

**BEFORE THE NATIONAL GREEN TRIBUNAL, WESTERN ZONE
BENCH, PUNE Original Application No. 113 of 2025 (WZ)**

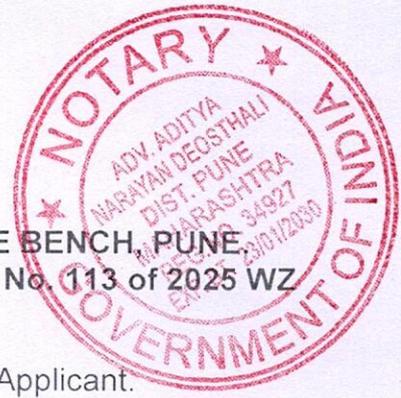
Life Republic 7 Avenue Co-Operative Housing Society Ltd. ... Applicant

V/s

M/s Kolte Patil – I Ven Township (Pune) Ltd. & Ors. ... Respondents

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BEFORE THE NATIONAL GREEN TRIBUNAL, WESTERN ZONE BENCH, PUNE.
Original Application No. 113 of 2025 WZ

Life Republic 7 Avenue Co-Operative
Housing Society Ltd.

} Applicant.

Vs

M/s Kolte Patil - I Ven Township (Pune) Ltd.
& 4 Others.

}} Respondents.

Affidavit in Reply to the Original Application on behalf the Respondent No.5

I, Avinash Patil, Adult, holding the post of Director, Town Planning (Development Permission & Planning) in PMRDA, i.e., Respondent No. 5, am filing this Affidavit in Reply to the Original Application for the limited purpose of placing on record the true and correct facts and circumstances of the present matter. Nothing stated herein shall be deemed to be an admission except to the extent specifically stated hereunder.

PMRDA has received a complaint dated 03 August 2021 from Shri Srikant Shelake and Others regarding the alleged non-provision of basic amenities and facilities, causing inconvenience to the residents of 7 Avenue of Life Republic Society situated on Survey Nos. 110 and 111 (Part), Village Jambe, Taluka Mulshi.

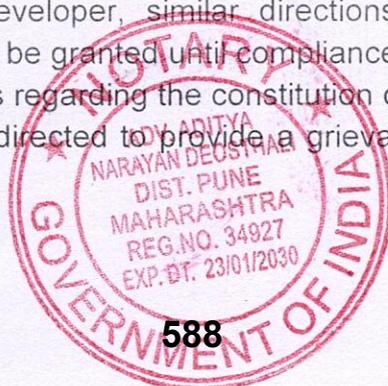
The Developer was called upon to submit its explanation in respect of the said complaint. However, as no reply was submitted by the Developer, both the complainants and the Developer were called for hearing vide letter dated 21.03.2022, and the hearing was conducted on 24.03.2022. Shri Srikant Shelake, Shri Vijay Shejwal, members of 7 Avenue Society, Advocate Ms. Gitanjali Deshmukh, and Shri Deepak Patil on behalf of the Developer were present during the hearing. Thereafter, the Developer submitted its explanation vide Inward Nos. 5389 and 5388 dated 04.05.2022.

Subsequently, the hearing was further extended and was conducted in the Chamber of the Metropolitan Planner on 16.11.2022, wherein the following directions were issued:

1. The Building Plans of Sector R-7 were approved on 22nd December 2011 vide No. PRH/KAV/2902/2011 and on 14th November 2014 vide No. PRH/TS/SR/25/2014, respectively. Copies of the approved plans are enclosed and marked as Annexure R-1 and R-2, respectively. The building construction was completed in the year 2015, and Occupancy Certificates were granted on 31st March 2015 and 10th February 2016, respectively. Copies of the said Occupancy Certificates are enclosed and marked as Annexure R-3 and R-4. The Competent Authority granted the Commencement Certificates for each sector after verifying compliance with adequate car parking requirements as prescribed under the Development Control and Promotion Regulations

(DCPR), commensurate with the proposed land use and built-up area. Parking has been provided as per DCPR norms. The issue of sale and allotment of parking spaces does not fall within the jurisdiction of PMRDA.

2. With regard to the contention relating to the size of the underground domestic water tanks being allegedly smaller than shown in the approved drawings, it is submitted that provision of basic infrastructure is mandatory under Regulation No. 10.5 of the Integrated Township Policy (ITP). The Competent Authority shall not grant Commencement Certificate for any fresh development until the additional required tanks are completed. Therefore, the apprehension that two new upcoming buildings in 7th Avenue would pose greater challenges is not correct.
3. With regard to the contention that the area below the ramp is not accessible for managing operations and is inadequate to handle the load of five buildings, and the issue raised regarding space availability for two additional buildings, it is submitted on behalf of PMRDA that a Part Occupancy Certificate has been issued and some portions are still under development. Hence, it is mandatory for the Developer to maintain the STP and provide basic infrastructure as per Regulation No. 10.5 of the ITP Policy. The Managing Committee is required to ensure proper operation of the STP and submit compliance reports to the Planning Authority. As decided in the meeting conducted by the Metropolitan Planner, the Developer was directed to appoint a technical person to ensure alternate arrangements for the STP and submit a report in that regard.
4. With reference to the grievance regarding plaster coming off the building walls within six years of construction, the Project Proponent was directed to provide a grievance redressal mechanism and submit compliance within 30 days, as decided in the meeting.
5. With regard to seepage issues in individual flats and common areas leading to deterioration, as well as instances of terrace glass breakage and related issues, the Project Proponent was directed to provide an appropriate grievance redressal mechanism.
6. With regard to the provision of condominium office space, temporary office arrangements, and changes in the boundary of 7th Avenue, the Project Proponent was directed to provide sanctioned office plans and copies of permissions and revisions granted by PMRDA under the ITP norms to the Society for appropriate resolution.
7. Regarding the provision of 10 visitor parking spaces for 880 flats, the Commencement Certificates were granted after verifying compliance with adequate car parking requirements under DCPR, commensurate with the proposed land use and built-up area.
8. With respect to allegations regarding incomplete amenities, the Project Proponent was directed to submit a phase-wise time-bound program for development of township-level amenities, and no fresh residential permissions shall be granted until essential amenities are provided.
9. With regard to the unilateral removal of water meters provided at the time of approval and possession by the Developer, similar directions were issued, and no fresh residential permissions shall be granted until compliance is ensured.
10. With reference to grievances regarding the constitution of the Management Committee, the Project Proponent was directed to provide a grievance redressal mechanism and submit compliance thereof.



11. The communication dated 22.12.2022 was issued pursuant to residents' complaints regarding odour and alleged malfunctioning of the STP, indicating that the existing STP location/configuration required review. Accordingly, the Project Proponent was directed to appoint a qualified technical expert and submit a proposal for relocation/re-configuration of the STP (if recommended) with a detailed plan to PMRDA for further consideration. A copy of the said Marathi communication along with its English translation is enclosed and marked as Annexure R-5.
12. I further say that PMRDA has also received subsequent complaints from citizens, including online video submissions, alleging improper operation of the STP in Sector R-7, odour nuisance, leakage and discharge of inadequately treated sewage during overload or breakdown conditions. In view of the said grievances, a joint site inspection was conducted on 19.12.2025 along with officers of the Maharashtra Pollution Control Board (MPCB). Since issues relating to operational performance of STP, compliance with Consent to Operate (CTO), monitoring of treated effluent quality and enforcement of pollution control standards fall within the statutory jurisdiction of MPCB, PMRDA has sought inspection findings and appropriate regulatory action from MPCB.
13. I respectfully state that, upon receipt of the findings and directions of MPCB and subject to further directions, if any, issued by this Hon'ble Tribunal, PMRDA shall take appropriate regulatory action within its jurisdiction, including issuance of necessary directions to the Project Proponent for relocation and/or re-configuration of the STP, if so warranted in the interest of public health, environmental protection. I say that PMRDA has acted diligently, transparently and strictly within its statutory mandate while coordinating with MPCB and complying with all directions of this Hon'ble Tribunal.

