said affidavit it appears that the applicant has not left any setback and construction of his building appears to be illegal as he built excessive construction and has not left any setback.



28. This Respondent no.1 craves leaves of this Hon'ble Tribunal to file further affidavits if any, considering the facts and circumstances of the case. In the circumstances, I pray that the application of the Applicant be rejected.

Solemnly affirmed at Pune)

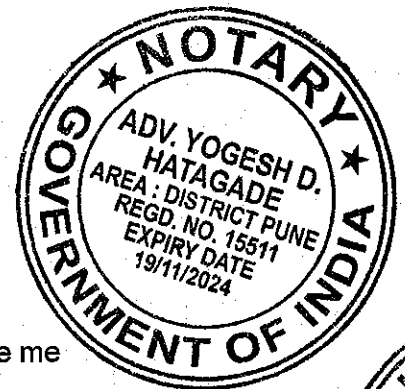
This 07 day of October 2024 ✓

VERIFICATION

I Mr. S. A. Desai, age 53 years, Indian Inhabitant of Pune/Mumbai working as an Executive Engineer and the authorized Signatory of Maharashtra State Police Housing & Welfare Corporation Limited, the Respondent No.1 abovenamed having its office at Plot no.89-89A, Sir Pochkhanwala Road, Near Police Officer Mess, Worli, Mumbai-400030, do hereby, solemnly affirm and state that what is stated in the forgoing paragraphs are true and correct to the best of my knowledge, belief, information and legal advice and I believe the same to be true.

Solemnly affirmed at Pune)

on this 07 day of October 2024)



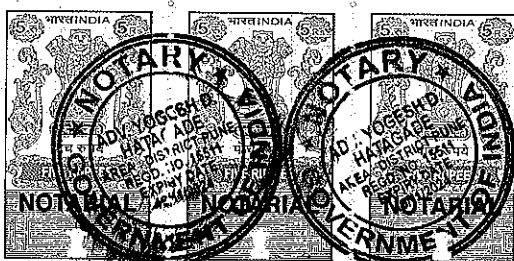
Before me



BEFORE ME

(Signature)
ADV. YOGESH D. HATAGADE
NOTARY
GOVERNMENT OF INDIA
REGD. NO. 15511, PUNE

07/10/2024





महाराष्ट्र राज्य पोलीस गृह निर्माण व कल्याण महामंडळ मर्यादित
MAHARASHTRA STATE POLICE HOUSING & WELFARE CORPN. LTD.

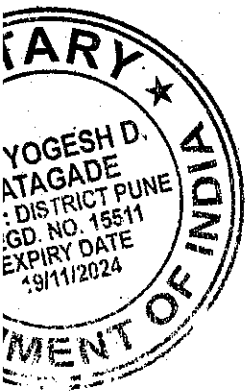
LETTER OF AUTHORIZATION

I, Archana Tyagi, ADGP/ Jt. Managing Director/ Managing Director (I/C), Maharashtra State Police Housing & Welfare Corporation Ltd. having office at Plot no. 89-89A, Sir Pochkhanwala Road, Worli, Mumbai 400030, do hereby authorize Mr. S. A. Desai, Executive Engineer, of this Corporation to appear before the Court, instruct Advocates in the matter, give evidence on behalf of the Defendant, sign and execute Affidavit of Evidence, Declarations on Oath, Affidavit of Documents, Additional Affidavit (s) if any before the Hon'ble National Green Tribunal, Western Zone Bench, Pune, application no.57 of 2024 (wz), Murlidhar Dattoba Nimankar versus Maharashtra State Police Housing & Welfare Corporation Ltd., Mumbai.

No. PHC/TB/S.E.HQ-1/Ichalkaranji/1940/2024

Date :- 12/07/2024.

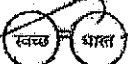
Place :- Mumbai.



Archana Tyagi
(Archana Tyagi)
A.D.G.P./ Jt. Managing Director/
Managing Director (I/C), Maharashtra
State Police Housing & Welfare
Corporation Ltd.

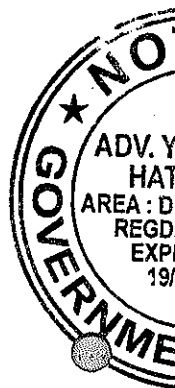
TC1
(Signature)

DIMSPPHC DATA: Parselkar/Deikwad sirEnglish Letters/LETTER OF AUTHORIZATION 8924



एक कदम स्वच्छता की ओर
Sanitation is Next to Godliness

Plot No. 89-89A, Sir Pochkhanwala Road, Near Police Officers Mess, Worli, Mumbai - 400 030.
Tel.: 022 2491 8388 / 2491 8389 • Fax : 2495 4139 • Website : www.msphc.org • E-mail : gm@msphc.org
Corporate Identity Number U45200MH1974SGC017281.





इचलकरंजी नगरपरिषद, इचलकरंजी.
(नियम क्र.6.6.1)

बांधकाम परवाना मंजूरी / प्रारंभ प्रमाणपत्र

प्रति, मा.पोलीस अधिक्षक कोल्हापूर,
(महाराष्ट्र स्टेट पोलीस हौसिंग अँड वेलफेअर कार्पो.ली,
नगररचना योजना क्रं.1 अंतिम भूखंड क्रं.585पै,
रि.स.नं.523 पै, सि.स.नं.14485पै, (आरक्षण क्रं.87 भागशः)
इचलकरंजी

महाशय,

आपण खालील ठिकाणी महाराष्ट्र नगरपरिषद, नगर पंचायती आणि औद्योगिक नगरे अधिनियम 1965 च्या कलम 189 अन्वये व महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 44 /69 अन्वये विकास कार्ट करण्यासाठी बांधकाम परवाना मिळण्यासाठी दिनांक 23.04.2021 रोजी केलेल्या अर्जास अनुसरून या खालील व पाठमागे दिलेल्या शर्ती व अटीस पात्र राहून आणि या सोबतच्या बांधकाम नकाशावर दिसणाऱ्या रंगाने दर्शविलेल्या सुधारणास पात्र राहून आपणास हे प्रारंभ प्रमाणपत्र म. प्रा. व न.र.अधिनियम 1966 चे कलम 45 नुसार देणेत येत आहे. बांधकामाचा वापर पोलीस परेड ग्राऊंड व क्वार्टर्स रहिवास वापर कारणासाठी करणेचा आहे. या अन्वये इमारत बांधकाम परवाना दिला असला तरीही, पहिल्या टप्प्यात जोता लेव्हल पर्यंत तो आहे असे समजणेचे असून झालेले बांधकाम परवानगीवर हुकुम आहे किंवा नाही याची खात्री न.प. कडून करून पुढील टप्प्यातील बांधकाम करणेस परवानगी देणेत येईल याची नोंद घ्यावी (सोबत परिशिष्ट जी नियम क्रं.7.4 नुसार नमुनापत्र जोडले आहे)

बांधकामाच्या जागेचे वर्णन

| | | | |
|-----------------------------|---|--------------------|---|
| रि.स.नंबर/गट न. | नगररचना योजना क्रं.1 | सिटी सर्व्हे नंबर- | अंतिम भूखंड क्रं.585पै, रि.स.नं.523 पै, सि.स.नं.14485पै, |
| मूखंड व बांधकामाचे क्षेत्र- | 16400 चौ.मी. (नेट प्लॉट एरिया-14176.75 चौ.मी. प्रस्ता.बांध.क्षेत्र- बील्डींग A- क्षेत्र-7610.89 चौ.मी.+ बिल्डींग B- क्षेत्र-7610.89 चौ.मी.+ बिल्डींग C-क्षेत्र- 1448.16 चौ.मी.+बिल्डींग D- क्षेत्र-108.87 चौ.मी. + बिल्डींग E-क्षेत्र-108.87 चौ.मी. एकूण बांधकाम क्षेत्र-16887.68 चौ.मी. | ठिकाण- | कलानगर |
| रस्ता- | 18 मीटर | शहर - | इचलकरंजी. |

खास शर्ती / अटीवर-

- 1) Rain Water Harvesting ची सोय भूखंडामध्ये करणे बंधनकारक राहिल.
- 2) सागील बाजूच्या पानावर नमूद केलेल्या अटी बंधनकारक राहतील.
- 3) अंतिम रेखांकन मंजूर झालेशिवाय जोता पातळी वरील बांधकाम करता येणार नाही. येणेप्रमाणे परवाना दिला असे.

बांधकाम परवाना क्रमांक : द.ठ.नं. BPAN/20 21-20 22
दिनांक : 26/10/20 21 517

मुख्य अधिकारी,

इचलकरंजी नगरपरिषद, इचलकरंजी.

प्रत माहितीसाठी-

कर निर्धारक अधिकारी, इचलकरंजी नगरपरिषद.

TC

(912)

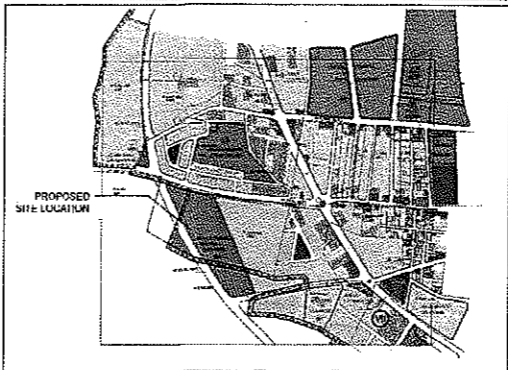
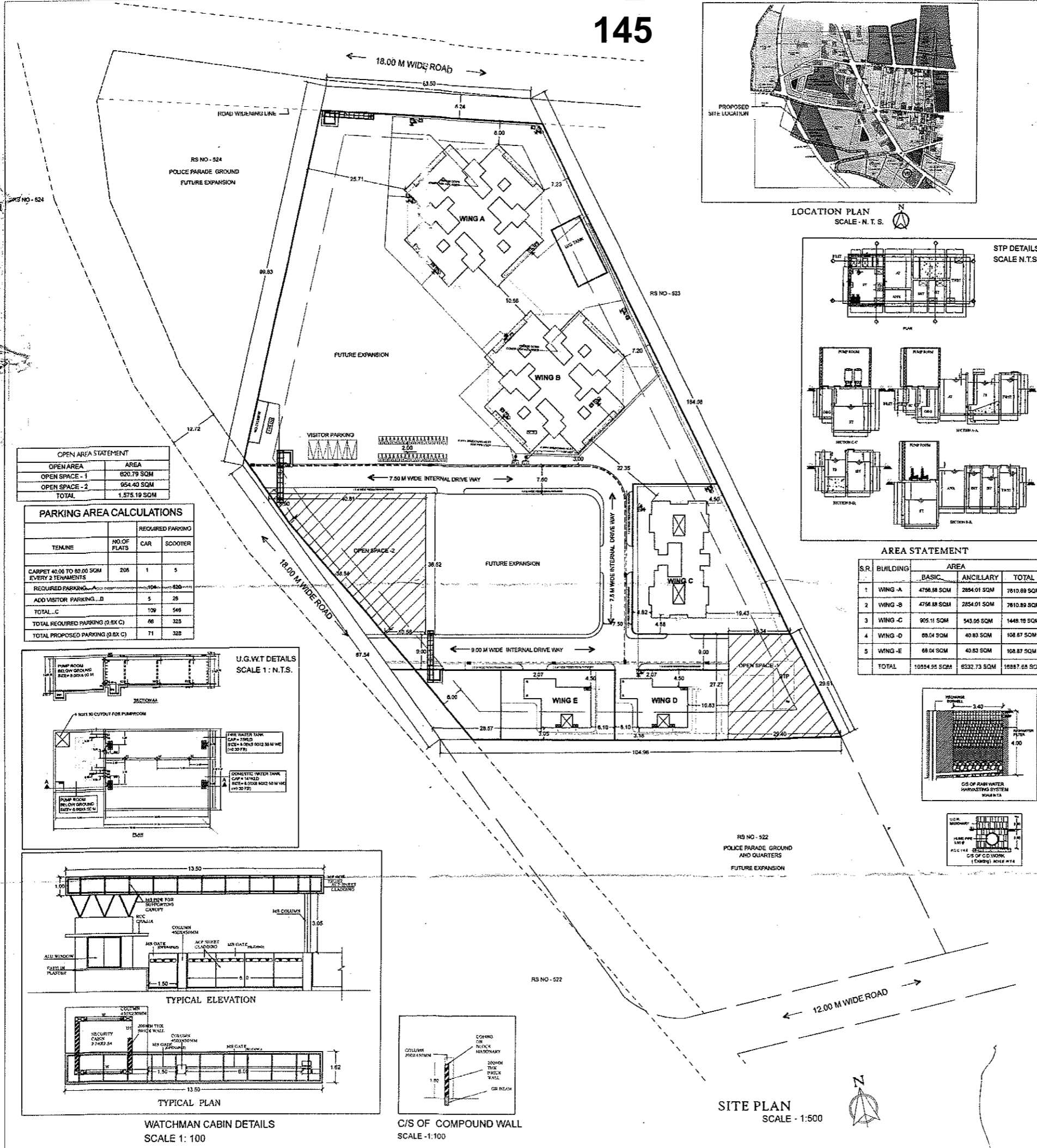
इचलकरंजी नगरपरिषद, इचलकरंजी
बांधकाम परवाना मंजूरी / प्रारंभ प्रमाणपत्र

(महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे तरतुदी अन्वये व नियम क्रमांक 6.6.1 नुसार)

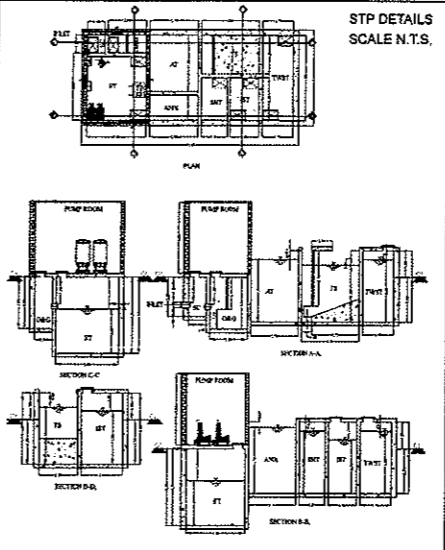
1. रस्ता रुंदीमुळे सोडावी लागणारी जागा सार्वजनिक रस्त्यात समाविष्ट होईल.
2. प्रारंभ प्रमाणपत्र हे बांधकाम परवाना दिल्या तारखेपासून एक वर्ष मुदतीकरिता आधाभूत राहिल ही मुदत संपण्या पूर्वी त्याचे नुतनीकरण करून घ्यावे लागेल. व ते प्रचलित नियमानुसार असल्यास त्यावेळी ते केले जाईल.
3. कोणाचेही हक्कावर / इजमेंटवर अतिक्रमण करणेचे नाही.
4. मंजूर नकाशाप्रमाणे जोता लेवल पर्यंत काम पूर्ण झाल्यास त्यास पुढील काम करण्यापूर्वी नगरपरिषदेची संमती घेतली पाहिजे. (सोबत नियम क्र.7.4 नुसार नमुनापत्र जोडले आहे.) बांधकाम बरहुकूम नसल्यास दिलेले पाणी कनेक्शन बंद केले जाईल.
5. बांधकाम समाधानकारकपणे पूर्ण झाल्याचा दाखला नगरपरिषदेकडून मिळाल्यानंतरच इमारतीचा वापर करता येईल.
6. सदर भूखंडाचे रेखांकनासह बांधकाम नकाशे मंजूर करणेत येत आहेत. महसूल खात्यातर्फे विगारशेती आकारणी करून घेतल्याशिवाय कुठलाही विकास करणेचा नाही.
7. बांधकाम करतेवेळी बांधकाम साहित्याने जर नगरपरिषदेची जागा व्यापणार असेल तर त्याचे रितसर भाडे इकडे स्वतःहून भरणेचे आहे.
8. सदर जागेत किमान 10 झाडे लावणेची आहेत व ती जोपासणेची आहेत. अपरिहार्य असलेली प्लॉटमधील झाडे तोडण्यापूर्वी नगरपरिषदेची परवानगी घेणेची आहे.
9. संदर्भित प्रकरणी मालकी हक्क, कुळ हक्क इ. हक्कासंबंधी कोणत्याही प्रकारे उद्भवणारे बाबींची जबाबदारी न.प. वर राहणार नाही. याची त्यांना स्पष्ट दाखल देणेत येत आहे. याबाबतच्या सर्व तक्रारींचे निवारण त्यांनी व त्या कोणाचे अर्जदार यांचे हक्काबाबत तक्रार असलेस त्यांनी योग्य त्या न्यायालयातून परस्पर सोडवून घेणेच्या आहेत.
10. मंजूरी दिलेल्या सविस्तर नकाशात जो प्रस्तावित बांधकामाचा वापर दर्शविला आहे त्यासाठीच त्याचा वापर करणे आवश्यक आहे.
11. संडास प्लॅन पध्दतीचा बांधणेचा आहे. इतर सांडपाण्यासह ते न.प. च्या ड्रेनेजला रितसर जोडणेचे आहे / संडास सेटीक टँक पध्दतीचा बांधणेचा आहे. त्याचे पाणी सोकपीटमध्ये मुरविणेचे आहे. तसेच इतर सांडपाण्याचा निचरा न. प. ने दिलेल्या सुचनेनुसार समाधानकारकपणे करणेचा आहे.
12. या परवानगीचे आधारे जी जागा आपल्या मालकीची नाही अशा ठिकाणी जमीनीचा विकास / बांधकाम करता येणार नाही.
13. बांधकामास सुरुवात करण्यापूर्वी इकडील कार्यालयातून सेटबॅक लाईन दर्शवून घेऊन नंतरच बांधकामास सुरुवात करणेची आहे.
14. सदर प्लॉटमध्ये महाराष्ट्र राज्य विज वितरण कंपनीचे गरजेप्रमाणे इले. ट्रान्सफॉर्मकरिता जागा उपलब्ध करून देणेची आहे.
15. विकास नियंत्रण नियमावलीतील नियम क्र. 20.1 व 20.2 प्रमाणे अनी प्रतीबंधकउपाय योजनांची पूर्तता बहूमजली इमारतीसाठी केलेल्या न.प.चे फायर विभागाचा दाखला घेवूनच भोगवटा प्रमाणपत्रासाठी अर्ज करणे आवश्यक आहे.
16. पायासाठी पायाखुदाई बेसमेंटचे काम करताना कोणत्याही प्रकारचा धोका अगर शेजारच्या मिळकतीस नुकसान अगर जिवित हानी झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार यांची राहिल त्यास न.प. जबाबदार राहणार नाही.
17. संदर्भित भूखंड हा कोणत्याही भूसंपादन प्रकरणाने बाधित होत नसल्यास ही परवानगी वीध ठरते.
18. शासनाच्या उर्जा, उद्योग व कामगार विभागाकडील दि.17/10/97 चे आदेशानुसार प्रस्तुत निवासी / वाणिज्य वापरासाठी बांधकामास तात्पुरता विद्युत पुरवठा करणेस हरकत नाही. तथापि इमारत पूर्ण झाल्यानंतर नियमानुसार भोगवटा दाखल्याशिवाय विद्युत पुरवठा कायम करण्यात येणार नाही याची त्यांना स्पष्ट दाखल देणेत येत आहे. तसेच न.पा. चा तसा दाखला घ्यावा.
19. शासनाच्या नगरविकास विभागाकडील दि.13/8/96 चे परिपत्रक क्र.अनाबा/1796/740/प्र.क्र.10096 नवि-20 अन्वये परवाना दिलेनंतर तात्पुरता पाणी पुरवठा औद्योगिक म्हणून करणेत येईल. तथापि इमारत पूर्ण झाल्यानंतर नियमानुसार भोगवटा दाखला घेतल्याखेरीज पाणी पुरवठा कायम करता येणार नाही याची नोंद घ्यावी.
20. सादर केलेली माहिती चुकीची अथवा दिशाभूल करणारी असलेचे आढळून आलेस सदरचे प्रमाणपत्र रद्द करणेत येईल व गुन्हा दाखल करणेत येईल. याची नोंद घ्यावी.
21. आय.एस. कोड 456-2000 याप्रमाणे स्ट्रक्चरल डिझाईन करण्यात यावे. इमारत बांधकाम भूकंप रोधक असलेबाबत स्ट्रक्चरल इंजिनियर यांचा दाखला हून केलेखेरीज भोगवटा प्रमाणपत्र मिळणार नाही.
22. स्थल निरीक्षणाच्या वेळी न. प.चे अधिकारी जागेस भेट देतील त्यावेळी मंजूर बांधकाम नकाशाची प्रत व प्रमाणपत्र साईटवर उपलब्ध करून द्यावे.
23. इमारतीच्या छतावरील पावसाच्या पाण्याचे संवर्धन (जपणूक) करणेची तरतूद केल्याशिवाय इमारतीचे भोगवटा प्रमाणपत्र मंजूर करता येणार नाही.
24. सौर उर्जेवर चालणारी उष्ण जल संयंत्रे इमारतीचे वापरानुसार आवश्यक क्षमता विचारात घेवून बसविणे बंधनकारक राहिल.
25. तळघराचा वापर निव्वळ सामान ठेवणेसाठी/ वाहनतळाकरिता करणेचा आहे. तळघरात ज्वालामुखी पदार्थ / प्रदुषण सप्त सामुग्री /अवजड यंत्र सामुग्री यांचा साठा करता येणार नाही.
26. बोअरिंग काढावयाची इच्छा असलेस, त्यास न.पा.ची पुर्व परवानगी घ्यावी लागेल. परवानगी देताना वेळोवेळी विहित अटी नमूद केल्या जातील.
27. जोता लेवल पर्यंतचे काम बांधकाम बरहुकूम आहे. असे न.पा.ने कळविले नंतरच पुढील बांधकामास सुरुवात करणेची आहे.