This 11th day of FEBRUARY 2026

For and on behalf of Respondent Nos. 5

BEFORE ME

Deosthali

APatil

ADV. ADITYA NARAYAN DEOSTHALI
NOTARY GOVT. OF INDIA
DIST. PUNE
REG.NO. 34927

(Avinash Patil)

Director, Town Planning

(Development Permission & Planning), PMRDA

NOTED AND REGISTERED

SERIAL NUMBER 369/2026

Date 11/02/2026

VERIFICATION

I, Avinash Patil, Adult, holding the post of Director, Town Planning (Development Permission & Planning) in PMRDA do hereby state that the contents of Paragraphs 1 to 13 are true & correct to the best of my knowledge & belief as well as available record with the R. N. 5.

APatil
 (Avinash Patil)



- वाचले- १) कोलतेपाटील आयवेन टाऊनशिप पुणे प्रा. लि तर्फे संचालक श्री मिलिंद दिगंबर कोलते रा. सिटी पार्इन्ट ढोले पाटील रोड पुणे यांचा दिनांक १८.३.२०११
- २) उपसंचालक नगररचना पुणे यांचेकडील पत्र क्र. जा.क्र. प्रायो-पुणे/ आयवेन/ आर-७/ बांप/उसंपुवि/१४८५ दि. २६.८.२०११
- ३) शासनाने नगरविकास विभाग क्र. टिपीएस/१८०६/५३/सीआर/१९/२००६ नवि-१३ दि. २८.४.२००८
- ४) या कार्यालयाकडील आदेश नंबर पमअ/एनए/एसआर/४१७/२०१० दि. ५.३.२०१०
- ५) या कार्यालयाकडील क्र. पमअ/ कावि/१२८०/२००८ दिनांक ७.६.२००८ अन्वये उद्देशपत्र



जिल्हाधिकारी कार्यालय पुणे
महयूल शाखा
क्र. पमअ/कावि/२९०२/२०११
पुणे दि. २२/१२/२०११

विषय- प्रादेशिक योजना पुणे
प्रादेशिक योजना पुणे क्षेत्रात मौजे जांवे व मारुंजी ता. मूळशी येथील
घोषित विशेष नगर प्रकल्पाच्या आयवेन टाऊनशिप मंजूर
रेखांकनात सेक्टर आर -७ या जागेत रहीवास कारणास्तव
विकास परवानगीबाबत

आदेश

शासनाने नगरविकास विभागाने त्यांचेकडील १६.११.२००५ चे अधिसूचनेद्वारे पुणे जिल्ह्यासाठी विशेष नगर वसाहत प्रकल्पाबाबत धोरण प्रसिध्द केले आहे. त्यानुसार शासनाने नगरविकास विभाग क्र. टिपीएस/१८०६/५३/सीआर/१९/२००६ नवि-१३ दि. २८.४.२००८ अन्वये मौजे जांवे आणि मारुंजी ता. मूळशी येथील ७३ हेक्टर ८७.१२ आर क्षेत्र विशेष नगर क्षेत्र म्हणून घोषित केले आहे.

शासनाकडील दिनांक १६.११.२००५ चे अधिसूचनेतील नियम ७(ब) नुसार आयवेन टाऊनशिप (पुणे) प्रा. लि. तर्फे श्री मिलिंद दिगंबर कोलते या कंपनीस इकडील कार्यालयाकडील क्र. पमअ/ कावि/१२८०/२००८ दिनांक ७.६.२००८ अन्वये उद्देशपत्र देण्यात आलेले आहे.

प्रस्तुत प्रकरणी इकडील आदेश क्र. पमअ/एनए/एसआर/४१७/२०१० दि. ५.३.२०११ अन्वये मौजे जांवे व मारुंजी येथील विशेष नगर विकसीत करण्यासाठी आयवेन टाऊनशिपच्या प्रथम मुधारीत वृहत आराखडा (जमीन वापर नकाशा) यास मंजूरी देण्यात आलेली आहे.

आता अर्जदार यांनी दिनांक २२.३.२०११ रोजी अर्ज करून प्रादेशिक योजना पुणे क्षेत्रात मौजे जांवे ता. मूळशी येथील घोषित विशेष नगर प्रकल्पाच्या आयवेन टाऊनशिप मंजूर रेखांकनात सेक्टर आर - ७ या जागेत रहीवास कारणास्तव विकास परवानगी मिळणेबाबत या कार्यालयास अर्ज दाखल केलेला आहे.

प्रस्तुत आराखड्यास उपसंचालक नगररचना पुणे विभाग पुणे यांनी जा.क्र. प्रायो-पुणे/ आयवेन/आर-७/बांप/उसंपुवि/१४८५ दि. २६.८.२०११ अन्वये मंजूरीची शिफारस केलेली

आहे. कंपनीकडून सादर नकाशे सर्वसाधारणपणे टाऊनशिपसाठी लागू प्रचलित विकास नियंत्रण नियमावलीप्रमाणे आढळून येतात. त्यामूळे उपसंचालक नगररचना पुणे यांनी मंजूरीची शिफारस केलेली आहे. सदर मंजूरीमध्ये विकासकांवर बंधनकारक असलेल्या व विकासकांनी पूर्तता करावयाच्या अटी व शर्ती विशद केलेल्या आहेत. अर्जदार यांनी छाननी शुल्क ४८३८७०/-रूपये सहा संचालक नगररचना पुणे यांचेकडे दिनांक ३.११.२०११ रोजी जमा केलेले आहे

प्रस्तुत प्रकरणी शासनाकडील दिनांक १६.११.२००५ चे अधिसूचनेतील नियम ७ (क)अन्वये मला प्राप्त झालेल्या अधिकारानुसार मी, विकास देशमुख, जिल्हाधिकारी पुणे मौजे जांबे आणि मारूंजी येथील आयवेन टाऊनशिप पुणे प्रा. लि. या कंपनीच्या घोषित नगर प्रकल्पाच्या प्रथम सुधारीत मंजूरी प्राप्त रेखांकनातील सेक्टर आर-७ यामधील निवासी कारणास्तव विकासामधील प्रस्तावित बांधकाम नकाशाच्या खालील अटी व शर्तीवर मंजूरी देत आहे.

अटी व शर्ती

१. विशेष नगर विकसित करणेकामी शासन मंजूर दि. १६.११.२००५ चे विनियम व वेळोवेळी सुधारीत करणेत येणा-या सर्व नियमांचे/ शासनाकडून वेळोवेळी देण्यात येणा-या सर्व सूचनांचे पालन करणे कंपनीवर बंधनकारक राहिल.
२. शासनाच्या नगर विकास विभागाकडील प्राप्त लोकेशनल क्लिअरन्स मधील व जिल्हाधिकारी पुणे यांचेकडील लेटर ऑफ इंटेट मधील अटीचे/सूचनांचे पालन करणे कंपनीवर बंधनकारक राहिल.
३. प्रकल्पाच्या प्रथम सुधारीत वृहत आराखड्यास या कार्यालयाकडील दिनांक ९.३.२०११ रोजी प्राप्त मंजूरीप्रमाणे अटीचे/सूचनांचे पालन करणे कंपनीवर बंधनकारक राहिल.
४. विशेष प्रसंगी या कार्यालयाकडून लेखी आदेश दिले तर ते कंपनीवर बंधनकारक राहतील त्यास सदर परवानगीवरून बाधा येणार नाही.
५. सेक्टर आर-७ खालील जमिनीच्या मालकीबाबत तसेच हद्दी व वहीवाटी इत्यादी बाबत भविष्यात काही वाद निर्माण झाल्यास त्यास कंपनी स्वतः जबाबदार राहिल. अश्या प्रकरणी सदर नकाशा मंजूरी व परवानगी कंपनीस कोणतीही पूर्वसूचना न देता रद्द करणेत येईल.
६. मंजूर प्रथम सुधारीत वृहत आराखड्यानुसार सेक्टर आर-७ची मोजणी तालुका निरीक्षक भूमी अभिलेख यांचेकडून करून घेवून इमारतीच्या भागशः भोगवटा दाखल्याच्या अर्जासोबत सादर करणे कंपनीवर बंधनकारक राहिल.
७. बांधकाम प्रारंभ करणेपूर्वी सेक्टर आर-७ ची सिमांकन प्रत्यक्ष जागेवर प्रत्ये ३० मी अंतरावर खूपदर्शक दगड रोवून करण्यात यावे व तसे केल्याचे वास्तुशिल्पी यांचे प्रमाणपत्र घेण्यात यावे.