(अर्जदाराची सही)





LOCATION PLAN
SCALE - N. T. S.



STP DETAILS
SCALE N.T.S.

OPEN AREA STATEMENT

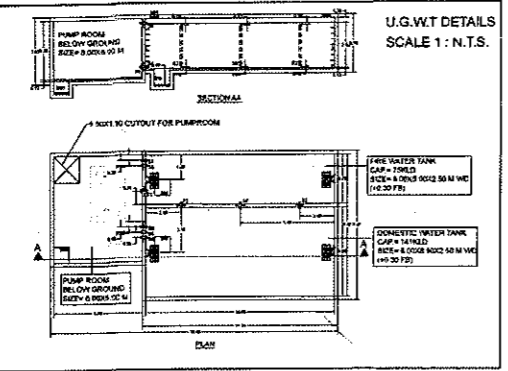
| OPEN AREA | AREA |
|----------------|--------------|
| OPEN SPACE - 1 | 620.79 SQM |
| OPEN SPACE - 2 | 954.40 SQM |
| TOTAL | 1,575.19 SQM |

PARKING AREA CALCULATIONS

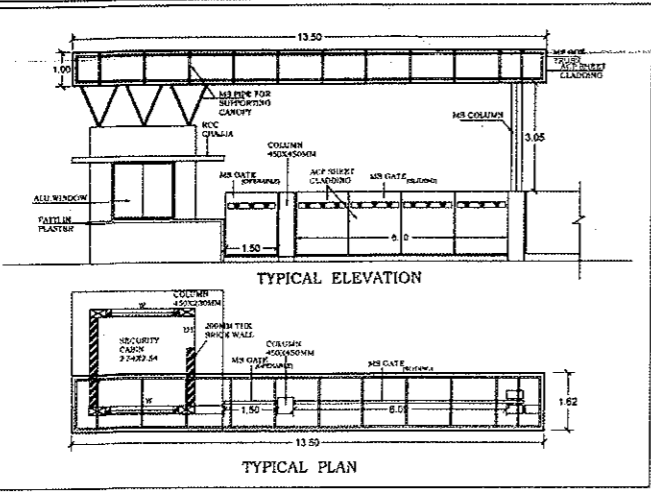
| TERMINI | NO OF PLATS | CAR | SCOOTER |
|---|-------------|-----|---------|
| CARPET 40.00 TO 80.00 SQM EVERY 2 TENANTS | 208 | 1 | 5 |
| REQUIRED PARKING | | 208 | 1040 |
| ADD VISITOR PARKING | | 5 | 25 |
| TOTAL C | | 213 | 1065 |
| TOTAL REQUIRED PARKING (D.BX C) | | 46 | 323 |
| TOTAL PROPOSED PARKING (D.BX C) | | 71 | 328 |

AREA STATEMENT

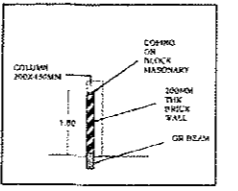
| S.R. | BUILDING | BASIC AREA | ANCILLARY AREA | TOTAL |
|-------|----------|--------------|----------------|--------------|
| 1 | WING - A | 4758.58 SQM | 2854.01 SQM | 7612.59 SQM |
| 2 | WING - B | 4758.58 SQM | 2854.01 SQM | 7612.59 SQM |
| 3 | WING - C | 905.11 SQM | 543.05 SQM | 1448.16 SQM |
| 4 | WING - D | 68.04 SQM | 40.83 SQM | 108.87 SQM |
| 5 | WING - E | 68.04 SQM | 40.83 SQM | 108.87 SQM |
| TOTAL | | 10554.95 SQM | 6532.73 SQM | 16887.68 SQM |



U.G.W.T DETAILS
SCALE 1: N.T.S.



WATCHMAN CABIN DETAILS
SCALE 1: 100



C/S OF COMPOUND WALL
SCALE - 1:100

APPROVAL DRAWING
SHEET NO -1/3 SITE PLAN
Proforma -I: Area Statement

B.P.A.M.
28/10/2024

Signature and Name of Architect/Engineer

AREA STATEMENT

| | |
|---|-------------|
| (1) Plot Area | = 18400 SQM |
| (2) Area reserved for (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) | = 15400 SQM |
| (3) Area reserved for (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) | = 18190 SQM |

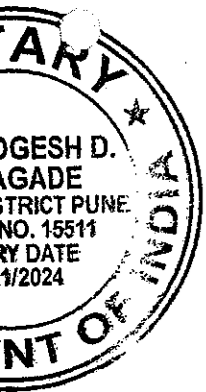
Certificate of Area
I hereby certify that the area stated in the above table is correct and true to the best of my knowledge and belief.

Owner's Declaration
I hereby declare that the above information is true and correct to the best of my knowledge and belief.

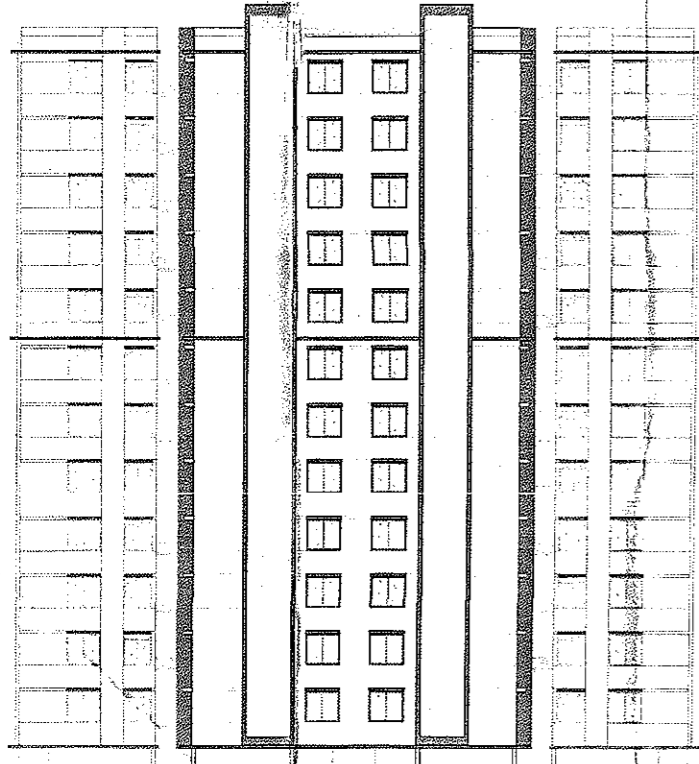
Signature and Name of Architect/Engineer

Signature and Name of Owner

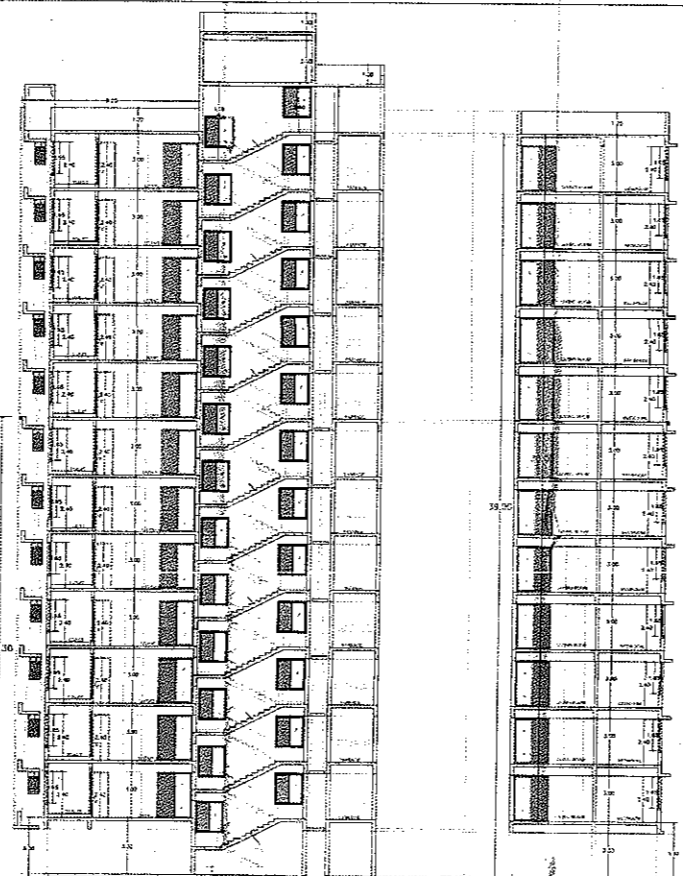
PROPOSED RESIDENTIAL BUILDING
ON T.P. SCHEME - 1 CTS. NO. - 14485
FINAL PLOT NO. 585 (OLD PLOT NO. 523 PART) AT KALANAGAR
ICHALKARANJJI,
FOR S.P. KOLHAPUR(MAHARASHTRA
STATE POLICE HOUSING & WELFARE
CORPN. LTD)
SOMANI AND ASSOCIATES
ARCHITECTS, ENGINEERS & PLANNERS,
G.F. 1, PRANOUTI APTS., NEAR JAL BHAVAN,
MIRAJ ROAD, SANGLI-415 418
PH (0233)2321289



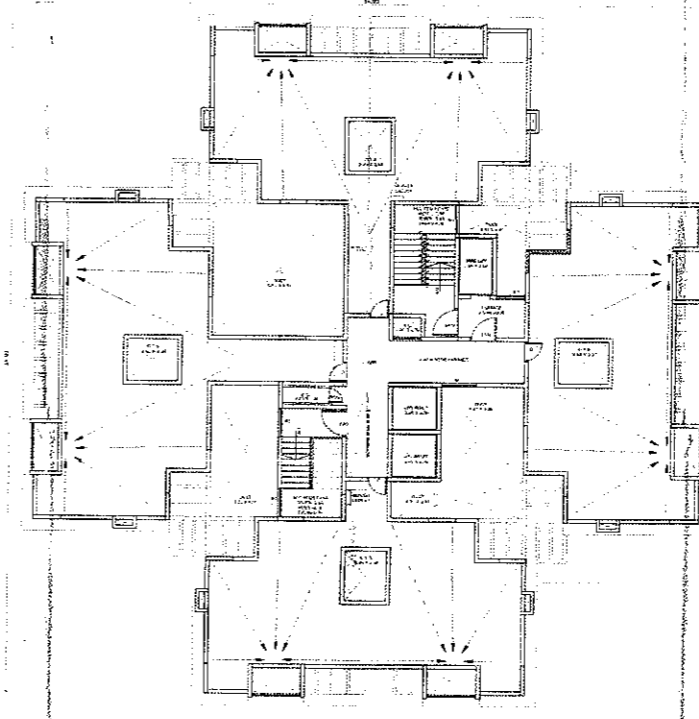
Handwritten initials/signature



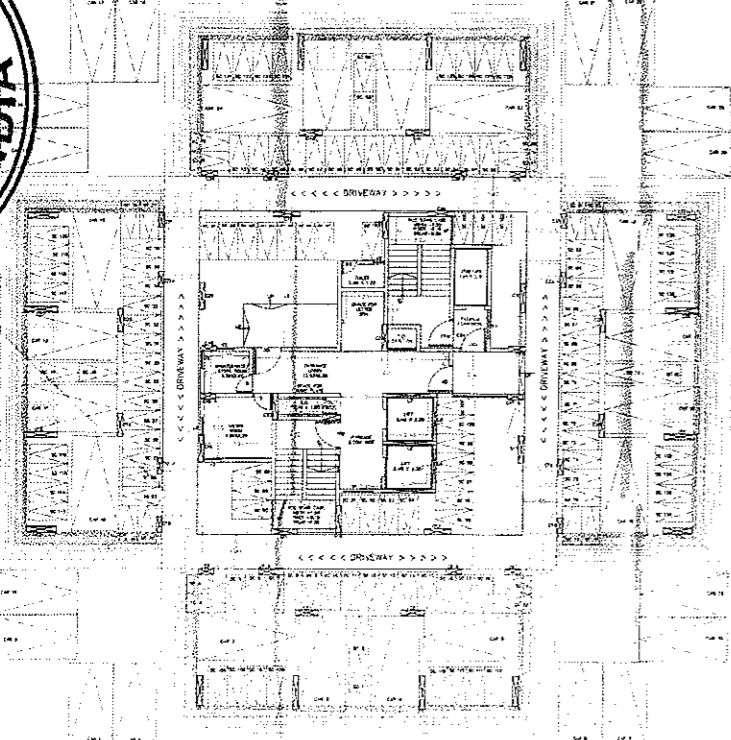
ELEVATION A



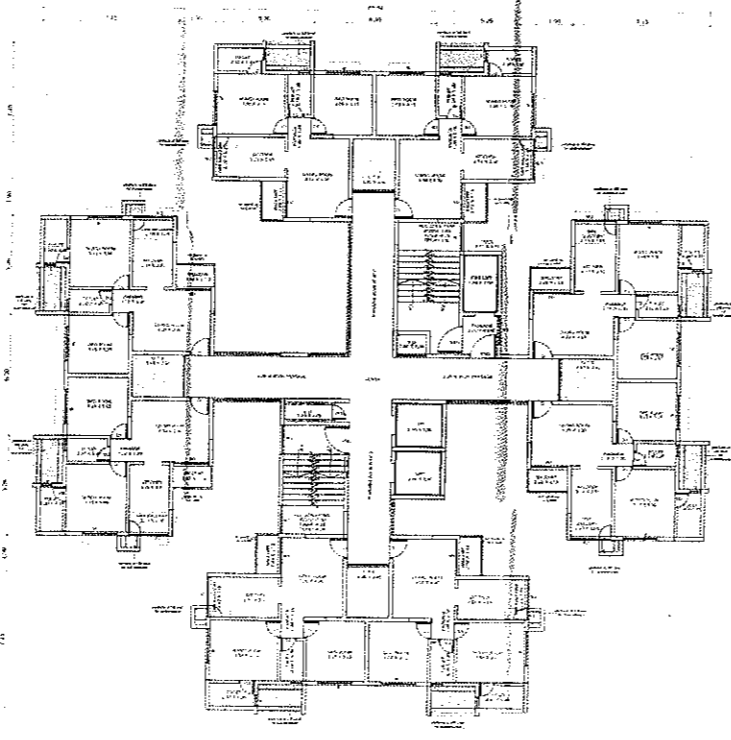
SECTION AA



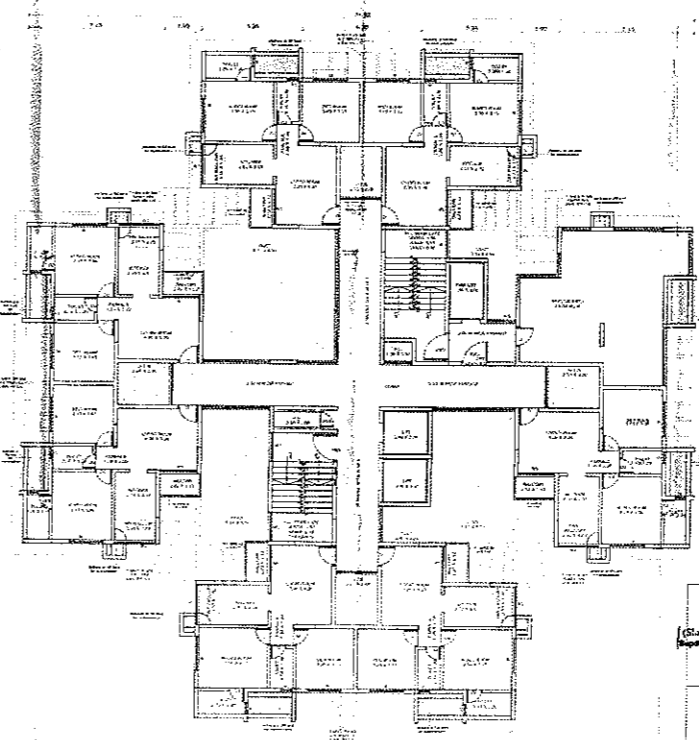
TERRACE FLOOR PLAN



STILT FLOOR PLAN

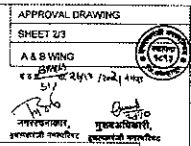


TYPICAL 1ST TO 7TH & 9TH TO 12TH FLOOR PLAN



8TH FLOOR PLAN

STAMP OF APPROVAL



BLOCK PLAN AND AREA CALCULATION
SCALE 1:250

STILT FLOOR PLAN

| SR.NO | LENGTH X WIDTH | NOS | TOTAL |
|--------------------------------|----------------|-----|--------|
| A | 18.82 X 18.82 | 1 | 204.59 |
| DEDUCTION | | | |
| 1 | 7.11 X 7.11 | 1 | 50.55 |
| 2 | 2.48 X 2.55 | 1 | 6.32 |
| 3 | 3.81 X 4.90 | 1 | 18.87 |
| 4 | 3.81 X 7.45 | 1 | 28.39 |
| 5 | 0.81 X 2.11 | 1 | 2.07 |
| 6 | 2.71 X 3.71 | 1 | 10.09 |
| 7 | 2.48 X 3.00 | 1 | 7.44 |
| 8 | 1.81 X 2.41 | 1 | 4.34 |
| TOTAL DEDUCTION 158.90 | | | |
| GRAND TOTAL OF BHP AREA 125.69 | | | |

TYPICAL 1ST TO 7TH & 9TH TO 12TH FLOOR PLAN

| SR.NO | LENGTH X WIDTH | NOS | TOTAL |
|-------------------------------|----------------|-----|---------|
| A | 34.92 X 34.92 | 1 | 1218.41 |
| DEDUCTION | | | |
| 1,2,3,4 | 3.05 X 3.05 | 4 | 37.61 |
| 5,6,7,8 | 11.32 X 1.35 | 4 | 61.12 |
| 9,10,11,12 | 2.25 X 2.85 | 4 | 25.32 |
| 13 | 3.81 X 4.80 | 1 | 18.27 |
| 14 | 4.31 X 4.80 | 1 | 19.52 |
| 15 | 2.10 X 0.81 | 1 | 1.70 |
| 16 | 2.91 X 4.80 | 1 | 13.94 |
| 17,18,19,20 | 2.41 X 1.60 | 4 | 15.27 |
| 21,22,23 | 4.41 X 2.31 | 3 | 31.20 |
| 24 | 4.80 X 2.31 | 1 | 10.62 |
| 25 | 4.80 X 1.81 | 1 | 8.68 |
| 26 | 4.11 X 1.70 | 1 | 6.99 |
| 27 | 1.20 X 1.50 | 1 | 1.80 |
| 28 | 1.03 X 2.31 | 1 | 2.37 |
| 29 | 2.00 X 0.38 | 1 | 0.76 |
| 30 | 2.82 X 3.00 | 1 | 8.46 |
| 31 | 2.70 X 1.00 | 1 | 2.70 |
| 32 | 1.80 X 1.00 | 1 | 1.80 |
| 33 | 3.51 X 3.35 | 1 | 11.76 |
| 34 | 1.51 X 1.00 | 1 | 1.51 |
| TOTAL DEDUCTION 580.06 | | | |
| TYPICAL FLOOR BHP AREA 624.35 | | | |
| NO OF FLOORS 11 | | | |
| BHP TOTAL 6874.85 | | | |

8TH FLOOR PLAN

| SR.NO | LENGTH X WIDTH | NOS | TOTAL |
|-------------------------------|----------------|-----|---------|
| A | 34.92 X 34.92 | 1 | 1218.41 |
| DEDUCTION | | | |
| 1,2,4 | 3.05 X 3.05 | 3 | 28.51 |
| 3 | 0.85 X 0.85 | 1 | 0.72 |
| 5,7,8 | 11.32 X 1.35 | 3 | 45.84 |
| 6 | 1.25 X 0.85 | 1 | 1.06 |
| 9,10,11,12 | 2.25 X 2.85 | 4 | 25.32 |
| 13 | 3.81 X 4.80 | 1 | 18.27 |
| 14 | 4.31 X 4.80 | 1 | 19.52 |
| 15 | 2.10 X 0.81 | 1 | 1.70 |
| 16 | 2.91 X 4.80 | 1 | 13.94 |
| 17,18,20 | 2.41 X 1.60 | 3 | 11.52 |
| 19 | 2.81 X 0.85 | 1 | 2.38 |
| 21,22,23 | 4.41 X 2.31 | 3 | 31.20 |
| 24 | 4.80 X 1.81 | 1 | 8.68 |
| 25 | 1.20 X 1.50 | 1 | 1.80 |
| 26 | 1.00 X 2.30 | 1 | 2.30 |
| 27 | 1.00 X 0.38 | 1 | 0.38 |
| 28 | 1.00 X 1.00 | 1 | 1.00 |
| 29 | 2.82 X 3.00 | 1 | 8.46 |
| 30 | 2.70 X 1.00 | 1 | 2.70 |
| 31 | 1.50 X 1.00 | 1 | 1.50 |
| TOTAL DEDUCTION 483.28 | | | |
| TYPICAL FLOOR BHP AREA 735.13 | | | |

TERRACE FLOOR PLAN

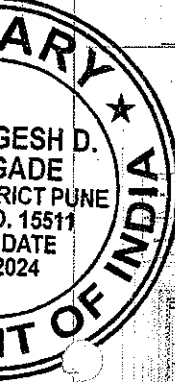
| SR.NO | LENGTH X WIDTH | NOS | TOTAL |
|------------------------|----------------|-----|--------|
| A | 13.11 X 13.85 | 1 | 220.81 |
| DEDUCTION | | | |
| 1 | 3.80 X 5.90 | 1 | 22.42 |
| 2 | 3.40 X 3.81 | 1 | 12.97 |
| 3 | 3.71 X 9.10 | 1 | 33.82 |
| 4 | 7.11 X 1.11 | 1 | 7.88 |
| 5 | 2.40 X 2.11 | 1 | 5.06 |
| 6 | 2.10 X 1.00 | 1 | 2.10 |
| 7 | 1.50 X 1.00 | 1 | 1.50 |
| TOTAL DEDUCTION 122.22 | | | |
| TOTAL BHP AREA 108.59 | | | |

FORM OF VENTILATION TO BE MAINTAINED

| Room | Area | Factor | Area | Area |
|-------|---------|--------|---------|---------|
| STILT | 204.59 | 1.00 | 204.59 | 204.59 |
| STILT | 125.69 | 1.00 | 125.69 | 125.69 |
| STILT | 624.35 | 1.00 | 624.35 | 624.35 |
| STILT | 735.13 | 1.00 | 735.13 | 735.13 |
| STILT | 108.59 | 1.00 | 108.59 | 108.59 |
| TOTAL | 1800.35 | 1.00 | 1800.35 | 1800.35 |

PROPOSED RESIDENTIAL BUILDING ON T.P. SCHEME 1
CTS NO. - 1465 AT KALANAGAR (CHALKARANI)
FOR SP KOLHAPUR (MAHARASHTRA STATE POLICE
HOUSING & WELFARE CORPN LTD)

SOMANI AND ASSOCIATES
ARCHITECTS ENGINEERS & PLANNERS
D-4, PANDURANG NAGAR, KOLHAPUR
MIRAJ ROAD LANGSI & 4th FLOOR
PH- 0227327289

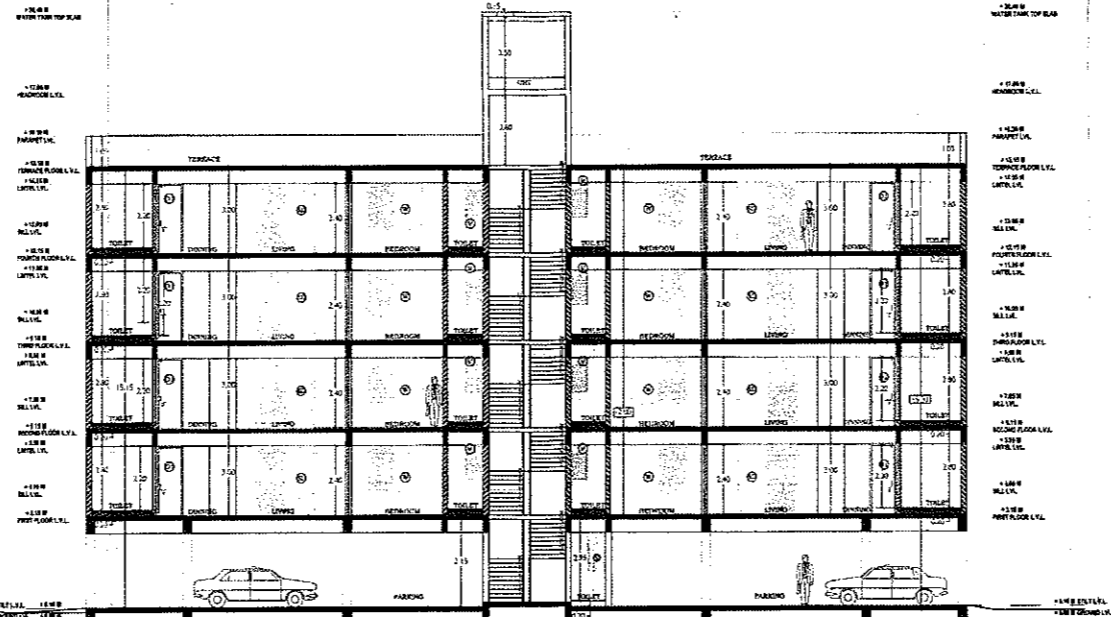


TC
9/10

C WING



ELEVATION C



SECTION AA

STAMP OF APPROVAL

APPROVAL DRAWING
SHEET 3/3
C,D & E- WING
BPMH
२०१६-१६.०६/१०/२०२१
517
नगरपालिका, मुंबई
इलकाली नगरपालिका, इलकाली नगरपालिका

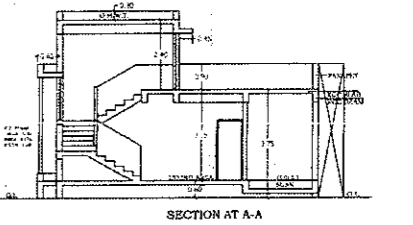
D & E WING

BLOCK PLAN AND AREA CALCULATION
SCALE 1:250

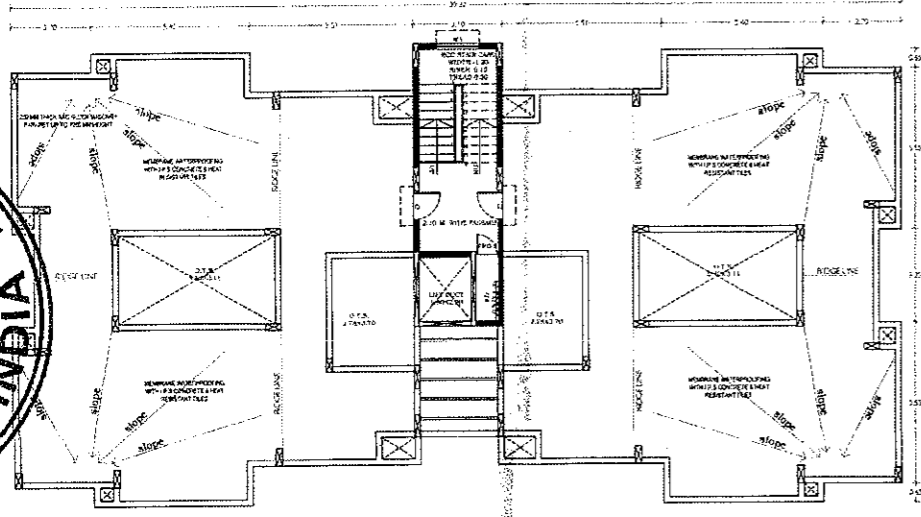
A = 12.12 X 10.45 = 126.89
TOTAL = 126.89 SQM

DEDUCTION
1 = 1 X 3.45 X 0.85 = 1.87 (1)
2 = 1 X 5.90 X 0.85 = 5.01 (1)
3 = 1 X 3.15 X 2.40 = 7.56 (1)
4 = 1 X 1.80 X 0.75 = 1.35 (1)
5 = 1 X 3.00 X 0.85 = 2.55 (1)
TOTAL = 27.35 SQM

TOTAL = 126.89 - 27.35 (1)
= 99.54 SQM



SECTION AT A-A



TERRACE FLOOR PLAN

BLOCK PLAN AND AREA CALCULATION
SCALE 1:250

STILT FLOOR PLAN
A = 3.10 X 7.35 = 22.78
TOTAL = 22.78 SQM

TERRACE FLOOR PLAN
A = 3.10 X 7.35 = 22.78
TOTAL = 22.78 SQM

TYPICAL FLOOR PLAN
A = 30.27 X 15.80 = 478.27
TOTAL = 478.27 SQM

DEDUCTION
1 = 1 X 3.30 X 0.85 = 2.81 (1)
2 = 2 X 4.75 X 0.85 = 8.07 (1)
3 = 2 X 5.81 X 1.85 = 21.53 (1)
4 = 2 X 1.15 X 0.85 = 1.97 (1)
5 = 2 X 0.75 X 4.21 = 6.32 (1)
6 = 1 X 0.72 X 3.71 = 2.68 (1)
7 = 1 X 2.70 X 2.50 = 6.75 (1)
8 = 1 X 5.80 X 0.85 = 4.93 (1)
9 = 1 X 11.42 X 1.35 = 15.42 (1)
10 = 1 X 3.30 X 0.85 = 2.81 (1)
TOTAL = 68.97 SQM

FORM OF STATEMENT 1
(TO BE FURNISHED ON PLANS)
(S. No. 9(a))

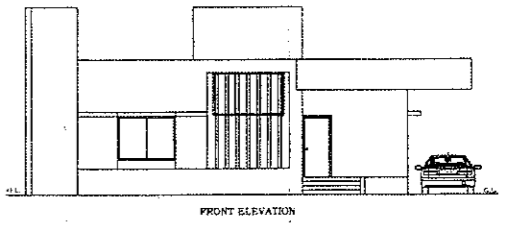
| Building No. | Floor No. | TOTAL GROSS UP AREA OF FLOOR, INCLUDING COMMON AREAS | | FACTOR | BASIC AREA STATEMENT | |
|--------------|-----------|--|-----|------------|----------------------|-------------|
| | | (1) | (2) | | RESIDENTIAL | RESIDENTIAL |
| C | STILT | 47.85 | 1.8 | 20.91 | 17.95 SQM | |
| | FIRST | 344.38 | 1.8 | 215.24 | 129.14 SQM | |
| | SECOND | 344.38 | 1.8 | 215.24 | 129.14 SQM | |
| | THIRD | 344.38 | 1.8 | 215.24 | 129.14 SQM | |
| | FOURTH | 344.38 | 1.8 | 215.24 | 129.14 SQM | |
| | TERRACE | 22.78 | 1.8 | 13.24 | 8.54 SQM | |
| TOTAL | | 1448.19 SQM | | 905.11 SQM | 543.65 SQM | |