८. जोते लेव्हल पर्यत कंनीनीने केलेला विकास हा या मंजूर बांधकाम नकाशाप्रमाणे आहे याची तपासणी सहा.संचालक नगररचना पुणे यांनी करून घेणे व त्यांचेकडील योग्यता प्रमाणपत्र कंपनीने प्राप्त करून घेतल्यानंतरच मंजूर नकाशाप्रमाणे पुढील विकास अनुज्ञेय राहिल .
९. मंजूर नकाशानुसार सेक्टर आर-७ अंतर्गत पुर्णपणे विकास केल्यानंतर कंपनीने पूर्णत्वाच्या दाखल्याकरीता अर्ज करावयाचा आहे .
१०. कंपनीने सादर केलेल्या सेक्टर आर-७ मधील सुधारीत नकाशामध्ये एकूण ६ (अे वी सी डी ई व एफ) टॉवर्स आहेत .प्रत्येक टॉवरची उंची ६७.२६ मी इतकी असून एकूण १०५६ सदनिका प्रस्तावित केलेल्या आहेत .इमारतीकरीता पूर्णत्वाचे प्रमाणपत्र मागणीपुर्वी फायर अॅडव्हायझर महाराष्ट्र शासन यांचेकडील दि.६.६.२०११ रोजीच्या क्र.एमएफएस/५१/३५ अन्वये प्राप्त नाहरकत प्रमाणपत्राप्रमाणे सर्व बाबीची पुर्तता जागेवर व इमारतीमध्ये झाली आहे याबाबत अंतीम नाहरकत प्रमाणपत्र सादर करणे आवश्यक राहिल .
११. टाऊनशिप मधील ६७.२६मी उंच बहुमजली इमारतीकरीता अग्निप्रतिबंधक उपायोजना करिता विकसित फायर स्टेशन परिपूर्ण सुविधासह उपलब्ध असणे अपरीहार्य आहे .त्यामूळे टाऊनशिप करिता आवश्यक असलेल्या फायर स्टेशनचा पूर्ण पणे विकास करणे फायर अॅडव्हायझर महाराष्ट्र शासन यांचेकडील अंतीम नाहरकत प्रमाणपत्र प्राप्त करणे, या कार्यालयाकडील पूर्णत्वाचे प्रमाणपत्र प्राप्त करणे, फायर स्टेशन कार्यन्वित करणे ही कार्यवाही झाल्याशिवाय विषयांकीत इमारतीस भोगवटा प्रमाणपत्र अनुज्ञेय होणार नाही .व तो पर्यत या इमारतीमधील सदनिकांचा प्रत्यक्ष वापर/भोगवटा सुरू करता येणार नाही .
१२. टाऊनशिपच्या नियामवलीतील नियम क्र.२ एच चा विचार करून टाऊनशिपसाठी अनुज्ञेय असलेल्या एकूण चटई क्षेत्र निर्देशकांच्या मर्यादितच संपूर्ण टाऊनशिपचे बांधकाम करता येईल .
१३. नकाशावर दर्शविलेल्या १० टक्के रेखांकनातील खुली जागा नकाशात दर्शविल्याप्रमाणे योग्यरीतीने विकसित करून ती टाऊनशिपमधील रहीवाशांच्या वापराकरीता सार्वजनिक स्वरूपात कायमस्वरूपी खुली ठेवणे कंपनीवर बंधनकारक राहिल .
१४. योजनेअंतर्गतच्या क्षेत्राकरीता महाराष्ट्र जीवन प्राधिकरण, महाराष्ट्र प्रदुषण नियंत्रण मंडळ वा शासनाच्या संबंधित विभागाकडून मंजूर केलेल्या सांडपाणी जलनिःसारण व्यवस्थेशी प्रस्तावित आर ७ मधील बांधकामाची सांडपाणी व्यवस्था जोडणे पाण्याच निचरा व त्यानुसारचे नियोजन संबंधित विभागाकडून मान्य करून घेणे आवश्यक राहिल .वॉटर डिसट्रीब्युशन लाईन, ड्रेनेज लाईन सह इतर तदनुषंगिक विकास करणे कंपनीवर बंधनकारक राहिल .
१५. नकाशातील प्रत्येक पस्तावित सहा टॉवर्स स्वरूपाच्या इमारतीकरीता १सर्व साधारण स्टेअरकेस, २ फायर एस्केप स्टेअरकेस नकाशावर दर्शविल्याप्रमाणे बांधकाम फायर अॅडव्हाजर यांनी नाहरकत पत्रात



दिलेल्या सुचनानुसार तसेच योग्य त्या बांधकाम साहीत्याचा वापर करून करणे कंपनीवर बंधनकारक राहिल तसेच प्रस्तावित रिफ्यूज एरीया देखील कायमस्वरूपी सहजगत्या प्रवेश योग्य ठेवणे व त्याचा विकास सुयोग्य रीतीने करणे कंपनीवर बंधनकारक राहिल .

- १६ . इमारतीची उंची ६०मी पेक्षा जास्त असल्यामुळे एनबीसी २००५ मधील तरतूदीनुसार प्रत्येक इमारतीवर हेलीपॅडचे नियोजन करणे बंधनकारक आहे . व उक्त हेलीपॅड साठीचे बांधकाम तज्ञ सल्लागारांकडून करून घेणे कंपनीवर बंधनकारक राहिल .
- १७ . नकाशावर दर्शविल्याप्रमाणेच नियमानुसारची आवश्यक ती पार्कींग सुविधा कंपनीने विकसित करावयाची व तसे कंपनीवर बंधनकारक राहिल . सदर नकाशामध्ये अनुज्ञेय केलेल्या स्टिल्ट पार्कींगचा वापर केवळ वाहनतळाकरीता करणे बंधनकारक राहिल . स्टिल्ट मध्ये जाण्यासाठी रॅम्प दर्शविलेला आहे . सवव लोअर लेवल स्टिल्टमध्ये पुरेसा प्रकाश व वायुविजन याची व्यवस्था यांत्रिक पध्दतीने करणे कंपनीवर बंधनकारक राहिल .
- १८ . प्रकाश व वायुविजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे त्या संबंधित खोलीच्या क्षेत्राच्या १/८ पेक्षा कमी असू नये, याची दक्षता कंपनीने घेण्याची आहे .
- १९ . नियोजित बांधकामात मंजूरीपेक्षा वेगळे बांधकाम/वदल करावयाचे असल्यास त्याकरीता रितसर पर्व मंजूरी घेणे बंधनकारक राहिल .
- २० . नियोजित बांधकामातील सदनिका केवळ रहीवास वापरासाठीच कायमस्वरूपी वापरावयाच्या आहेत . त्यातील वापरामध्ये कोणताही वदल या कार्यालयाकडील मंजूरीशिवाय कंपनीस/सदनिका धारकास करता येणार नाही .
- २१ . स्थळदर्शक नकाशावर व प्रस्तावित नकाशावर दर्शविल्याप्रमाणे बांधकामापासून पुढील मागील व वाजूची सामसिक अंतरे प्रत्यक्षात जागेवर असली पाहिजे व त्याखालील जागा कायमस्वरूपी खुली ठेवणे बंधनकारक राहिल .
- २२ . नकाशे मंजूरीनुसारच्या इमारतीमध्ये भूकंप प्रतिरोधकाचे दृष्टीने व नैसर्गिक आपत्ती च्या दृष्टीने उपाययोजना करणे व इमारतीचे तसेच स्ट्रक्चरल डिझाईन कंपनीच्या संबंधित सल्लागार यांचेकडून करून घेणे व त्यानंतर प्रत्यक्ष बांधकामास सुरुवार करणे व त्यांच्या सल्ल्याने व देखरेखखालील बंधनकारक करणे कंपनीवर बंधनकारक राहिल .
- २३ . इमारतीलगरचे किमान ९ मी रुंदीचे क्षेत्र "ड्राइव्ह वे" करिता फायर अॅडव्हायझर महाराष्ट्र शासन यांचेकडील नाहरकत पत्रात नमूदनुसार फायर अॅप्लायन्सेसचे किमान ४५ टन वजन पेलू शकेल अश्या स्वरूपात विकसित करणे व अडथळा विरहीत ठेवणे कंपनीवर बंधनकारक राहिल .