AREA STATEMENT

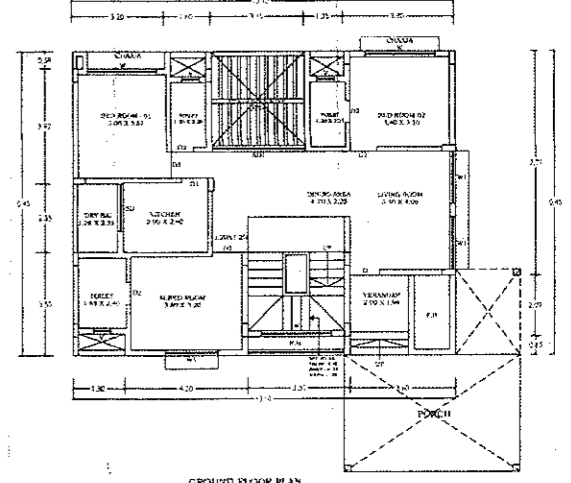
| BASIC FSI AREA (1) | PERMISSIBLE AREA | PROPOSED AREA | FSI CONSIDERED |
|--------------------|------------------|---------------|----------------|
| 44247.00 | 44247.00 | 905.11 SQM | 0.021 |

USE OF FLOOR

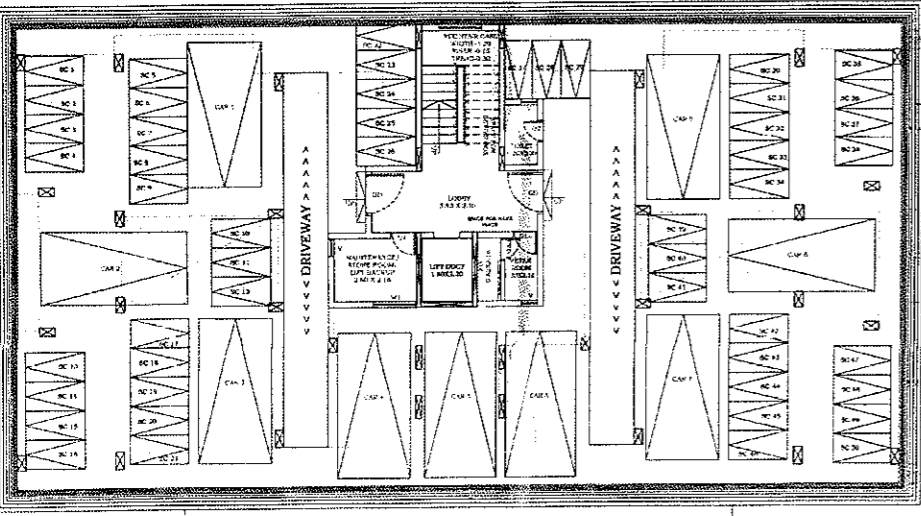
| USE OF FLOOR | BASIC AREA | ANCILLARY AREA | TOTAL AREA |
|--------------|------------|----------------|-------------|
| RESIDENTIAL | 905.11 SQM | 543.65 SQM | 1448.76 SQM |



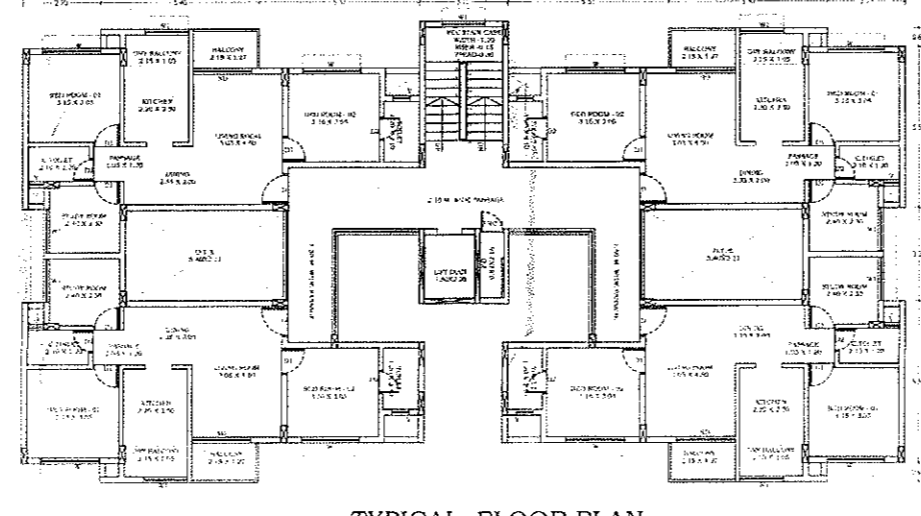
FRONT ELEVATION



GROUND FLOOR PLAN



STILT FLOOR PLAN



TYPICAL FLOOR PLAN

(Shailesh Balkwade)
Supt. of Police, Kolhapur

AR. SOURABH SANJAY SOMANI
CAI2013/60837

FORM OF STATEMENT 1
(TO BE FURNISHED ON PLANS)
(S. No. 9(a))

| Building No. | Floor No. | TOTAL GROSS UP AREA OF FLOOR, INCLUDING COMMON AREAS | | FACTOR | BASIC AREA STATEMENT | |
|--------------|-----------|--|-----|------------|----------------------|-------------|
| | | (1) | (2) | | RESIDENTIAL | RESIDENTIAL |
| D | STILT | 47.85 | 1.8 | 20.91 | 17.95 SQM | |
| | FIRST | 344.38 | 1.8 | 215.24 | 129.14 SQM | |
| | SECOND | 344.38 | 1.8 | 215.24 | 129.14 SQM | |
| | THIRD | 344.38 | 1.8 | 215.24 | 129.14 SQM | |
| | FOURTH | 344.38 | 1.8 | 215.24 | 129.14 SQM | |
| | TERRACE | 22.78 | 1.8 | 13.24 | 8.54 SQM | |
| TOTAL | | 1448.19 SQM | | 905.11 SQM | 543.65 SQM | |

AREA STATEMENT

| BASIC FSI AREA (1) | PERMISSIBLE AREA | PROPOSED AREA | FSI CONSIDERED |
|--------------------|------------------|---------------|----------------|
| 44247.00 | 44247.00 | 905.11 SQM | 0.021 |

USE OF FLOOR

| USE OF FLOOR | BASIC AREA | ANCILLARY AREA | TOTAL AREA |
|--------------|------------|----------------|-------------|
| RESIDENTIAL | 905.11 SQM | 543.65 SQM | 1448.76 SQM |

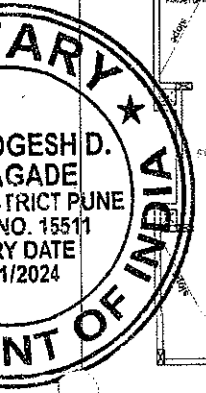
SCHEDULE OF OPENINGS

| S.N. | SIGN | DESCRIPTION | QTY |
|------|------|----------------------------------|-----|
| 1. | GD | 1.50 M X 2.24 M GRILL DOOR | 2 |
| 2. | SD | 1.50 M X 2.24 M SLIDING DOOR | 95 |
| 3. | D | 1.05 M X 2.24 M T. W. DOOR | 102 |
| 4. | DJ | 0.90 M X 2.24 M T. W. DOOR | 188 |
| 5. | D2 | 0.85 M X 2.24 M T. W. DOOR | 177 |
| 6. | FRD | 1.50 M X 2.24 M T. W. DOOR | 14 |
| 7. | FRD1 | 0.90 M X 2.20 M T. W. DOOR | 14 |
| 8. | FRD2 | 0.90 M X 2.24 M T. W. DOOR | 14 |
| 9. | W | 1.80 M X 1.65 M ALLU. WINDOW | 190 |
| 10. | W1 | 1.50 M X 1.65 M ALLU. WINDOW | 57 |
| 11. | W2 | 2.10 M X 1.65 M ALLU. WINDOW | 103 |
| 12. | V | 0.60 M X 1.90 M ALLU. VENTILATOR | 103 |
| 13. | V1 | 0.60 M X 1.45 M ALLU. VENTILATOR | 103 |
| 14. | V2 | 0.60 M X 0.60 M ALLU. VENTILATOR | 1 |
| 15. | V3 | 0.90 M X 1.05 M ALLU. VENTILATOR | 4 |

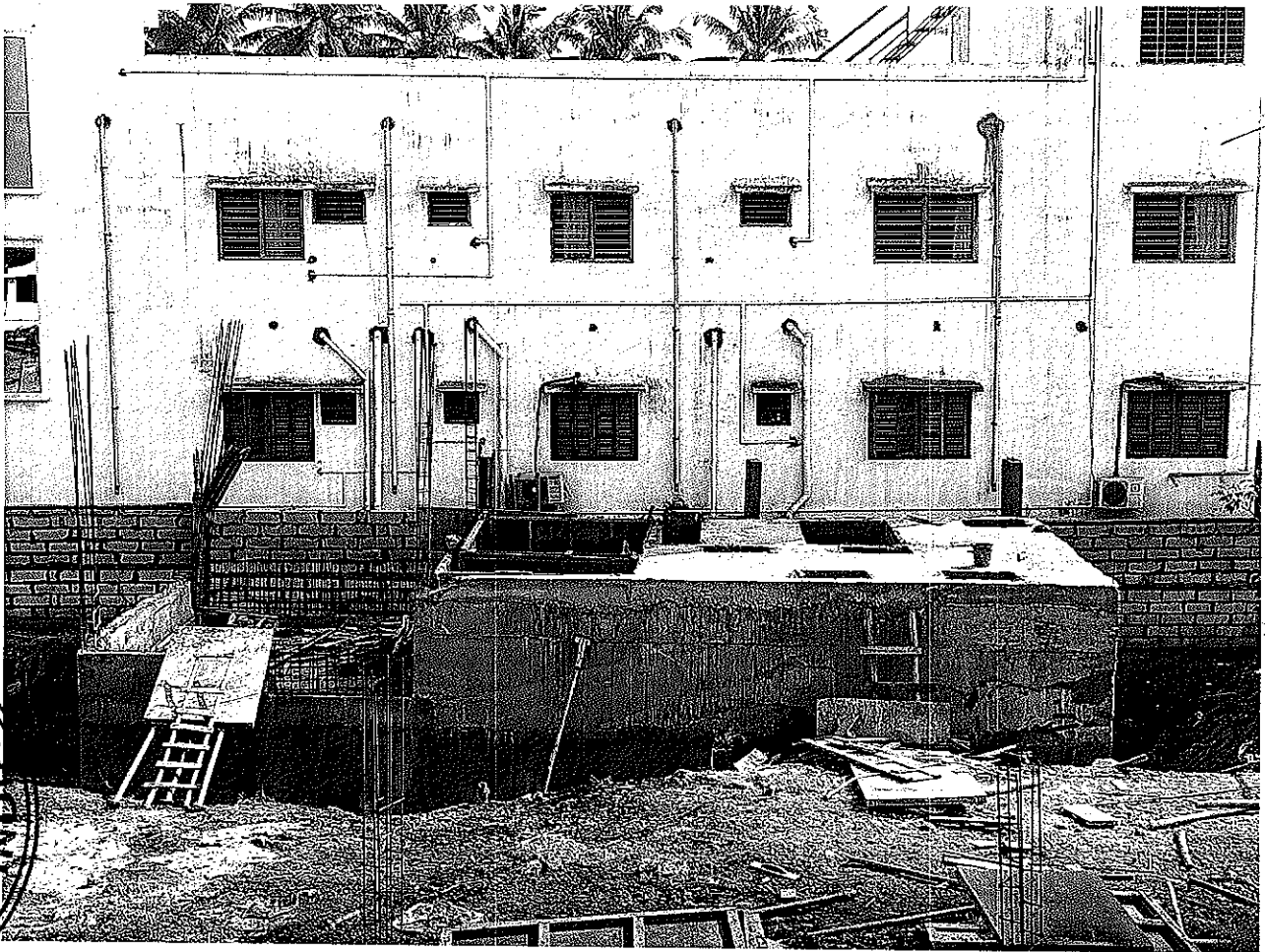


PROPOSED RESIDENTIAL BUILDING ON T.P. SCHEME - 1
CTS. NO. - 14485 AT KALANAGAR ICHALKARANJJI,
FOR SP KOLHAPUR (MAHARASHTRA STATE POLICE
HOUSING & WELFARE CORPN. LTD)

SOMANI AND ASSOCIATES
ARCHITECTS, ENGINEERS & PLANNERS,
G.F. 1, PRANOUTI APTS., NEAR JAL BHAVAN,
MIRAJ ROAD, SANGLI 410 415
PH: (0232)2321289



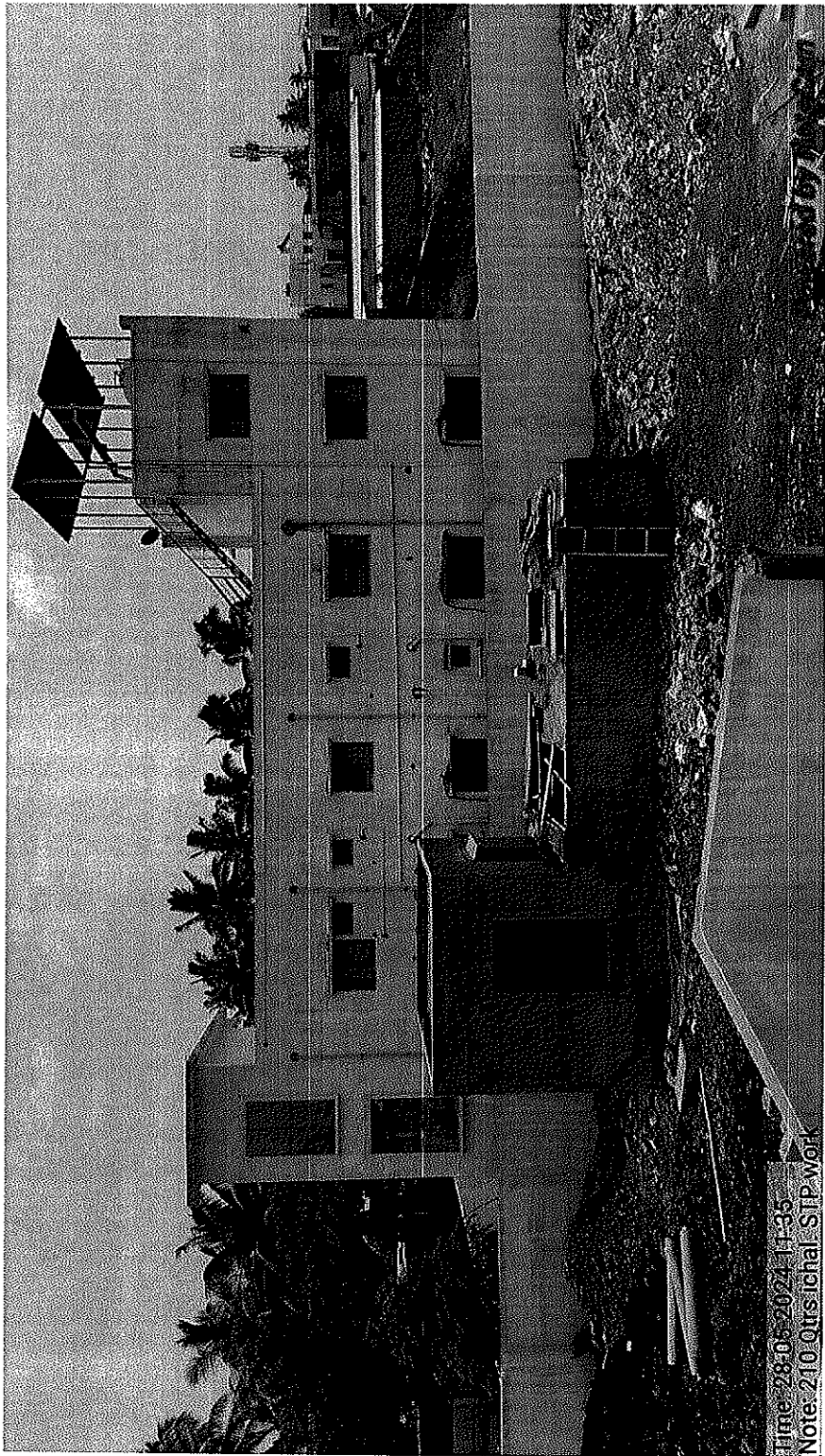
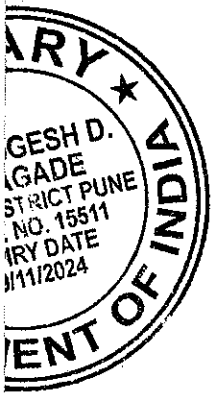
Annexure B



ARY
★
GESH D.
GADE
DISTRICT PUNE
NO. 15511
RY DATE
/11/2024
ENT OF INDIA

**Work Status as on 25th January 2024
(All Underground structure is complete only Pump
Room work is pending).**

TC
AWQ



civil work is completed

Work Status as on 28th May 2024

(Work of STP is almost completed)

TL
①
PHE

151

25

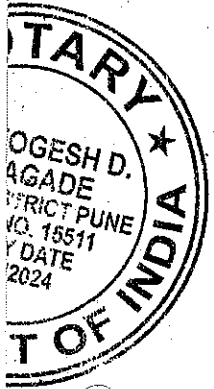
Exh. "D"

MHKO050025962023



**ORDER BELOW EXH.1 IN
REGULAR CIVIL SUIT NO.208/2023
(Passed on 10. 06. 2024)**

Read the pursis at Exhibit No.15. Contents of the pursis are read over to the plaintiff. He admitted it to be true and correct and verified the voluntariness of the said pursis. Plaintiff and his advocate prayed to dispose of the present matter as plaintiff does not want to proceed further in the present matter. Hence, matter is hereby disposed of as withdrawn accordingly.



Ichalkaranji
Date :- 10. 06. 2024



Digitally signed by
HITENDRA
ANILKUMAR WANI
Date: 2024.06.10
15:39:54 +0530

(Hitendra Urmila Anilkumar Wani)
Civil Judge, Sr.Dn., Ichalkaranji

TC
912

Exn. 152

26



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Application for Consent/ Authorisation

Sir,
I/We hereby apply for*

1. Consent to Establish/Operate/Renewal of consent under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended.
2. Consent to Establish/Operate/Renewal of consent under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended.
3. Authorization/renewal of authorization under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 in connection with my/our/existing/proposed/altered/ additional manufacturing/processing activity from the premises as per the details given below.