२४. सेक्टर आर -७ चा विकास पूर्ण होईपर्यंत मंजूर वृहत आराखड्यातील अनपंगीक रस्ते, प्राथमिक शाळा, हॉस्पिटल इत्यादी सारख्या आवश्यक सुविधांचा विकास पुणे करणे कंपनीवर बंधनकारक राहिल .
२५. सुरक्षेच्या दृष्टीने (Safety and security of building to countre manmade disasters) आवश्यक ती उपायोजना करणे कंपनीवर बंधनकारक राहिल .
२६. सेक्टर आर -७ चे प्लॅन मंजूरीसाठी सादर केलेले आहेत . फेज वाइज विकास करताना कंपनीने विशेषनगर प्रकल्पासाठी मंजूर असलेल्या बांधकाम नियमावली नुसार ४०.०० चौ .मी .क्षेत्राच्या काही सदरनिका बांधणे बंधनकारक असून त्याचे बांधकाम करणे कंपनीवर बंधनकारक राहिल .
२७. प्रत्येक सेक्टरवाईज आराखडे मंजूर करण्यापुर्वी पायाभूत सुविधा त्या प्रमाणात पूर्ण केल्याबाबत हमीपत्र देणे विकसकावर बंधनकारक राहिल . याबाबत अर्जदार यांनी उपसंचालक नगररचना पुणे यांचेकडील तपासणी प्रमाणपत्र घेणे अर्जदार यांचेवर बंधनकारक राहिल .
२८. या कार्यालयाकडील पुर्व परवानगीशिवाय प्लॉट/प्लॉट/सदनिका यांची विक्री करता येणार नाही .
२९. या कार्यालयाकडून अंतीम पूर्णत्वाचा दाखला घेणे अर्जदार यांचेवर बंधनकारक राहिल
३०. अर्जदार कंपनीने सादर केलेली कोणतीही माहिती व कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुत प्रकरणी देण्यात आलेली मंजूरी रद्द समजण्यात येईल व त्यामूळे कंपनीच्या व इतर सर्व संबंधितांच्या कोणत्याही नुकसानीस स्वतः कंपनी जबाबदार राहिल .



प्रति- कोलतेपाटील आयवेन टारुनशिप पुणे प्रा . लि तर्फे
संचालक श्री मिलिंद दिगंबर कोलते
रा . सिटी पार्इन्ट ढोले पाटील रोड पुणे



(Signature)
(विकास देशमुख)
जिल्हाधिकारी पुणे

TRUE TRANSLATE COPY OF MARATHI INTO ENGLISH OF ANNEXURE R-1

District Collector Office, Pune

No.: Land/Rev/Kolte/1302/2011

Pune, Date: 22/12/2011

Subject: Under the Regional Plan Pune, granting development permission for residential development on the land located at Village Jambe and Marunji, Taluka Mulshi, declared as Special Township, in Sector R-7 of the approved Rajiv Gandhi Infotech Park Township.

Order

The Government, through the Urban Development Department, as per the notification dated 16.12.2004, has declared the policy for development of Special Townships for Pune District. Accordingly, as per Government Urban Development Department letter No. TPS-1806/63/CR-33/2006/UD-13 dated 28.04.2006, the land bearing Sector R-7 at Village Jambe and Marunji, Taluka Mulshi, has been declared as Special Township area.

As per Rule 7(b) of the said notification dated 16.12.2004, the proposal submitted by **M/s Kolte Patil Developers Ltd.** through its Director Mr. Milind Dinkar Kolte has been taken into consideration under this office order No. Land/Rev/Kolte/1302/2006 dated 17.06.2006.

In the present case, as per office order No. Land/NA/NS/437/2010 dated 04.03.2011, approval has been granted to the first revised master layout (land use map) submitted by the applicant for development of the declared Special Township at Village Jambe and Marunji under the Regional Plan Pune.

The applicant has submitted an application dated 23.03.2011 requesting development permission for residential development in Sector R-7 under the approved Special Township master layout. The Deputy Director of Town Planning, Pune Division, Pune has recommended approval vide letter No. TP-Pune/Township/R-7/Approval/1485 dated 26.08.2011.

The proposal submitted by the company has been examined as per the prevailing Development Control Regulations applicable to townships. Accordingly, the Deputy Director of Town Planning, Pune has recommended granting approval. The conditions binding on the developer and the conditions to be fulfilled before undertaking development have been specified.

The applicant has deposited scrutiny fees of Rs. 4,85,750/- (Rupees Four Lakh Eighty-Five Thousand Seven Hundred Fifty only) with the Deputy Director of Town Planning, Pune on dated 03.11.2011.

Therefore, exercising the powers conferred under Rule 7(a) of the notification dated 16.12.2004, the District Collector, Pune hereby grants permission for residential development in Sector R-7 under the

first revised master layout of the declared Special Township of M/s Kolte Patil Developers Ltd., subject to the following terms and conditions.

Terms and Conditions

1. All regulations of the Government approval dated 16.12.2004 regarding development of Special Township, and any amendments issued from time to time, shall be binding on the company.
2. The company shall comply with the conditions mentioned in the Letter of Intent issued by the Urban Development Department and the District Collector, Pune.
3. The company shall comply with the conditions imposed while granting approval to the first revised master layout on dated 04.03.2011.
4. If any specific orders are issued by this office from time to time, the same shall be binding on the company and no hindrance shall be caused to this permission.
5. The company shall remain solely responsible for ownership disputes or legal matters related to the land in Sector R-7, and this permission shall not be considered as support in such matters.
6. Demarcation of Sector R-7 shall be carried out through the Taluka Inspector of Land Records and boundary marks shall be fixed before commencement of development.
7. After demarcation, fencing shall be completed within 30 days and a compliance report shall be submitted.
8. The development carried out till date shall be verified by the Deputy Director of Town Planning, Pune, and a certificate shall be obtained accordingly. Further development shall be as per the approved layout.
9. After completion of full development in Sector R-7, the company shall apply for an occupancy certificate.
10. As per the revised plan submitted by the company, there are six towers (A to F and H). Each tower shall have a height of 60.75 meters and total 1054 tenements are proposed. Before applying for completion certificate, the final No Objection Certificate from the Fire Advisor, Government of Maharashtra dated 06.06.2011 shall be obtained and submitted.
11. Considering the height of the buildings exceeding 60 meters, a fully equipped fire station shall be developed. Without completion and operationalization of the fire station and obtaining final NOC, occupancy shall not be granted and actual use of the tenements shall not be permitted.
12. As per Township Rules, the entire township shall be developed within the permissible FSI limits.
13. The 20% open space shown in the layout shall be developed appropriately and kept open for public use of township residents.
14. Water supply, drainage, and sewage disposal systems approved by Maharashtra Jeevan Pradhikaran, Maharashtra Pollution Control Board, or the concerned Government department shall be implemented. Water distribution lines, drainage lines, etc., shall be developed accordingly.
15. Refuge areas, staircases, and fire-fighting arrangements shall be provided in every high-rise building as per Fire Advisor recommendations.

16. For buildings exceeding 60 meters, helipad provision shall be planned as per regulations.
17. Adequate parking facilities shall be developed as per the approved plan. Stilt parking shall be used only for vehicle parking. Mechanical ventilation and lighting shall be provided in basement and stilt areas.
18. Open spaces reserved for light and ventilation shall not be less than the prescribed minimum.
19. If any changes are proposed in the approved construction, prior permission shall be obtained.
20. Tenements shall be used only for residential purposes; change of use shall not be made without prior approval of this office.
21. Marginal open spaces shown in the layout shall be kept open and free from construction.
22. Earthquake-resistant design and structural safety measures shall be adopted and certified by the structural consultant.
23. At least 8 meters wide internal roads shall be developed as per Fire Advisor requirements to ensure access for fire-fighting vehicles.
24. Upon completion of development in Sector R-7, necessary infrastructure such as access roads, primary school, hospital, etc., shall be fully developed.
25. Safety and security of the building against man-made disasters shall be ensured by undertaking necessary measures.
26. Phase-wise development shall be carried out strictly as per approved plans and township regulations.
27. Before approval of each sector layout, certification regarding availability of basic amenities shall be obtained from the Deputy Director of Town Planning.
28. Flats/units shall not be sold prior to obtaining permission from this office.
29. The applicant shall obtain the final completion certificate from this office after completion of development.
30. If any information or documents submitted by the company are found to be incorrect or misleading, the permission granted shall be liable to be cancelled and the company shall be solely responsible for the consequences

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For District Collector, Pune

Copy to:

M/s Kolte Patil Developers Ltd., through Director Mr. Milind Dinkar Kolte, City Point, Dhole Patil Road, Pune.

TRUE TRANSLATION COPY

- वाचले : १) कोलते पाटील आय वेन टाऊनशिप (पुणे) प्रा. लि. तर्फे संचालक श्री. मिलिंद दिगंबर कोलते रा. सिटी पॉइंट होले पाटील रोड, पुणे ४११ ००१ यांचा दिनांक ११/१०/२०१३ व दिनांक १०/०७/२०१४ रोजीचा अर्ज.
- २) सहसंचालक नगररचना पुणे यांचेकडील पत्र क्र. आयवेन टाऊनशिप/सेक्टर आर-७/सु.बा.प/सहसंपुवि/९६९ दिनांक २६/०६/२०१४
- ३) शासन नगर विकास विभागाकडिल अधिसूचना क्र. टीपीएस/१८०६/५३/सीआर/१९/२००६/नवि- १३ दिनांक २८/४/२००८
- ४) या कार्यालयाकडील आदेश क्र.पमह/टिएस/एसआर/३४/२०१२ दिनांक २०/०९/२०१२



जिल्हाधिकारी कार्यालय पुणे

महसूल शाखा

क्र. पमह/टिएस/एसआर/२५ /२०१४

पुणे - दिनांक १४/१०/२०१४

विषय :- प्रादेशिक योजना पुणे

मौजे जांबे, ता. मुळशी, जि. पुणे येथील घोषित विशेष नगर वसाहत प्रकल्पाच्या मंजूर द्वितीय सुधारित बृहत आराखड्यातील **सेक्टर आर-७** या जागेतील रहिवास कारणास्तव सुधारित बांधकाम नकाशास मंजूरी देणेबाबत.

आदेश,

शासनाचे नगर विकास विभागाने त्यांचेकडिल दिनांक १६/११/२००५ चे अधिसूचनेद्वारे पुणे जिल्हयासाठी विशेष नगर वसाहत प्रकल्पाबाबतचे धोरण प्रसिध्द केले आहे. त्यानुसार शासनाने नगर विकास विभाग क्रं. टीपीएस-१८०६/५३/सीआर/१९/२००६/नवि-१३ दिनांक २८/४/२००८ अन्वये मौजे जांबे आणि मारुंजी ता. मुळशी येथील ७३ हे. ८७.१२ आर क्षेत्र विशेष नगर क्षेत्र म्हणून घोषित केलेले आहे.

प्रस्तुत प्रकरणी या कार्यालयाकडील आदेश क्र. पमह/टिएस/एसआर/२७/२०१२ दिनांक १८/०७/२०१२ अन्वये मौजे जांबे व मारुंजी, ता. मुळशी येथील घोषित विशेष नगर विकसित करण्यासाठी आयवेन टाऊनशिपच द्वितीय सुधारित रेखांकनास (बृहत आराखडा) मंजूरी देण्यात आलेली आहे. सदर द्वितीय सुधारीत बृहत आराखड्यातील सेक्टर आर - ७ या जागेतील रहिवास कारणास्तव विकासामधील निवासी वापराच्या प्रस्तावित बांधकाम नकाशांना या कार्यालयाकडील आदेश क्र. पमह/टीएस/एसआर/३४/२०१२ दिनांक २०/०९/२०१२ अन्वये मंजूरी देणेत आलेली आहे.

आता अर्जदार यांनी सदर सेक्टर आर-७ मध्ये इमारत ए, बी, सी, डी, व एफ साठी सुधारित बांधकाम प्रस्तावित करून बांधकाम नकाशांना मंजूरी मिळणेस कोलते पाटील आय वेन टाऊनशिप (पुणे) प्रा. लि. तर्फे संचालक श्री. मिलिंद दिगंबर कोलते यांनी दिनांक ११/१०/२०१३ रोजीचा अर्ज दाखल केलेला आहे. त्यानंतर अर्जदार यांनी दिनांक १०/०७/२०१४ रोजी त्रुटी पुर्तता केलेली आहे.

प्रस्तुत आराखडयास सहसंचालक नगररचना पुणे विभाग, पुणे यांनी जा.क्र. आयवेन टाऊनशिप/सेक्टर आर-७/सु.बा.प/सहसंपुवि/९६९ दिनांक २६/०६/२०१४ अन्वये सुधारित बांधकाम आराखडे मंजूरीची शिफारस केलेली आहे. त्यामध्ये त्यांनी खालीलप्रमाणे नमूद केलेले आहे.

अर्जदार कंपनीने सादर केलेल्या सेक्टर आर-७ मधील नकाशामध्ये इमारत ए, बी, डी, (पी + २२ मजले) व इमारत सी व एफ करीता Lower Parking + Upper Parking + २२ मजले या प्रमाणे एकूण ५ इमारती मिळूण एकूण ८८० सदनिका प्रस्तावित केलेल्या आहेत. सर्व इमारतींची उंची पूर्व मंजूर प्रमाणे ६७.२६ मी. ऐवजी ६९.९० मी. यानुसार बदल सुधारित नकाशामध्ये प्रस्तावित आहे. त्याशिवाय अर्जदार यांनी सुधारित बांधकाम परवानगीमध्ये मा. संचालक नगररचना महाराष्ट्र राज्य पुणे यांचे दिनांक ०७/०४/२०१४ रोजीच्या निर्णयानुसार जिना, पॅसेजचे क्षेत्र प्रिमिअम आकारून चर्टई क्षेत्र निर्देशांक मुक्त केले आहे. तसेच अनुज्ञेय १५ % मर्यादेत बाल्कनी क्षेत्र प्रस्तावित करून त्याअंतर्गत बाल्कनीचे क्षेत्र प्रिमिअम आकारून बंदिस्त दर्शविले आहे. सुधारित नकाशामध्ये डबल हाईट टेरेस प्रस्तावित असून नियमावलीनुसार अनुज्ञेय २०% बांधकाम क्षेत्र जास्त प्रस्तावित असलेले क्षेत्र असलेले क्षेत्र चर्टई क्षेत्रामध्ये समाविष्ट करण्यात आलेले आहे. तसेच या पुर्वी मंजूरी दिलेल्या दिनांक २०/०९/२०१२ रोजीच्या आदेशातील अटी कायम ठेवून काही अतिरिक्त अटीसह मंजूरीची शिफारस केलेली आहे.