Consent Information

UAN No:
MPCB-CONSENT-0000210199

Application submitted on:
23-05-2024

Industry Information

Consent To:
Establishment (New)

IIN No.:

Submit to:
SRO - Kolhapur

Type of institution:
Municipal Corporation

Industry Type:

Category:
Orange

Scale:
L.S.I

Location of industry/activity/etc:
Local Body

Name of Local Body:

Ichalkaranji Municipal Corporation

EC Reqd.

No

Whether construction-buildup area is more than 20,000 sq.mtr.(Existing Expansion Unit)

No

General Information

1. Name, designation, office address with Telephone/Fax numbers, e-mail of the Applicant Occupier/Industry/Institution / Local Body.

Name
Samreersinh Salve

Address

210 Residential Quarters for S. P Kolhapur, Nagar rachna Yojana No. 1, Ichalkarani

Designation
Sub-divisional police officer

Taluka

Hatkanangale

Area
Ichalkaranji

District

Kolhapur

Telephone

Fax

TC
9100

27.

9657013266

Email

spkolhapurmahapolice@gmail.com

153**Pan Number**

EIWPS6740F

2. (a) Name and location of the industrial unit/premises for which the application is made (Give revenue Survey Number/Plot number name of Taluka and District, also telephone and fax number)

Industry name

210 Residential Quarters for S. P. Kolhapur

Location of UnitMaharashtra State Police Housing and Welfare Cop..Ltd,
Ichalkaranji**Survey number/Plot Number**

C.S no- 14485 (C.S. No 584/585)

Taluka

Hatkangale

District

Kolhapur

(b) Details of the planning permission obtained from the local body/Town and Country Planning authority/Metropolitan Development authority/ designated Authority.

Planning permission

Ichalkaranji Municipal Corporation

Planning Authority

Ichalkaranji Municipal Corporation

Name of the local body under whose jurisdiction the unit is located and Name of the licence issuing authority

Name of Local Body

Ichalkaranji Municipal Corporation

Name of the licence issuing authority

Ichalkaranji Municipal Corporation

Sanction plan/ Approved layout Plan/Commencement Certificate

3. Names, addresses with Telephone and Fax Number of Managing Director / Managing Partner and officer responsible for matters connected with pollution control and/or Hazardous waste disposal.

Name of Managing Director

Sameersinh Dwarkojirao Salve

Telephone number

9145119049

Fax number**Officer responsible for day to day business**

Suhas Shinde

4. (a.) Are you registered Industrial unit ?

No

Registration number

0

Date of registration

May 1, 2024

5. Gross capital investment of the unit without depreciation till the date of application (Cost of building, land, plant and machinery). (To be supported by an affidavit/undertaking on Rs.20/- stamp paper, annual report or certificate from a Chartered Accountant for proposed unit(s), give estimated figure)

| Gross capital (in Lakh) | * Verified | * Terms | * Consent Fee |
|--------------------------------|-------------------|----------------|----------------------|
| 4273.00 | Undertaking | 1 | 75000.00 |

6. If the site is located near sea-shore/river bank/other water bodies/Highway, indicate the crow fly distance and the name of the water body, if any.

| Distance From | Distance(Km) | * Name |
|----------------------|---------------------|---------------------|
| SH/NH | 5.00 | Kolhapur-Hupri Road |
| River | 4.00 | Panchaganga |
| Human Habitation | 0.50 | |
| Religious Place | 0.00 | |
| Historical Place | 0.00 | |
| Creek/Sea | 0.00 | --NA-- |



6b. Enter Latitude and Longitude details of site

| | |
|----------------------------|-----------------------------|
| Latitude 16.6902 | Longitude 74.4611 |
|----------------------------|-----------------------------|

7. Does the location satisfy the Requirements Under relevant Central/State Govt. Notification such as Coastal Regulation Zone, Notification on Ecologically Fragile Area, Industrial Location policy, etc. If so, give details.

| | | | | |
|-----------------|--------------------------------|-----------------------|-----------------------------|--|
| Location | Approved Industry, Area | Sensitive Area | If Yes, Name Of Area | Industry Location with Reference to CRZ |
| NA | No | No | NA | |

8. If the site is situated in notified industrial estate,

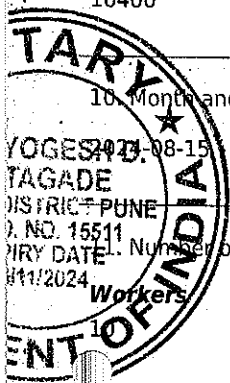
| | | |
|---|----|----------------|
| (a) Whether effluent collection, treatment and disposal system has been provided by the authority. | No | Details |
| (b) Will the applicant utilize the system, if provided. | No | NA |
| (c) If not provided, details of proposed arrangement. | NA | |

9.

| | | |
|--|--|---|
| (a) Total plot area (in square meter) | (b) Built up area and (in square meter) | (c) Area available for the use of treated sewage/ trade effluent for gardening/irrigation. (in square meter) |
| 16400 | 16887.68 | 100 |

10. Month and year of commissioning of the Unit.

08-15



11. Number of workers and office staff.

| | | | |
|----------------|--------------|----------------------|-------------------|
| Workers | staff | Hrs. of shift | Weekly off |
| 1 | 5 | 8 | Sunday |

12.

(a) Do you have a residential colony Within the premises in respect of Which the present application is Made ? No NA

(b) If yes, please state population staying

| | | | |
|---------------------------------|--------------------------|--------------------------|---------------------------------|
| Number of person staying | Water consumption | Sewage generation | Whether is STP provided? |
| 0 | 0 | 0 | No |

(c) Indicate its location and distance with reference to plant site.

| | |
|---------------------------------|--------------------------|
| Number of person staying | Water consumption |
| NA | 0 |

13. List of products and by-products Manufactured in tonnes/month, Kl/month or numbers/month with their types i.e.Dyes, drugs etc. (Give figures corresponding to maximum installed production capacity)

Products Name and Quantity

| Product Name | UOM | Product Name | Existing | Consented | Proposed Revision | Total | Remarks |
|--------------|-----|--------------|----------|-----------|-------------------|-------|---------|
|--------------|-----|--------------|----------|-----------|-------------------|-------|---------|

TC
(Signature)

OTHERS

--NA--

0

0

155

0

0

Its residential project

Products Name and Quantity

| Product Name | UOM | Quantity | Remarks |
|-------------------------|--------|----------|-------------------------|
| Its residential project | --NA-- | 0 | Its residential project |

14. List of raw materials and process chemicals with annual consumption corresponding to above stated production figures, in tonnes/month or kl/month or numbers/month.

| Name of Raw Material | UOM | Quantity | Hazardous Waste | Hazardous Chemicals | Remarks |
|-------------------------|--------|----------|-----------------|---------------------|---------|
| Its residential project | --NA-- | 0 | No | No | NA |

15. Description of process of manufacture for each of the products showing input, output, quality and quantity of solid, liquid and gaseous wastes, if any from each unit process.

NA THIS IS POLICE HOUSING PROJECT

Part B : Waste Water aspects

16. Water consumption for different uses (m3/day)

| Purpose | Consumption | Effluent Generation | Treatment | Remarks | Disposal | Remarks |
|---|-------------|---------------------|-----------|---------------------------------------|----------|--|
| Domestic Purpose | 140 | 130 | STP | Sewage will be treated in 130 KLD STP | Recycle | Treated water will be used for gardening |
| Water gets Polluted & Pollutants are Biodegradable | 0 | 0 | --NA-- | NA | --NA-- | THIS IS POLICE HOUSING PROJECT |
| Water gets Polluted, Pollutants are not Biodegradable & Toxic | 0 | 0 | --NA-- | NA | --NA-- | THIS IS POLICE HOUSING PROJECT |
| Industrial Cooling, spraying in mine pits or boiler feed | 0 | 0 | --NA-- | NA | --NA-- | THIS IS POLICE HOUSING PROJECT |
| Others | 0 | | | | | |

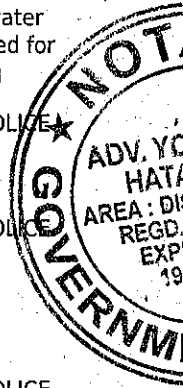
17. Source of water supply, Name of authority granting permission if applicable and quantity permitted.

| Source of water supply | Name of Local Body | Name of authority granting permission | Quantity permitted |
|------------------------|------------------------------------|---------------------------------------|--------------------|
| Local Body | Ichalkaranji Municipal Corporation | Ichalkaranji Municipal Corporation | 140 |

18. Quantity of waste water (effluent) generated (m3/day)

| Domestic | Boiler Blowdown | Industrial | Cooling water blowdown |
|----------|---------------------|------------|--------------------------|
| 130 | 0 | 0 | 0 |
| Process | DM Plants/Softening | Washing | Tail race discharge from |
| 0 | 0 | 0 | 0 |

* 19. Water budget calculations accounting for difference between water consumption and effluent generated.



140 KLD water used for drinking and flushing activity

20. Present treatment of sewage/canteen effluent (Give sizes/capacities of treatment units).

Capacity of STP (m3/day)

130

| Treatment unit | Size (mxm) | Retention time (hr) |
|----------------|------------|---------------------|
| MBBR | 130 | 0 |

21. Present treatment of trade effluent. (Give sizes/capacities of treatment units) (A schematic diagram of the treatment scheme with inlet/outlet characteristics of each unit operation/process is to be provided. Include details of residue Management system (ETP sludges)

Capacity of ETP (m3/day)

0

| Treatment unit | Size (mxm) | Retention time (hr) |
|----------------|------------|---------------------|
| 0 | 0 | 0 |

22.

Are sewage and trade effluents mixed together?

No

If yes, state at which stage-Whether before, intermittently or after treatment.

NA

23. Capacity of treated effluent sump, Guard Pond if any.

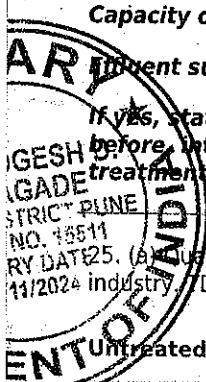
Capacity of treated effluent sump (m3) NA

Effluent sump/Guard pond details No

NA

If yes, state at which stage-Whether before, intermittently or after treatment.

NA



25. (A) Quality of untreated/treated effluents (Specify pH and concentration of SS, BOD, COD and specific pollutants relevant to the industry) to be reported for disposal on land or into stream/river.

Untreated Effluent

pH 6.5-7.5

SS (mg/l) <200

BOD (mg/l) <300

COD (mg/l) <450

TDS (mg/l) 0

Specific pollutant if any **Name** **Value**

1

Treated Effluent

pH 6.5-7.5

SS (mg/l) <10

BOD (mg/l) <20

COD (mg/l) <60

TDS (mg/l) 0

Specific pollutant if any **Name** **Value**

TC
(912)

(b) Enclose a copy of the latest report of analysis from the laboratory approved by State Board/ Committee/Central Board/Central Government in the Ministry of Environment expected characteristics of the untreated/treated effluent

NA

26. Fuel consumption

| Fuel Type | UOM | Fuel Consumption TPD/LKD | Calorific value |
|--------------------|------------------------|---------------------------------|------------------------|
| --NA-- | --NA-- | 0 | 0 |
| Ash content | Sulphur content | Quantity | Other (specify) |
| 0 | 0 | 1 | 0 |

27. (a) Details of stack (process & fuel stacks: D. G.)

| (a) Stack number(s) | (b) Stack attached to | (c) Capacity | (d) Fuel Type |
|--|---|--|---|
| NA | NA | NA | NA |
| (e) Fuel quantity (Kg/hr.) | (f) Material of construction | (g) Shape (round/rectangular) | (h) Height, m (above ground level) |
| 0 | NA | NA | NA |
| (i) Diameter/Size, in meters | (j) Gas quantity, Nm³/hr. | (k) Gas temperature °C | (l) Exit gas velocity, m/sec. |
| NA | 0 | NA | NA |
| (m) Control equipment preceding the stack | (n) Nature of pollutants likely to present in stack gases such as Cl₂, Nox, Sox, TPM etc. | (o) Emissions control system provided | (p) In case of D.G. Set power generation capacity in KVA |
| NA | NA | NA | NA |

27. (B) Whether any release of odoriferous compounds such as Mercaptans, Phorate etc. Are coming out from any storages or process house.

NA

28. Do you have adequate facility for collection of samples of emissions in the form of port holes, platform, ladder etc. As per Central Board Publication "Emission regulations Part-III" (December, 1985)

| | | | |
|------------------|----|----------------|----|
| Port hole | No | Details | NA |
| Platform | No | Details | NA |
| Ladder | No | Details | NA |

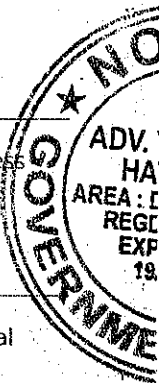
29. Quality of treated flue gas emissions and process emissions. Quantity of treated flue gas emissions and process emissions.

| Sr. No | Stack attached to | Parameter | Concentration mg/Nm³ | flow (Nm³/hr) |
|---------------|--------------------------|------------------|--|---------------------------------|
| 1 | NA | NA | 0 | 0 |

(Specify concentration of criteria pollutants and industry/process-specific pollutants stack-wise. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/ Central Government in the Ministry of Environment & Forests. For proposed unit furnish expected characteristics of the emissions..

NA

Part - D: Hazardous Waste aspect



30. Information about Hazardous Waste Management as defined in Hazardous Waste (Management & Handling) Rules, 1989 as amended in Jan., 2000. Type/Category of Waste as per

Waste (Annually) Schedule I

| Cat No | Type | Qty | UOM |
|----------------------------|-----------------------------|----------------------------|--------------------------|
| NA | | 0 | --NA-- |
| Max | Method of collection | Method of reception | Method of storage |
| | NA | NA | NA |
| Method of transport | Method of treatment | Method of disposal | |
| NA | NA | NA | |

Waste (Annually) Schedule II

31. Details about use of hazardous waste

| Name of hazardous waste/Spent chemical | Quantity used/month | Party from whom purchased | Party to whom sold |
|--|---------------------|---------------------------|--------------------|
| NA | 0 | NA | NA |

32.

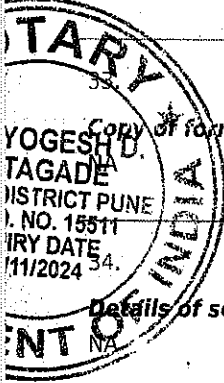
Details about technical capability and equipments available with the applicant to handle the Hazardous Waste

NA

b. Characteristics of hazardous waste(s) Specify concentration of relevant pollutants. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/Central Govt. in the ministry of Environment & Forests. For proposed units furnish expected characteristics

NA

Copy of format of manifest/record Keeping practiced by the applicant.



Details of self-monitoring (source and environment system)

NA

35.

Are you using any imported hazardous waste. If yes, give details.

NA

36.

Copy of actual user Registration/certificate obtained from State Pollution Control Board/Ministry of Environment & Forests, Government of India, for use of hazardous waste.

NA

37.

Present treatment of hazardous waste, if any (give type and capacity of treatment units)

NA

38. Quantity of hazardous waste disposal

(i) Within factory

0

(ii) Outside the factory (specify location and enclose copies of agreement.)

TC

(iii) Through sale (enclosed documentary proof and copies of agreement.)

0

(iv) Outside state/Union Territory, if yes particulars of (1 & 3) above.

0

(v) Other (Specify)

0

Part - E: Additional information

39.

a. Do you have any proposals to upgrade the present system for treatment and disposal of effluent/emissions and/or hazardous waste.

We have provided STP of 130 KLD to treat sewage

b. If yes, give the details with time- schedule for the implementation and approximate expenditure to be incurred on it.

40 Lac

40.

Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc. (give figures separately for items implemented/to be implemented).

1.5 Lac/annum

41.

To which of the pollution control equipment, separate meters for recording consumption of electric energy are installed?

NA

42.

Which of the pollution control items are connected to D.G. Set (captive power source) to ensure their running in the event of normal power failure

NA

43. Nature, quantity and method of disposal of non- hazardous solid waste generated separately from the process of manufacture and waste treatment. (Give details of area/capacity available in applicant's land)

| Type | Quantity | UOM | Treatment | Disposal | Other Details |
|-----------|----------|--------|------------------------------------|------------------------------------|------------------------------------|
| Wet Waste | 252 | Kg/Day | Handover to Local Municipal vendor | Handover to Local Municipal vendor | Handover to Local Municipal vendor |
| Dry waste | 168 | Kg/Day | Handover to Local Municipal vendor | Handover to Local Municipal vendor | Handover to Local Municipal vendor |

44. Hazardous Chemicals - Give details of Chemicals and quantities handled and Stored.

(i) Is the unit a Major Accident Hazard unit as per Mfg.Storage Import Hazardous Chemicals Rules ?

NA

(ii) Is the unit an isolated storage as defined under the MSIHC Rules ?

NA

(iii) Indicate status of compliance of Rules 5,7,10,11,12,13 and 18 of the MSIHC Rules.

NA

(iv) Has approval of site been obtained from the concerned authority?

NA



(v) Has the unit prepared an off-site Emergency Plan? Is it updated?

NA

(vi) Has information on imports of Chemicals been provided to the concerned authority?

NA

(vii) Does the unit possess a policy under the PLI Act?

NA

45. Brief details of tree plantation/green belt development within applicant's premises (in hectares)

| Open Space Availability | Plantation Done On | Number of Trees Planted |
|-------------------------|-------------------------|-------------------------|
| 16400 Square meter | 500 Square meter(3.0 %) | 20 |

46.

Information of schemes for waste Minimization, resource recovery and recycling - implemented and to be implemented, separately.

We have provided STP of 130 KLD to treat sewage

47.

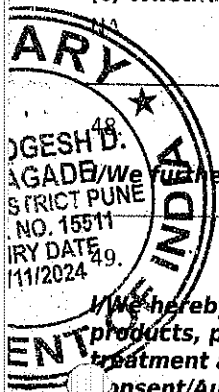
(a) The applicant shall indicate whether Industry comes under Public Hearing, if so, the relevant documents such as EIA, EMP, Risk Analysis etc. shall be submitted, if so, the relevant documents enclosed shall be indicated accordingly.

NA

(b) Any other additional information that the applicants desires to give

This is police housing project.

(c) Whether Environmental Statement submitted ? If submitted, give date of submission.



I/We further declare that the information furnished above is correct to the best of my/our knowledge.

I/We hereby submit that in case of any change from what is stated in this application in respect of raw materials, products, process of manufacture and treatment and/or disposal of effluent, emission, hazardous wastes etc. In quality and quantity; a fresh application for Consent/Authorization shall be made and until the grant of fresh Consent/Authorization no change shall be made.

50.

I/We undertake to furnish any other information within one month of its being called by the Board

Yours faithfully

Signature : Samreersinh Salve

Name : Samreersinh Salve

Designation : Ichalkaranji

Additional information

Air Pollution

| Sr No. | Air Pollution Source | Pollutants | APCS Provided | Remark |
|--------|----------------------|------------|---------------|--------|
| 1 | NA | NA | NA | NA |

TC

35

Separate EM Provided No
Measures Proposed NA
Air Sampling Facility Details NA

161 Emission Sources NA
Foul Smell Coming Out No

D.G. Set Details

Description Capacity(KVA) Remarks
NA 0 NA

Hazardous Waste Generation

Hazardous Waste Quantity UOM Treatment Disposal Other Details

CHWTSDF Details

Member of CHWTSDF CHWTSDF Name Remarks

Cess Details

Cess Applicable Cess Paid If Yes, UpTo
No No Jan 1 1900 12:00:00:000AM

Legal Actions

Legal Action Taken Legal Record Of Company Legal Action Details Remarks
No

Bank Guarantee Applicable:

No

Annexure





162
Application Fee
Maharashtra Pollution Control Board

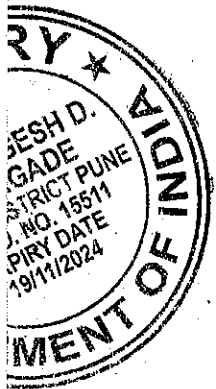
36

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Thank you. Your payment has been successfully received with following details.

Transaction Receipt

Transaction Status: Success
Transaction Reference no: ZHDF2013052129
Transaction no: TXN2405004623
Transaction On: 24-05-2024 11:52:22
Payment For: MPCB-CONSENT-0000210199
Email: spkolhapurmahapolice@gmail.com
Mobile no: 9657013266
Amount: 75000.00 INR.



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(912)

Exh. 163 37
Maharashtra Pollution Control Board

Phone:
Fax: 0231 - 2660448
Email: srokolhapur@mpcb.gov.in

Udyog Bhavan Building , Near Collectarate
Office, Kolhapur-416 002

Date : 15 Jul 2024

To,
Samreersinh Salve
210 Residential Quarters for S. P Kolhapur, Nagar rachna Yojana No.11, Ichalkarani

Subject: Application for Consent To Establish.
Reference: To your UAN MPCB-CONSENT-0000210199

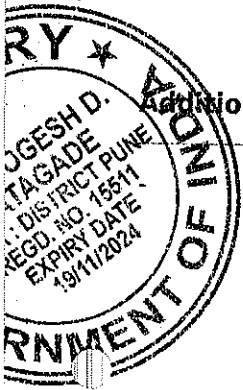
Sir,

This office is in receipt of your above referred application for grant of Consent To MPCB-CONSENT-0000210199. On scrutiny it is observed that following documents/details are not submitted.

(A) Documents :

| Sr. | Points | Observations and Remarks |
|-----|--|---|
| 1 | Requisite fees in the form of Online payment/ NEFT/RTGS along with delay charges, penalty. | PP shall pay penal charges of Rs. 75000/- as PP has already started Construction without obtaining C to E |

Additional Remarks :



Regards

(-)

Note: This is a computerized system generated print ,hence does not require any signature.

TC
PHe

Application for Consent to Establish w.r.t. M/s. Maharashtra State Police Housing and Welfare Cop. Ltd, C.S no- 14485 (C.S. No 584/585), Ichalkaranji, Tal: Hatkanangale, Dist: Kolhapur vide UAN no. MPCB-CONSENT-0000210199.

Dr. J. B. Sangewar <jdwater@mpcb.gov.in>

Tue 7/23/2024 3:15 PM

To:spkolhapurmahapolice@gmail.com <spkolhapurmahapolice@gmail.com>
Cc:JD Water Division <jdwaterdivision@mpcb.gov.in>

MOST IMP/ URGENT

Sir,

This is to inform you that the scrutiny of your Consent to Establish application (Reference No. MPCB-CONSENT-0000210199) for the residential cum commercial project has revealed several pending issues that need to be addressed before we can proceed further. The details of the application are as follows:

- **Application Date:** 24/05/2024
- **Received at HQ:** 15/07/2024.
- **Project site:** M/s. Maharashtra State Police Housing and Welfare Cop. Ltd, C.S no- 14485 (C.S. No 584/585), Ichalkaranji, Tal: Hatkanangale, Dist: Kolhapur.
- **Proposed Project Cost:** Rs. 42.73 Crores (without land cost, kindly re-submit the undertaking of proposed CI with land cost).
- **Construction Status:** Work has commenced without obtaining Consent to Establish. (Clarification required),

In order to proceed with the approval process, we require the following information:

1. **Payment of Penal Charges:** Rs. 75,000/- for starting construction without Consent to Establish.
2. **Details of Land Cost:** Clarification on the land cost not mentioned in the application. It is required to submit the undertaking of proposed CI with land, building & plant & machinery cost.
3. **Corrected Consent Fees and Penal Charges:** After receipt of corrected Undertaking with land cost-consent fees and Penal charges will be re-calculated and communicated.
4. **Details of OWC Unit:** Information regarding the Organic Waste Converter unit.
5. **STP Sludge Details:** Information on the handling and disposal of STP sludge.

Please provide the requested information and resolve the pending issues at the earliest. Additionally, note that the case is currently under review by the National Green Tribunal (NGT) due to a related complaint. The final decision on the application will be subject to NGT orders.

A scrutiny mail was previously sent to you on 15/07/2024. Kindly expedite the submission to facilitate the timely processing of your application.

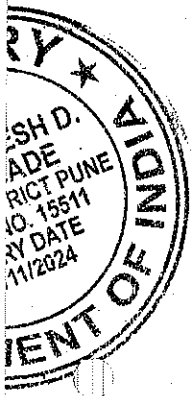
Thank you for your prompt attention to this matter.

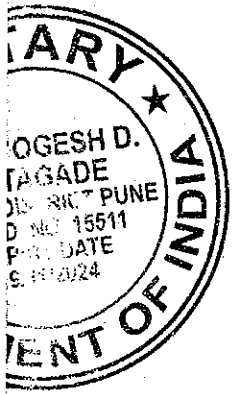
Best regards,

Dr. J. B. Sangewar

Joint Director (WPC)
Maharashtra Pollution Control Board
Sion, Mumbai - 400 022.

TC
(Signature)





महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Payment details for application

Payment for

Consent Fee

PP shall penal charges of Rs. 75000/- as PP has started construction without obtaining CIO E

Type of payment Status Amount Action

Application Fees Paid 75000.00 INR [Download Receipt](#)

Penal Charges Paid 75000.00 INR [Download Receipt](#)

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TC



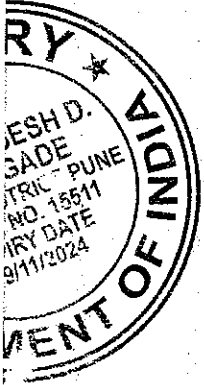
Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Thank you. Your payment has been successfully received with following details.

Transaction Receipt

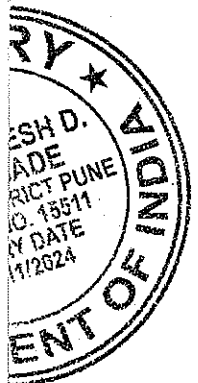
Transaction Status: Success
Transaction Reference no: ZHDFIDV02ARLFY
Transaction no: TXN2410000393
Transaction On: 03-10-2024 15:04:59
Payment For: MPCB-CONSENT-0000210199
Email: spkolhapurmahapolice@gmail.com
Mobile no: 9657013266
Amount: 75000.00 INR.



TC
9/10/24



**UNIFIED
DEVELOPMENT
CONTROL AND
PROMOTION
REGULATIONS
FOR
MAHARASHTRA
STATE.**

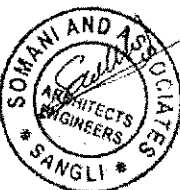
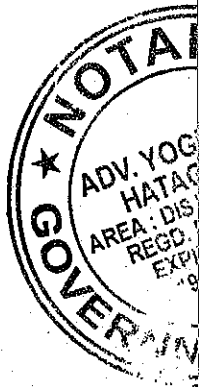


(As updated upto 30th January, 2022)



**Applicable to all Planning Authorities and Regional Plan areas
except Municipal Corporation of Greater Mumbai, Other Planning Authorities /
Special Planning Authorities / Development Authorities within the limit of
Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust,
Hill Station Municipal Councils, Eco-sensitive / Eco-fragile region notified by MoEF & CC
and Lonavala Municipal Council, in Maharashtra.**

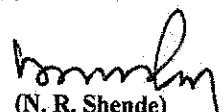
**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT**

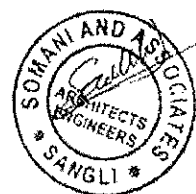


1. These Unified Development control and Promotion Regulations are sanctioned by the State Government under Section 37(1AA) (c) and Section 20(4) of the Maharashtra Regional & Town Planning Act, 1966 vide Notification No.TPS-1818/CR-236/18/DP&RP/Sec.37 (1AA) (c) & Sec.20 (4)/UD-13, Dated 02nd December, 2020.
2. These Unified Development control and Promotion Regulations are published by the State Government under Section 20(3) of the Maharashtra Regional & Town Planning Act, 1966 vide Notice No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, Dated 02nd December, 2020.
3. Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, Dated 02nd December, 2020.
4. These Unified Development control and Promotion Regulations are published by the State Government under Section 37(1AA) (c) of the Maharashtra Regional & Town Planning Act, 1966 vide Notification No.TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, Dated 02nd December, 2020.
5. Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, Dated 02nd December, 2020.
6. Corrigendum under section 37 (1AA) (c) & 20(4) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide No.TPS-1818/CR-236/18/DP & RP/Sec. 37(1AA)(c)/Sec. 20(4)/Corrigendum/UD-13, Dated 9th December, 2020.
7. Notification under Section 37(1AA) & 20 (3) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18(Part3)/UD-13, Dated 14th January, 2021.
8. Government Order No. TPS 1818/CR 236/18(Part-1)/UD-13, Dated 1st March, 2021.
9. Notification under Section 37(1AA)(c) & 20 (4) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236 /18(Part1) Sec 37 (1AA) (c)/ & Sec 20 (4)/modification/ UD-13, Dated 16th June, 2021.
10. State Government Resolution No.TPS-1818/CR-236/18(Part1)/addendum/UD-13, Dated 23rd June, 2021.
11. Government Order No. TPS 1818/CR 236/18(Part-1)/UD-13, Dated 26th July, 2021.
12. State Government Resolution No.TPS-1818/CR-236/18(Part1)/addendum/UD-13, Dated 8th October, 2021.
13. Guidelines issued by State Government vide Order No. TPS 1818/CR 236/18 (Part 1)/UD-13 dated 02nd December 2021.
14. Notification under Section 37(1AA) (c) & 20 (4) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18(Part 3)/ Sec.37(LAA) (c) & Sec. 20 (4)/modification/UD-13, Dated 02nd December, 2021.
15. Corrigendum / Supplementary letter under Regulation No. 1.10 of Unified Development control and Promotion Regulations is issued by State Government vide Corrigendum / Supplementary letter No. TPS 1820/614/CR 79/2021/UD-13, Dated 02nd December, 2021.
16. Corrigendum / Addendum under Regulation No. 1.10 of Unified Development control and Promotion Regulations is issued by State Government vide Corrigendum / Addendum No. TPS 1821/575/CR 121/21/UD-13, Dated 02nd December, 2021.
17. Notice under Section 20 (3) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1216/3196/CR-421/16/UD-12, Dated 21st December, 2021 & Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution dt. 21st December, 2021.
18. Notification under Section 20 (4) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1919/CR-83/19/ Sec.20(4)/UD-13, Dated 23rd December, 2021.


(Kishor Gokhale)
Under Secretary
Government of Maharashtra




(N. R. Shende)
Director of Town Planning and Joint Secretary
Government of Maharashtra



3.4.5 Recreational Open Space in Green Belt

Such recreational open space may be allowed to be earmarked, partly or fully, in green belt area shown on the development plan after leaving distance of 15m. from river and 9m. from nallah, provided, such recreational space is sizable as required under these regulations. Provided that, the only use and structures permissible under the Regulation No.4.11 in respect of Green belt, may be permitted in such open space.

3.4.6 Minimum Dimensions

The minimum dimension of such recreational open space shall not be less than 10m. and if the average width of such recreational open space is less than 20m., the length thereof shall not exceed 2 ½ times the average width.

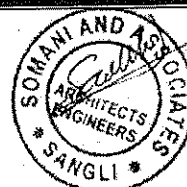
3.4.7 Structures permitted in Open Space

If required, structure and uses which can be permitted without counting in FSI in the recreational open spaces shall be as under:-

- i) There may be maximum two storeyed structure with maximum 15% built up area of recreational open space, out of which, built up area on ground floor shall not exceed 10%. In case of stilt, additional floor may be allowed.
- ii) The structures used for the purpose of pavilion, gymnasia, fitness centre, club house, vipashyana and yoga centre, crèche, kindergarten, library, or other structures for the purpose of sports and recreational activity (indoor or outdoor stadiums, etc. as per availability of area) may be permitted. Utilities such as water tank (underground or elevated), electric substation, generator set, pump houses, garbage treatment, public health out post/ centre may be permitted only with the consent of the society of residents. Religious structure may be allowed with the permission of competent Authority as decided by Government from time to time.
- iii) No detached toilet block shall be permitted.
- iv) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings the recreational open space is required to be kept in the land.
- v) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners/ members of such society/ societies/ federation of societies.
- vi) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
- vii) The owners' society / societies, the federation of the owners' societies shall submit to the Authority, a registered undertaking agreeing to the conditions in (v) & (vi) above while obtaining permission for the above said construction.

3.4.8 Recreational Open Space and Means of Access

Every plot meant for a recreational open space shall have an independent means of access. In case of group housing scheme, if such recreational open space is surrounded by or located along buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted upon.



ii) **Restrictive Zone --**

No development in contravention with the notification shall be permissible in the area affected by the notification under Works of Defence Act- 1903, whether earmarked as such on Development Plan/Regional Plan or not or development shall be permissible with the No Objection Certificate from the concerned Defence Authority.

Provided that, it shall be permissible to treat the area under such restrictive zone as marginal distance at the time of construction of any building proposed on contiguous unaffected area.

Provided further that, it shall be permissible to utilise the FSI and also the receiving potential of the land under this zone, on the remaining contiguous unaffected land of the same land owner.

4.21 MINES AND QUARRY ZONE

In this zone quarry, mining, stone crushing or similar operations shall be permissible subject to provisions of Regulation No. 15.1. In addition to this following uses shall be permissible.

Stone quarrying, soil excavation, stone crushing or other similar activities, mining activity, bricks kilns, caretaker's quarters or residential quarters for essential staff upto maximum built-up area 20 Sq.m. ancillary buildings like site offices, cafeteria with maximum built-up area upto 250 Sq.m.

The existing uses within these zones such as bricks kilns, fly ash bricks, cremation ground, etc., shall be continued for the respective purposes. The mining and quarry operation shall not be permitted within the restrictive area as per their prevailing regulations. The development after the closing of existing mining areas / quarries shall be as per the closing policies of the respective department. However, the private lands which are included in Mines and Quarry Zone shall deem to be included in the adjacent zone and Authority shall grant development permission accordingly.

4.22 PUBLIC UTILITY ZONE

The following users shall be permissible in this zone.

Water treatment plant, water reservoirs, pumping station, water storage tank, sewage /influent treatment plant, waste water recycling plant, electric substation, cemeteries, burial ground and cremation grounds, slaughter house, solid waste landfill / management site, fire station, post, telegram and communication office, telephone exchange, cattle pond, dairy farm, public urinals including all public utilities.

4.23 WOODLAND CORRIDOR

Following uses shall be permissible in this zone.

- i) Garden, Nurseries, Horticulture and Arboriculture.

4.24 SPECIAL ECONOMIC ZONE

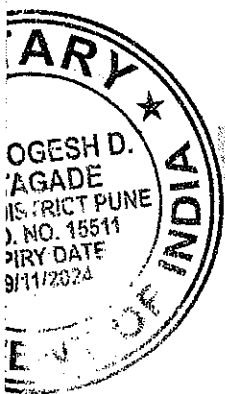
Following uses shall be permissible in this zone.

- i) Residential, Educational, Institutional, Assembly, Business, Mercantile, Industrial, Storage, information Technology, Recreational.
- ii) Any other land use as may be made permissible by the Government of India within SEZ.

4.25 AIRPORT AND ALLIED ACTIVITIES / SERVICE ZONE

The following uses shall be permissible in this zone.

- i) Airport and allied activities and services incidental thereto.