अर्जदार यांनी छाननी शुल्क रक्कम रु. २,८५,९००/- व प्रिमियम आकारणी रक्कम रु. ८,१८,९९,२००/- अशी एकूण रक्कम रु. ८,२१,८५,१००/- सहाय्यक संचालक नगररचना पुणे यांचेकडे दिनांक २२/१०/२०१४ रोजी जमा करून चलनाची प्रत सादर केलेली आहे.

प्रस्तुत प्रकरणी शासनाकडील दिनांक १६/११/२००५ चे अधिसूचनेतील नियम ७(क) अन्वये मला प्राप्त झालेल्या अधिकारानुसार मी, जिल्हाधिकारी पुणे, मौजे जांबे व मारुंजी, ता. मुळशी, जि. पुणे येथील कोलते पाटील आय वेन टाऊनशिप (पुणे) प्रा. लि. तर्फे संचालक श्री. मिलिंद दिगंबर कोलते यांनी प्रस्तावित केलेल्या विशेष नगर वसाहत (आयवेन टाऊनशिप) मधील सेक्टर आर-७ मधील ३७०३१.३७ चौ.मी. क्षेत्रास रहिवास कारणास्तव सुधारित बांधकाम नकाशांना खालील अटी व शर्तीवर मंजूरी देत आहे.

अटी व शर्ती

- १) विशेष नगर विकास करणेकामी शासन मंजूर दिनांक १६.११.२००५ चे विनियम व वेळोवेळी सुधारित करणेत येणाऱ्या सर्व नियमांचे/शासनाकडून वेळोवेळी देण्यात येणाऱ्या सर्व सुचनांचे पालन करणे कंपनीवर बंधनकारक आहेत.
- २) शासनाच्या नगर विकास विभागकडील प्राप्त लोकेशन क्लिअरन्स मधील व जिल्हाधिकारी, पुणे यांचेकडून लेटर ऑफ इंडेंट मधील अटीचे /सुचनांचे पालन करणे कंपनीवर बंधनकारक आहेत.
- ३) या कार्यालयाकडील आदेश क्र. पमह/टिएस/एसआर/२७/२०१२ दिनांक १८/०७/२०१२ अन्वये सदर प्रकल्पाच्या द्वितीय सुधारीत बृहत आराखडयास दिलेल्या आदेशातील सर्व अटीचे/सुचनांचे पालन कंपनीवर बंधनकारक राहिल.
- ४) या कार्यालयाकडील आदेश क्र.पमह/टिएस/एसआर/३४/२०१२ दिनांक २०/०९/२०१२ अन्वये सदर सेक्टर आर - ७ मधील क्षेत्रास देणेत आलेल्या आदेशाती सर्व अटी शर्तीचे पालन करणे कंपनीवर बंधनकारक राहिल. तथापि सदर आदेशान्वये मंजूर केलेले बांधकाम नकाशे रद्द समजणेत यावेत.
- ५) विशेष प्रसंगी जिल्हाधिकारी, पुणे यांनी लेखी आदेश दिले तर ते कंपनीवर बंधनकारक राहतील त्यास सदर परवानगीवरून बाधा येणार नाही.
- ६) पुर्व मंजूर बांधकाम नकाशामध्ये वर नमूद प्रमाणे बदल प्रस्तावित होत असल्याने, याबाबत सदनिकाधारक यांचेकडून कोणतीही हरकत प्राप्त झाल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी विकसक यांची राहिल. याबाबत विकासक कंपनीने सादर केलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.

- ७) सेक्टर आर -७ मधील रहिवास वापराच्या इमारतीच्या बांधकाम नकाशांना संचालक, फायर सर्व्हिसेस यांनी दि.०६/०६/२०११ चे पत्र क्र. एमएफएस/५१/१३५ अन्वयेचे नाहरकत प्रमाणपत्र व दि. ०४०/२/२०१४ रोजीचे सुधारित नाहरकत प्रमाणपत्र क्र. एमएफएस/५१/२०१४/३८ अन्वये नाहरकत प्रमाणपत्र देण्यात आले आहे. त्यातील सर्व अटी शर्तीची पूर्तता करणे कंपनीवर बंधनकारक राहिल. व भोगवटा प्रमाणपत्र घेण्यापुर्वी संचालक फायर सर्व्हिसेस, मुंबई यांचे अंतिम नाहरकत प्रमाणपत्र नकाशांसह घेणे कंपनीवर बंधनकारक राहिल.
- ८) सर्व इमारतीमध्ये Solar Assisted water heating system आणि Rain water harvesting सुविधा प्रस्तावित करणे विकासक यांचेवर बंधनकारक राहिल.
- ९) सेक्टर आर-७ खालिल जमिनीच्या मालकीहक्का बाबत तसेच हद्दी वहीवाटी इ. बाबत भविष्यात काही वाद उत्पन्न झालेस त्यास कंपनी स्वतः जबाबदार राहिल. अशा प्रकरणी सदर नकाशा मंजूरी व परवानगी कंपनीस कोणतेही पूर्वसुचना व देता रद्द करणेत येईल.
- १०) अर्जदार कंपनीने सादर केलेली कोणतेही कागदपत्रे व माहिती चूकीची अगर दिशाभूल करणारी आढळल्यास प्रस्तुत प्रकरणी करण्यात आलेली शिफारस /देण्यात आलेली मंजूरी ही रद्द समजणेत येईल व त्यामुळे कंपनीच्या व इतर सर्व संबंधिताच्या अर्थिक अथवा इतर कोणत्याही प्रकारच्या नुकसानीस स्वतः कंपनी जबाबदार राहिल.
- ११) सेक्टर आर - ७ चे फेजवाईज विकास करताना मंजूर विनियमानुसार कमाल ४० चौ.मी. क्षेत्राच्या निवासी सदनिका विकासाखालील बांधकाम क्षेत्र इतर निवसी क्षेत्राचा विकास करताना त्या बांधकाम क्षेत्राच्या विकासाबरोबरच किमान १० % च्या प्रमाणात नियोजन करून विकसित करणे कंपनीवर बंधनकारक आहे.
- १२) प्रत्येक सेक्टरवाईज आराखडे मंजूर करण्यापुर्वी पायाभूत सुविधा त्या प्रमाणात पूर्ण केल्याबाबत हमीपत्र देणे विकसकावर बंधनकारक राहिल. याबाबत अर्जदार यांनी सहसंचालक नगररचना पुणे यांचेकडील तपासणी प्रमाणपत्र घेणे अर्जदार यांचेवर बंधनकारक राहिल.

१३) या कार्यालयाकडील पुर्व परवानगशिवाय प्लॉट / सदनिका यांची विक्री करता येणार नाही.
या कार्यालयाकडून अंतीम पूर्णत्वाचा दाखला घेणे अर्जदार यांचेवर बंधनकारक राहिल.



(सौरभ राव)

जिल्हाधिकारी पुणे

प्रति,

कोलते पाटील आय वेन टाऊनशिप (पुणे) प्रा. लि. तर्फे
संचालक श्री. मिलिंद दिगंबर कोलते
रा. सिटी पॉईंट ढोले पाटील रोड, पुणे ४११ ००१

TRUE TRANSLATE COPY OF MARATHI INTO ENGLISH OF ANNEXURE R-2

Office of the District Collector, Pune

No.: NA/Township/R7/29/2014

Pune – Date: 18/10/2014

Subject: Regional Plan Pune – Granting approval to the revised building plan for residential development in Sector R-7 under the approved Special Township project at Village Jambe, Taluka Mulshi, District Pune.

Order

The Government, Urban Development Department, through notification dated 16/12/2004, has declared the policy regarding Special Township projects for Pune district. Accordingly, as per Government Urban Development Department letter No. TPS-1806/63/CR-33/2006/UD-13 dated 28/04/2006, land admeasuring 37 hectares at Village Jambe and Marunji, Taluka Mulshi, has been declared as Special Township area.

In the present matter, as per this office order No. NA/Township/NS/437/2010 dated 04/03/2011, approval was granted to the second revised master layout submitted by the applicant for development of the declared Special Township at Village Jambe and Marunji.