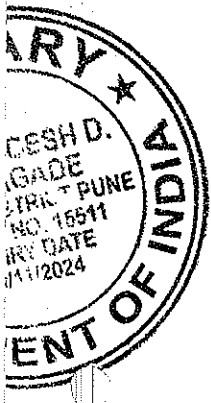
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5.2 REGULATIONS FOR OUTSIDE CONGESTED AREA (NON-CONGESTED AREA).

6.2.1 Marginal Distances and set-back for Residential Buildings and mixed use with Height up to 15 m. or as mentioned in the Table No. 6-D.

The provisions for minimum marginal distances as given in Table No. 6-D below shall apply for the Residential buildings, Residential with mixed uses permissible in Residential Zone and Residential buildings permissible in other zones.

| Table No.6-D | | | | | | | |
|--------------|---|------------------------|-----------------------------|---|-----------------------------|-----------------------------|---|
| Sr. No | Description of the road | Min Plot Size in Sq.m. | Min width of plot in meters | Min setback from road side in meters | Min. side margins in meters | Min. rear margins in meters | Remarks |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 1 | Roads of width 30 m. and above in local authority area. | 450 | 15 | 6.0m in case of A, B, C class Municipal Corporations and 4.50 in case of other areas. | 3.0 | 3.0 | Side and Rear Margins for building upto 15m. height (excluding parking floor upto 6m. height) |
| 2 | In case of Regional Plan area. NH/SH | 450 | 15 | 4.5m. or as specified by Highway rules whichever is more. | 3.0 | 3.0 | Side and Rear Margins for building upto 15m. height (excluding parking floor upto 6m. height) |
| 3 | Roads of width 18 m. and above but below 30 m. | 250 | 10 | 4.5 | 2.0 | 2.0 | Side and Rear Margins for building upto 10m. height (excluding parking floor upto 6m. height) |



TC
 (Signature)

| | | | | | | | |
|---|--|-----|-----|---|--|-----|---|
| 4 | Roads of width 15 m. and above but below 18m. | 200 | 10 | 3.0 | 1.5 | 1.5 | Margins for buildings G+2 or stilt +3 structure |
| 5 | Roads of width less than 15m. | 80 | 6 | 3.0 | 1.5 (in case of semi-detached building, only one side marginal distance shall be permissible) | 1.5 | Margins for buildings G+2 or stilt +3 structure |
| 6 | Row Housing on roads of 12m. and below | 30 | 3.5 | 2.25 | 0.0 (In case of corner plot, 1.50 or building line of adjoining road whichever is more) | 1.5 | --do-- |
| 7 | Row Housing for EWS/ LIG/ by public authority / private individual / Slum Upgradation etc. by public authority | 20 | 3.0 | 0.9 from pathway or 2.25 from road boundary | 0.0 (In case of corner plot, 1.5 or building line of adjoining road whichever is more) | 0.9 | G+1 or stilt + 2 structure only |

Notes:-

- (1) The width of the road in above table shall govern the requirements in column 3 to 8.
- (2) In case of Sr. No. 1 to 6 structures having higher height may be permitted subject to marginal distance mentioned in Regulation No.6.2.3.
- (3) The minimum area of plots fronting on service roads along highways shall be with reference to the actual width of the service road.
- (4) For semi-detached buildings, side margin shall be on one side only. Plots for semi-detached buildings shall be in pairs.
- (5) 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 a 4.5 m. wide road / pathway



- or 4.5m. side marginal distance within the plot or space including side marginal distance of the plot.
- (6) No garage shall be permitted in a building having stilt or basement provided for parking.
 - (7) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in minimum front marginal distances. However, steps may be permitted within 1.2m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.
 - (8) In case of Regional Plan areas, ribbon development rules shall not be relaxed without consent of the Highway Authority.
 - (9) In case of special building, marginal distances shall be as per regulations for such buildings.
 - (10) The plot width to depth ratio shall be 1:1.5 to 1:2.5, as far as possible in plotted layout.
 - (11) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations, marginal distances shall be as per the respective schemes and rules.
 - (12) The front setback set-out in already approved and partially developed layouts/ schemes, may be retained as per original approval, so as to maintain the building line.
 - (13) The pattern of development like semi-detached, row housing etc. in already approved layout shall be as per said approved layout.
 - (14) Where commencement certificate is granted prior to publication of draft development plan or sanction of Development Plan and the plot gets affected by new road / road widening, proposed in the development plan, the front margin shall stand relaxed to that extent.
 - (15) In case of redevelopment proposal affected by line of street up to 9 m. width under Municipal Council or Municipal Corporation Act or development plan road of up to 9 m. width, the front margin shall stand relaxed to the extent of land affected by such proposal ⁽¹⁾ subject to minimum setback of 1.0 m. for roads having width 12.0 m. or less and 2.0 m. for roads having width more than 12.0 m., from the final line of the street.
 - (16) Subsidiary structure such as garage (limited to one), outhouse and independent sanitary block may be permitted only in plots having area 250sq.m. or more.
 - (17) Rear or side marginal distances for development along nallah or watercourses shall be subject to Regulation regarding "Sites Not Eligible for Construction of Building" and "Construction Within Flood Line".(Chapter 3)
 - (18) The plots which are substandard in area shall be developed as per marginal distances mentioned in the above table with reference to road width.
 - (19) In case of plots having approach by dead-end road, (point access) front margin shall be limited to width of point access.
 - ⁽²⁾ (20) Building Line along classified roads as mentioned in regulation no.3.1.6 shall be applicable for residential buildings defined in Regulation No.1.3.93 (i) and Control Line along classified roads shall be applicable for other uses or for commercial uses as mentioned in regulation no.3.1.6 or for mixed use buildings where non-residential uses are proposed at least 50 % or more of total proposed built-up area.

⁽¹⁾ Inserted Vide Corrigendum / Addendum No.CR 79/2021, dt. 02nd December 2021.

⁽²⁾ Inserted vide Corrigendum / Addendum No. CR 121/21, dt. 02nd December, 2021.

counting area of green belt in gross area of plot subject to condition that the area shall always be under tree cover. The owner shall plant trees in this area with proper planning at the rate of minimum 100 trees per hectare that should have survived for at least one year prior to issuance of occupation certificate.

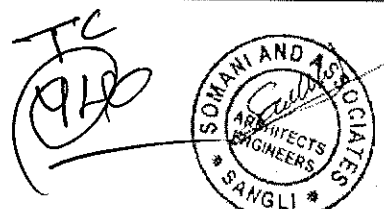
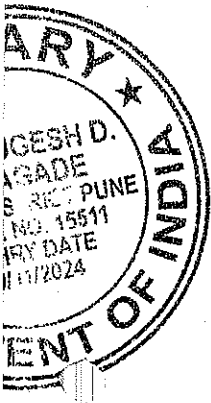
6.6 CALCULATION OF BUILTUP AREA FOR THE PURPOSES OF FSI

Outer periphery of the construction floor wise (P-line) including everything but excluding ducts, voids, and items in Regulation No. 6.8, shall be calculated for the purpose of computation of FSI. The open balcony, double height terraces and cupboard shall also be included in P-line of respective floor, irrespective of its use / function. If part of the stilt, podium or basement is proposed for habitation purpose or for the construction which is counted in FSI, then such construction shall also be measured in P-line in that respective floor.

6.7 PERMISSIBLE PROJECTIONS IN MARGINAL OPEN SPACES/ DISTANCES

The following projections shall be permissible in marginal open spaces:-

- (a) **Projections into Marginal Open Spaces:-** Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said marginal open spaces so as to reduce the width to less than the minimum required. However, sloping/ horizontal chajja provided over balcony/ gallery etc. may be permitted up to balcony projections at horizontal level.
- (b) **Balconies** - as specified in Regulation No 9.14
- (c) Ledge for Air conditioning unit as specified in Regulation No 9.5.
- (d) **A canopy or porch** not exceeding 5m. in length and 2.5m. in width in the form of cantilever and unenclosed over the main and subsidiary entrances providing a minimum clear height of 2.4m. below the beam bottom of canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.
Provided that more than one canopy may be permitted in the case of special buildings as per requirement.
- (e) **A projection** of maximum 30cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45cm. at rooftop level throughout periphery of the building shall be allowed.
- (f) **Accessory buildings:** - The following accessory buildings may be permitted in the marginal open spaces: -
 - i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0sq.m.in the rear or side open space and at a distance of 7.5m. from the road line or the front boundary and 1.5m. from other boundaries may be permissible. The Authority may reduce 1.5m. margin in exceptional cases to avoid hardship.
 - ii) Parking lock-up garage not exceeding 2.4m. in height shall be permissible in the rear corner of an independent bungalow plot. Parking lock up garage when attached to main building shall be 7.5m. away from the road line and shall be of such construction capable of giving fire resistance of 2 hours. The area of sanitary block and parking lock up garage shall be taken into account for the calculation of FSI.



- iii) Underground Suction tanks, soak pits, wet and dry garbage separately with collection chambers, space required for fire hydrants, electrical and water-fittings, underground water tanks, dustbins etc.
- iv) One watchman's cabin/ booth not more than 6sq.m.in built up area having minimum width or diameter of 1.80m. Cabin / booth may be allowed at every entrance and / or exit.

Note :- When a building abuts three or more roads, the above mentioned uses, except (iv), shall be permissible in front setback facing a smaller road of less importance from traffic point of view.

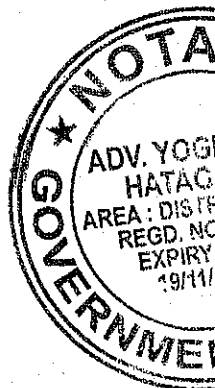
- (g) **Ramp for basement** in side and rear marginal distances subject to provisions under Regulation No. 9.12.
- (h) **Fire escape staircase** of single flight not less than 1.2m. width excluding the marginal distance required for special building.
- (i) **Staircase mid-landing** of 1.2m width with clear minimum headroom of 2.1m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8m.in case of non-special building and 6 m. in case of special building.
- (j) **Architectural projections** - Architectural projections as specified in Regulations No. 9.30.
- (k) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be permitted within the minimum required front marginal distances. However, steps or steps along with otta may be permitted to project upto 1.2m. from the building line.
- (l) **Cupboard** as specified in regulation No.9.6.

6.8 EXCLUSION OF STRUCTURES/ PROJECTIONS FOR FSI CALCULATION

- i) Exclusion of Structures / Projections for FSI Calculation Structures/ Projections/features/ ornamental projection of glass façade permitted in marginal open spaces as mentioned in Regulation No. 6.7 (a),(c),(d),(e),(f)(iii),(g),⁽¹⁾(--),(j),(k).
- ii) Stilt/ Multi-storeyed floors/ podium/ basement, if used ⁽²⁾ *exclusively* for parking including passages ⁽²⁾ *and staircase, Lift Duct / Lobby therein and basement used for users mentioned in regulation 9.11.1 (i) to (iii).*
- iii) Areas covered by Porches, Canopies, lofts, ledge or tand, shelves, Air Conditioning Plant Rooms, Lift Well, Lift-Machine Room and Service Floor of height not exceeding 1.8 m. height ⁽²⁾ *or as permissible as per Regulation No. 9.33* below the beam, for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above) and like buildings, other buildings above 15 m. in height.
- iv) Area of structures for water, grey water, wet-waste or an effluent treatment plant, rain water harvesting Pump rooms, ⁽¹⁾ (--) electric cabin of sub-stations / of generator set area, electric meter rooms as per requirements, Refuse chutes/ garbage chutes /garbage shafts for wet and dry garbage separately with collection chambers.
- v) Rockery, Well and well structures, Plant Nursery, Water Pool, platform around a tree, Fountain, bench, Chabutara with open top and unenclosed sides, Ramps, Compound wall, Gate, slide/ swing, Steps outside the buildings, Domestic working place (open to sky), Overhead water tank on top of the building, Refuge area for high rise buildings as specified in Regulation No. 9.29.6

⁽¹⁾ The words (i) & 'maximum 10 sq.m.' deleted vide Corrigendum / Addendum CR 121/21, dt. 02nd December, 2021.

⁽²⁾ Inserted vide Corrigendum / Addendum CR 121/21, dt. 02nd December, 2021.



- vi) Telecommunication tower, antenna and allied activities.
- vii) Atrium may be allowed in any type of building. Such atrium may be allowed to be enclosed on top by transparent or opaque sheet.
- viii) Open to sky terraces, top of podium, open to sky swimming pool on the top terrace and top of podium with plant room.
- ix) Structures permissible in recreational open space as per Regulation No.3.4.7.

6.9 INTERIOR & EXTERIOR CHOWK

- (a) **Interior chowk** : Wherever habitable rooms or kitchen derive ventilation from inner chowk or interior open space, the minimum size of such interior open space shall not be less than 3 m. x 3 m. ⁽¹⁾ *Further such interior chowk shall have an area of not less than the square of one sixth of the height of the highest wall abutting the chowk considered from the lowest point of the chowk, at all levels.*
- (b) **Exterior chowk**: The minimum width of the exterior chowk for the purpose of light and ventilation shall not be less than 2.4m. and the depth shall not exceed 2 times the width, for buildings up to 17 m. height and for height more than 17 m., the exterior open space shall not be less than H/7m. x H/7m. where H= Height of highest wall of the Chowk from ground level. If the width of the exterior chowk is less than 2.4m., it shall be treated as a notch and shall not be considered for deriving ventilation.
- (c) Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No.9.20.2.

Provided that, for (a) and (b) above maximum distance shall be subject to 16 m. If the owner wishes to provide chowk size more than what is prescribed above, it shall be allowed.

6.10 HEIGHT OF BUILDING

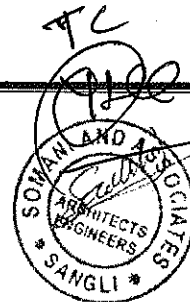
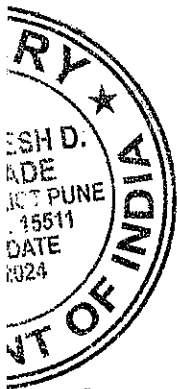
This regulation shall be applicable for buildings to be constructed in all land use zones, unless and otherwise specified in the respective regulation.

- 6.10.1 (i) Height of building shall be allowed to the extent mentioned below subject to approval of Chief Fire Officer of the Authority or Director of Fire services, if required, under these regulations.

| Sr. No. | Authority / Area | Permissible height (m.) excluding parking floor upto 6m. height |
|---------|--|---|
| 1. | For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area ⁽²⁾ and <i>Area Development Authorities, Special Planning Authorities within these areas.</i> | Permissible height as per approval from Fire Department. |
| 2. | For remaining Municipal Corporations area ⁽²⁾ and <i>Area Development Authorities, Special Planning Authorities within these areas.</i> | 70 |

⁽¹⁾ Inserted Vide Corrigendum / Addendum No.CR 79/2021, dt. 02nd December 2021.

⁽²⁾ Inserted vide Corrigendum / Addendum CR 121/21, dt. 02nd December, 2021.



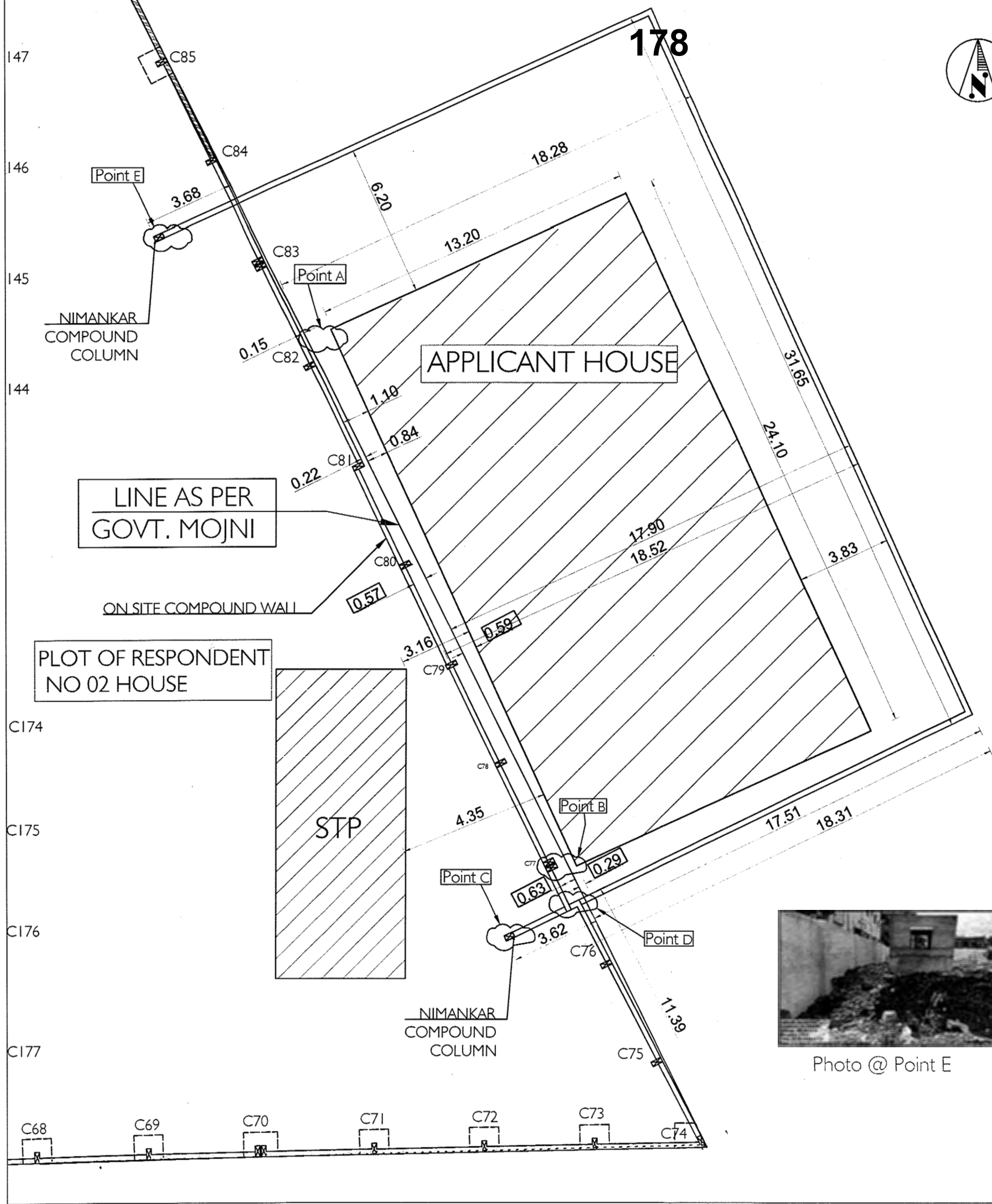


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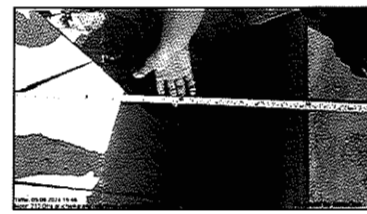