Further, as per office order No. NA/Township/R7/34/2012 dated 30/07/2012, approval was granted to the revised building plans for residential development in Sector R-7.

Now, the applicant has proposed revised construction comprising buildings A, B, C, D, E, F and H in Sector R-7 and has submitted an application dated 29/08/2013 through Director Mr. Milind Dinkar Kolte of Kolte Patil I-Ven Township (Pune) Pvt. Ltd. The applicant has thereafter complied with the scrutiny requirements on 10/07/2014.

The Director of Town Planning, Pune Division, Pune, vide letter No. Township/Sector-R7/Revision/1696 dated 26/06/2014, has recommended approval to the revised building plans.

The applicant has deposited scrutiny fees of Rs. 2,56,800/- and premium charges of Rs. 6,48,99,300/-, totaling Rs. 6,51,56,100/-, with the Assistant Director of Town Planning, Pune on 22/09/2014, and submitted the challan receipt.

Therefore, exercising the powers vested under Rule 7(a) of the Government notification dated 16/12/2004, I, the District Collector, Pune, hereby grant approval to the revised building plans for residential development over 27,031.30 sq. m. land in Sector R-7 of the Special Township proposed by Kolte Patil I-Ven Township (Pune) Pvt. Ltd., subject to the following terms and conditions.

Terms and Conditions

1. All provisions of the Government approval dated 16/12/2004 regarding Special Township development and amendments issued from time to time shall be binding on the company.
2. Conditions mentioned in the Letter of Intent issued by the Urban Development Department and the District Collector, Pune shall be binding on the company.

3. The company shall comply with all conditions mentioned in this office order No. NA/Township/R7/34/2012 dated 30/07/2012 regarding approval of the second revised master layout.
4. The company shall comply with all terms and conditions imposed while granting approval to the building plans in Sector R-7 under this office order.
5. If written orders are issued by the District Collector, Pune from time to time, the same shall be binding on the company and no obstruction shall be caused to this permission.
6. Since changes are proposed as per the previously approved building plans, any objections received from concerned authorities shall be resolved solely by the developer.
7. The building plans for residential buildings in Sector R-7 have received Fire Department No-Objection Certificate dated 04/02/2014 and amended NOC dated 20/02/2014. The company shall comply with all fire safety conditions and obtain the final Fire NOC from the Director of Fire Services, Maharashtra State, Mumbai before occupancy.
8. Solar Assisted Water Heating System and Rain Water Harvesting shall be provided in all buildings.
9. Ownership of the land in Sector R-7 and any future disputes arising in that regard shall remain the sole responsibility of the company; this permission shall not support the company in such matters.
10. If any information or documents submitted by the applicant are found incorrect or misleading, the approval granted shall be deemed cancelled and the company shall be responsible for all consequences.
11. While undertaking phase-wise development in Sector R-7, residential tenements shall be developed strictly as per approved regulations.
12. Before approval of each sector layout, certification regarding provision of basic amenities in proportion to the development shall be obtained from the Assistant Director of Town Planning, Pune.
13. Flats/tenements shall not be sold without prior permission from this office.
14. The applicant shall remain bound to obtain the final completion certificate from this office.

-sd-

For District Collector, Pune

Copy to:

M/s Kolte Patil Developers Ltd., through Director Mr. Milind Dinkar Kolte, City Point, Dhole Patil Road, Pune.

TRUE TRANSLATION COPY



(भागशः पूर्णत्वाचे प्रमाणपत्र (Part Completion Certificate))

(मंजूर प्रादेशिक योजना क्षेत्रासाठीच्या प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र. ७.५ प्रमाणे)

जा.क्र. पमह/टिएस/एसआर/१३/२०१५

दिनांक ३१/०३/२०१५

मौजे-जाम्बे, ता-मुळशी, जि- पुणे येथील सेक्टर आर-७ क्षेत्र-३७०३१.३७ चौ.मी. यांस सहसंचालक, नगर रचना, पुणे शाखा, पुणे यांचेकडील पत्र क्रमांक-आयवेन टाऊनशिप/सेक्टर आर-७/सु.बा.प/सहसंपुवि/१६९, दि.२६/०६/२०१४ अन्वये सुधारित मंजूरीची शिफारस करण्यात आलेली असून मा.जिल्हाधिकारी, महसुल शाखा, पुणे यांचेकडील आदेश क्रमांक-पमह/टीएस/एसआर/२५/२०१४, दिनांक-१४/११/२०१४ अन्वये सुधारित मंजूरी कोलते पाटील आय वेन टाऊनशिप (पुणे) प्रा.लि. तर्फे संचालक श्री.मिलिंद दिगंबर कोलते, रा.सिटी पॉईंट ढोले पाटील रोड, पुणे-०१ यांना मा.जिल्हाधिकारी, महसुल शाखा, पुणे यांनी प्रदान केलेली आहे.

अर्जदार यांचा बांधकाम पूर्ण झाल्याबद्दलचा दिनांक-२३/०१/२०१५ रोजीचा अर्ज मा.जिल्हाधिकारी, महसुल शाखा, पुणे या कार्यालयास मिळाला. त्याप्रमाणे बांधकाम तपासणी करण्यासाठी मा.जिल्हाधिकारी, महसुल शाखा, पुणे कार्यालयाकडील क्र.पमह/कावि/१८७/२०१५, दिनांक-३०/०१/२०१५ रोजीच्या पत्रान्वये अभिप्रायासह अहवाल सदर करणे कळविलेले आहे. त्यानुसार नगर रचना कार्यालयातील नगर रचनाकार, यांचे कडून दिनांक-०४/०३/२०१५ रोजी सकाळी- ११.०० वाजता बांधकामाची तपासणी करण्यात आलेली आहे. प्रस्तावासोबत मंजूर बांधकाम नकाशानुसार केलेल्या सिमांकनाचा प्रमाणित नकाशा अर्जदारांनी सादर केला असून त्यानुसार दर्शविलेल्या हद्दीनुसार तपासणी केलेली आहे. सुधारित मंजूर बांधकाम नकाशा नुसार उक्त प्रस्तावामध्ये 'सेक्टर आर-७ मधील इमारत क्र.ए व इमारत क्र.बी' या इमारतीस परवानगी देण्यात आलेली आहे.

या जागेतील इमारतीस दिलेल्या जोते तपासणी व पूर्णत्वाचा दाखला देण्यात आलेल्या इमारतीचा गोषवारा खालीलप्रमाणे आहे.

अ. क्र.	इमारत	मंजूर नकाशावरचा तपशील	जागेवरील बांधकामाचा तपशील	जोते तपासणी प्रमाणपत्राचा दि- / पत्र क्र.
१)	सेक्टर आर-७ मधील इमारत क्र.ए, इमारत क्र.बी व इमारत क्र.डी	पार्किंग + २२ मजले	पार्किंग स्लॅबपर्यंत	मा.जिल्हाधिकारी, पुणे पत्र क्र.२०१८/२०१२, दि.१७/०९/२०१२ अन्वये जोते तपासणी प्रमाणपत्र देण्यात आलेले आहे.
२)	सेक्टर आर-७ मधील इमारत क्र.सी	२ पार्किंग + २२ मजले	२ पार्किंग + ६ मजले	या कार्यालयाने पत्र क्र.१३५६/२०१३, दि.०५/०३/२०१३ अन्वये जोते तपासणी प्रमाणपत्र देण्यात आलेले आहे.
३)	सेक्टर आर-७ मधील इमारत क्र.एफ	२ पार्किंग + २२ मजले	२ पार्किंग + १ मजला	या कार्यालयाने पत्र क्र.१३५६/२०१३, दि.०५/०३/२०१३ अन्वये जोते तपासणी प्रमाणपत्र देण्यात आलेले आहे.

आता अर्जदार यांनी 'सेक्टर आर-७ मधील इमारत क्र.ए व इमारत क्र.बी' या इमारतीच्या पूर्णत्वाच्या दाखल्याची मागणी केलेली आहे. या इमारतीचा तपशील खालील प्रमाणे आहे.