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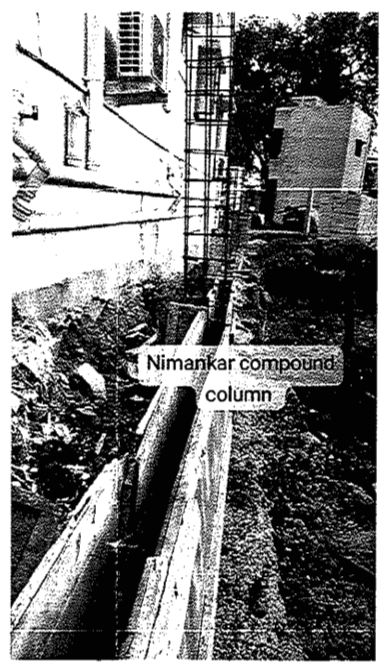


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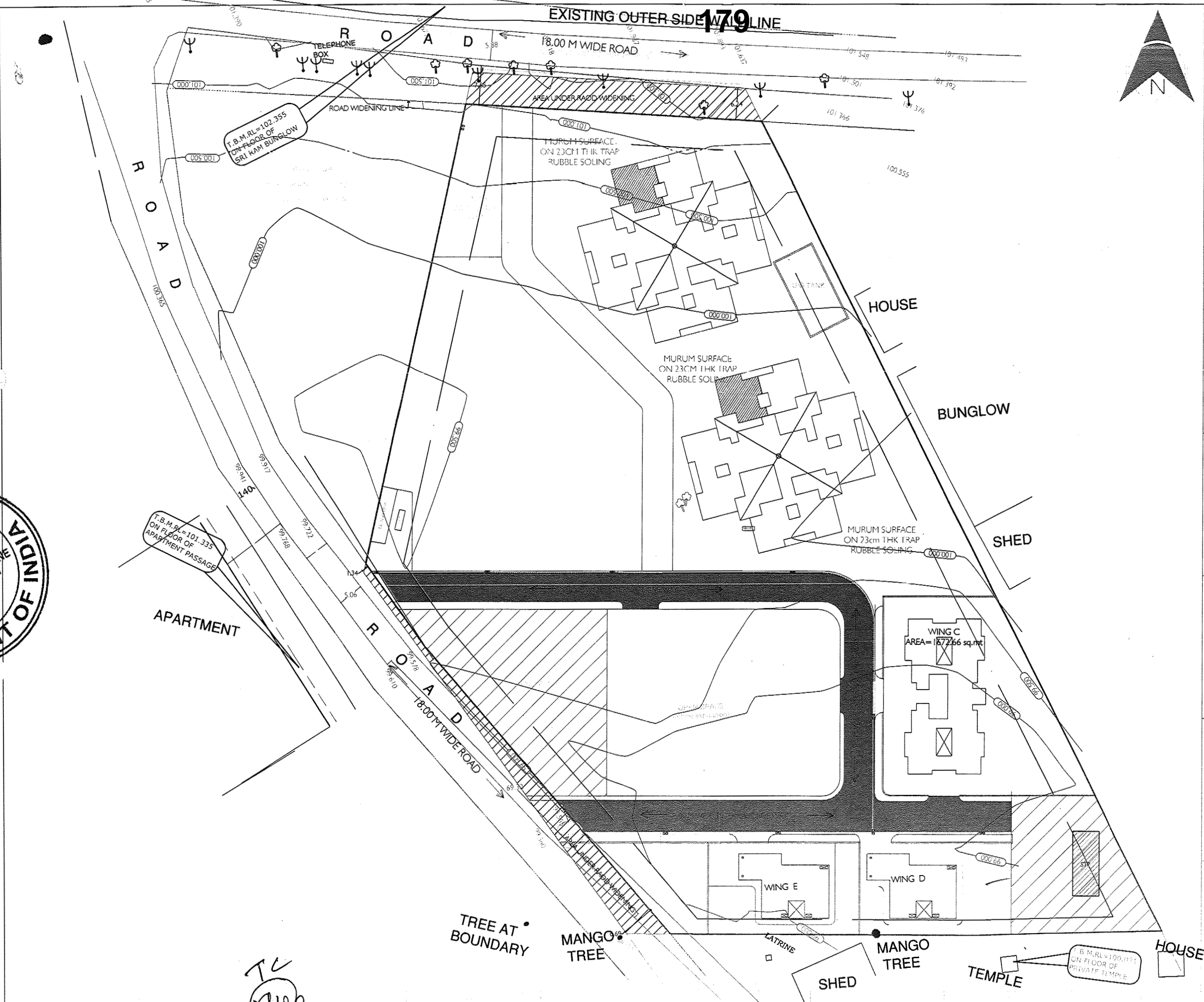
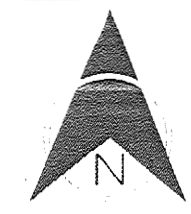
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Photo @ Point D



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KEY PLAN:

LEGENDS:

| | |
|-----------------------|-----------------|
| TOTAL LAND AREA | 16400.00 SQ.MT. |
| EXISTING STRUCTURES | |
| EXISTING SMALL TREES | |
| EXISTING BIG TREES | |
| ELECTRICAL POLE | |
| ROAD | |
| T.B.M. 01 [PERMANENT] | 100.00 |
| CORNERS OF BOUNDARY | C-1 |

- GENERAL NOTES:
- ALL UNITS ARE IN METERS.
 - ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
 - CHECKING ALL DIMENSIONS ON SITE BEFORE SET OUT OR FABRICATIONS IS MANDATORY.
 - ALL STRUCTURAL MEMBERS ARE SHOWN FOR INDICATION. FOR DETAILS REFER RELEVANT STRUCTURAL DRAWINGS.
 - THESE DRAWINGS ARE SUBJECT TO APPROVAL FROM THE LOCAL AUTHORITY, WHEREVER REQUIRED.
 - IN CASE OF ANY DISCREPANCIES CONTACT ARCHITECT.

| | | |
|-------------|---------|------------|
| DRAWN BY: | KRUTIKA | 28.05.2024 |
| CHECKED BY: | SSS | 28.05.2024 |
| DEALT BY: | SSS | 28.03.2021 |

TITLE:
SITE & PROPOSED STRUCTURES

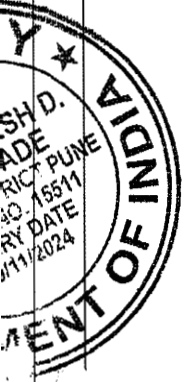
PROJECT:
Proposed 210 Residential Quarters
at S.No.14485, Chandur Road, Kalanagar, Ichalkaranji

CLIENT: Maharashtra State Police Housing & Welfare Corporation
Plot No.: 89-89A, Sir Pochkharnwala Road, Worli, Mumbai - 30

| | | |
|-------------|----------|-------------------------|
| ISSUED FOR: | JOB NO.: | SHEET NO.: |
| GFC | PHC-I | CVR3 |
| 28.03.2021 | | REVISION NO.: AS PER MD |

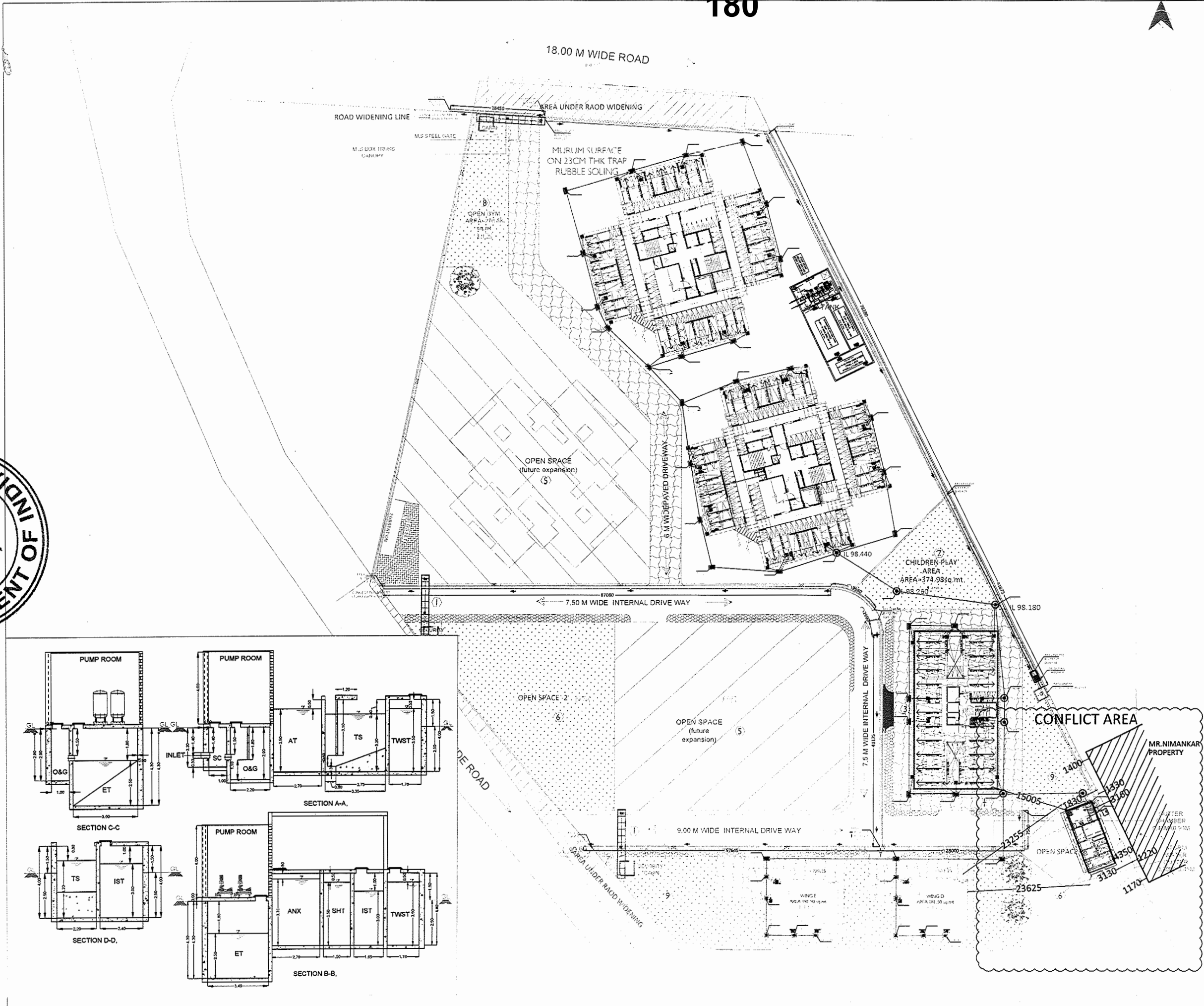
SOMANI & ASSOCIATES
GF-1, PRANOUTI APARTMENT, NEAR JAL BHAVAN, MIRAJ ROAD, SANGLI, MH. 416416
e-MAIL: office@somaniae.in TELE: +91 233 232 1289

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LEGENDS FOR DRAINAGE

| | |
|-----------------------------------|-------|
| 110MM Ø SOIL PIPF | ----- |
| 75MMØ WASTE WATER PIPE | ----- |
| 100MM Ø S.W. PIPE | ----- |
| 150MMØ RCC HUME NP3 CLASS PIPE | ----- |
| 225MMØ RCC HUME NP3 CLASS PIPE | ----- |
| 300MMØ RCC HUME NP3 CLASS PIPE | ----- |
| 300X300MM GULLY TRAP CHAMBER | □ |
| 600X450MM INSPECTION CHAMBER | ▣ |
| 900X450MM INSPECTION CHAMBER | ▣ |
| 600 MM Ø INSPECTION ROUND CHAMBER | ⊙ |

LEGEND:

| NO. | DESCRIPTION |
|-----|---------------------------------|
| 1 | SECURITY CABIN & ENTRANCE GATES |
| 2 | TYPE II QUARTERS (WING A & B) |
| 3 | TYPE III QUARTERS (WING C) |
| 4 | TYPE IV QUARTERS (WING D & E) |
| 5 | FUTURE PROPOSED TYPE II |
| 6 | OPEN SPACE / RECREATIONAL SPACE |
| 7 | CHILDREN PLAY AREA |
| 8 | OPEN GYM |
| 9 | THICK FOLIAGE |

GENERAL NOTES:

1. ALL UNITS ARE IN METERS.
2. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
3. CHECKING ALL DIMENSIONS ON SITE BEFORE SET OUT OR FABRICATIONS IS MANDATORY.
4. ALL STRUCTURAL MEMBERS ARE SHOWN FOR INDICATION, FOR DETAILS REFER RELEVANT STRUCTURAL DRAWINGS.
5. THESE DRAWINGS ARE SUBJECT TO APPROVAL FROM THE LOCAL AUTHORITY, WHEREVER REQUIRED.
6. IN CASE OF ANY DISCREPANCIES CONTACT AND RECTIFY.

| | |
|---------|------------|
| KRUTIKA | 06.02.2024 |
| SSS | 06.02.2024 |
| SSS | 30.01.2023 |

UCS Engineering Design Solutions Private Limited.
 F-6, PRANOITI, NEAR JAL BHAVAN, MIRAJ ROAD, SANGLI 416416
 MS (INDIA), TEL : +91 233 2376170, Email : ucsmiraj@gmail.com

TITLE: EXTERNAL STORM WATER LAYOUT

PROJECT: Proposed 210 Residential Quarters
 at S.No.14485, Chandur Road, Kalanagar, Ichalkaranji

CLIENT: Maharashtra State Police Housing & Welfare Corporation
 Plot No.: 89-89A, Sir Pochhmalwa Road, Worli, Mumbai - 30

ISSUED FOR: GFC PHC-I MLI
 REVISION NO: AS PER MD

SOMANI & ASSOCIATES
 GF-1, PRANOITI APARTMENT, NEAR JAL BHAVAN, MIRAJ ROAD, SANGLI, MH, 416416
 e-MAIL: office@somanie.in TELE: +91 233 232 1289

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TC
 [Signature]

These malodorous compounds can offgas from the ~~leach~~ into the surrounding environment and cause annoyance and complaints. Therefore, odor control strategies are necessary.

Odor Control Strategies

A variety of methods can help mitigate odors from MBBR systems:

1. Aeration Control

Carefully controlling aeration levels is important to limit anoxic zones and the resulting release of hydrogen sulfide and nitrogen gas while still removing organics. Dissolved oxygen sensors coupled with adjustable aerators can provide close monitoring and precision aeration. Periodic shutdown of aerators may be useful as well.

2. pH Management

Maintaining pH above neutral (pH 7+) helps convert dissolved hydrogen sulfide into ionic hydrogen sulfate to reduce offgassing of hydrogen sulfide. Adding bases like lime or sodium hydroxide can accomplish pH control.

3. Nutrient Balance

Excessive organics release should be prevented through proper nutrient balance to limit fermentative volatile fatty acid production. Close COD: nutrient monitoring helps achieve this. Strategic carbon redirection may also help.

4. Biofilters

Offgas vented from the MBBR can be routed through an auxiliary biofilter packed with organic media supporting aerobic microbes that degrades odor compounds before venting to the air shed. Combinations of wood chips, compost, peat moss and other media can remove a wide variety of odor molecules in this final polishing step.

5. Adsorption Media

Packing towers or filter beds containing adsorptive media like activated carbon, zeolite pellets, dry scrubbing products or similar materials offer another way to purify vented offgas before atmospheric release by trapping odor compounds. Periodic media replacement maintains maximum odor adsorption capacity.

6. Chemical Scrubbers

Chemical scrubbing systems with caustic soda, hydrogen peroxide, potassium permanganate or proprietary formulations help to neutralize and destroy odor compounds by oxidation or alkaline degradation as gases are bubbled through. Combinations of chemicals can maximize removal across many compounds.

With a tailored application of these approaches taking into account cost, existing infrastructure and odor profile, significant reductions in MBBR odor issues can be achieved. Monitoring odor levels at property boundaries provides important feedback on control efficacy.

Conclusion

Malodors are a common nuisance problem with **MBBR wastewater treatment systems**. Through careful control of dissolved oxygen, pH, nutrients and organic levels along with deploying auxiliary air handling technologies like biofilters, adsorptive media beds or chemical scrubbers, odor emissions can be substantially reduced from MBBR facilities to prevent annoyances and complaints. A multimedia odor treatment approach customized to the characteristics of the MBBR offers the best chance for success. With proper implementation, MBBRs can operate as effective wastewater treatment with minimal observable odors.

Do you need an advice or assistance on selecting the best water and waste water treatment unit? We have solutions for all your problems!

Let us know your problem, our experts will make sure that it goes away.