बांधकामाचा तपशील

अ.क्र	इमारत क्र.	मंजूरी नुसार	प्रत्यक्ष जागेवर	मजला	सदनिका क्र. / शॉप	एकूण सदनिका	भागशः पूर्णत्वाचा दाखल्यासाठी मंजूरी
१	सेक्टर आर-७ मधील -इमारत क्र.ए	पार्किंग + २२ मजले	पार्किंग + २२ मजले	पार्किंग	पार्किंग	---	पार्किंग + २२ मजले
				पहिला	१०१ ते १०८	८	
				दुसरा	२०१ ते २०८	८	
				तिसरा	३०१ ते ३०८	८	
				चौथ्या	४०१ ते ४०८	८	
				पाचवा	५०१ ते ५०८	८	
				सहावा	६०१ ते ६०८	८	
				सातवा	७०१ ते ७०८	८	
				आठवा	८०१ ते ८०८	८	
				नववा	९०१ ते ९०८	८	
				दहावा	१००१ ते १००८	८	
				अकरावा	११०१ ते ११०८	८	
				बाराव्या	१२०१ ते १२०८	८	
				तेराव्या	१३०१ ते १३०८	८	
				चौदाच्या	१४०१ ते १४०८	८	
				पंधराव्या	१५०१ ते १५०८	८	
				सोळाव्या	१६०१ ते १६०८	८	
				सतराव्या	१७०१ ते १७०८	८	
				अठराव्या	१८०१ ते १८०८	८	
				एकोणीस	१९०१ ते १९०८	८	
वीस	२००१ ते २००८	८					
एकवीस	२१०१ ते २१०८	८					
बावीस	२२०१ ते २२०८	८					
१	सेक्टर आर-७ मधील -इमारत क्र.बी	पार्किंग + २२ मजले	पार्किंग + २२ मजले	पार्किंग	पार्किंग	---	पार्किंग + २२ मजले
				पहिला	१०१ ते १०८	८	
				दुसरा	२०१ ते २०८	८	
				तिसरा	३०१ ते ३०८	८	
				चौथ्या	४०१ ते ४०८	८	
				पाचवा	५०१ ते ५०८	८	
				सहावा	६०१ ते ६०८	८	
				सातवा	७०१ ते ७०८	८	
				आठवा	८०१ ते ८०८	८	
				नववा	९०१ ते ९०८	८	
				दहावा	१००१ ते १००८	८	
				अकरावा	११०१ ते ११०८	८	
				बाराव्या	१२०१ ते १२०८	८	
				तेराव्या	१३०१ ते १३०८	८	
				चौदाच्या	१४०१ ते १४०८	८	
				पंधराव्या	१५०१ ते १५०८	८	
				सोळाव्या	१६०१ ते १६०८	८	
				सतराव्या	१७०१ ते १७०८	८	
				अठराव्या	१८०१ ते १८०८	८	
				एकोणीस	१९०१ ते १९०८	८	
वीस	२००१ ते २००८	८					
एकवीस	२१०१ ते २१०८	८					
बावीस	२२०१ ते २२०८	८					

जिल्हाधिकारी



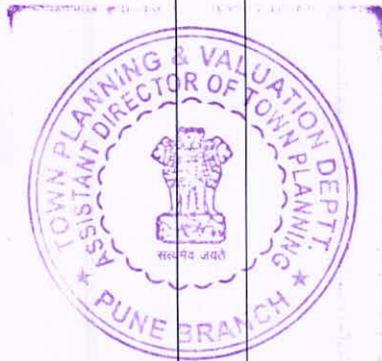
पुणे



WPS

मंजूरीच्या अटींतील कागदपत्राची पूर्तता अर्जदार यांनी खालील प्रमाणे केली आहे .

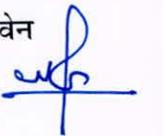
१.	Structural Stability Certificate	श्री.अच्युत वाटवे यांचेकडून दिनांक-१७/०३/२०१५ रोजी देण्यात आले आहे.
२.	पाणी पुरवठा तरतूद	मुख्य अभियंता (जसं), जलसंपदा विभाग, पुणे यांचे दि.२५/१०/२००७ चे पत्र सादर केलेले आहे.
३.	Environmental Clearance Certificate	सोबत जोडलेले आहे. - File No-२१-१११/२००७-IA-III/२००७, दि-०६/०९/२००७
४.	Final Fire NOC	Directorate of Maharashtra Fire Services MFS/09/2014, Dated -04/01/2015.
	मोजणी नकाशा	प्रस्तावाखालील अंतिम पूर्णत्वाचा दाखला घेणेपूर्वी मोजणी नकाशावर इमारती दर्शविणारा मोजणी नकाशा सादर करणे आवश्यक आहे व नोटराईज रजिस्टर क्र.१४७४/२०१५, दि.११/०३/२०१५ रोजीचे हमीपत्र सादर केलेले आहे.
	७/१२ उतारा	अर्जदारांनी यापूर्वी ७/१२ उतारे सादर केलेले होते. परंतु आता अर्जदारांनी फक्त भोगवटा प्रमाणपत्र घेणेकरीता आवश्यक असलेले बिनशेती नोंदीचा चालू तारखेचा ७/१२ उतारा सोबत सादर केलेला आहे.
७.	Rain Water Harvesting	McLIN CONSULTANTS PVT.LTD यांचे दि.१५/१०/२०१४ चे पत्र सादर केलेले आहे.
८.	Drainage Certificate	McLIN CONSULTANTS PVT.LTD यांचे दि.१५/१०/२०१४ चे पत्र सादर केलेले आहे.
९.	Sewerage System	McLIN CONSULTANTS PVT.LTD यांचे दि.१५/१०/२०१४ चे पत्र सादर केलेले आहे.
१०.	Lift Certificate	मुख्य अभियंता (विद्युत, मुंबई यांचे Licence No- १४१७३१, Dated -२८/०५/२०१४ अन्वये प्राप्त. १४१७३२, Dated -२८/०५/२०१४ अन्वये प्राप्त. १४१७४०, Dated -२८/०५/२०१४ अन्वये प्राप्त. १४१७३९, Dated -२८/०५/२०१४ अन्वये प्राप्त. १४१७३३, Dated -२८/०५/२०१४ अन्वये प्राप्त. १४१७२३, Dated -२८/०५/२०१४ अन्वये प्राप्त. १४१७२४, Dated -२८/०५/२०१४ अन्वये प्राप्त. १४१७२५, Dated -२८/०५/२०१४ अन्वये प्राप्त.
११.	Solar Water System	Racold Thermo Ltd यांचे दि.०७/०३/२०१५ चे पत्र सादर केलेले आहे.
१२.	Plinth Cheking Certificate	मा.जिल्हाधिकारी, पुणे पत्र क्र.२०१८/२०१२, दि.१७/०९/२०१२ अन्वये जोते तपासणी प्रमाणपत्र देण्यात आलेले आहे व या कार्यालयाने पत्र क्र.१३५६/२०१३, दि.०५/०३/२०१३ व पत्र क्र.१३५६/२०१३, दि.०५/०३/२०१३ अन्वये जोते तपासणी प्रमाणपत्र देण्यात आलेले आहे.



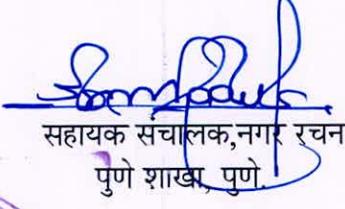
१३.	MSEDCL Certificate	Maharashtra State Electricity Dist. Corporation Ltd. Pune, दि-०६/१०/२००७ रोजीचे पत्र सादर केलेले आहे.
१४.	Indemnity Bond	स्टॅम्प पेपर नं. B-१४७४/२०१५, दि. ११/०३/२०१५ ने INDEMNITY Bond सादर केलेला आहे.
१५.	Pollution Certificate	Maharashtra Pollution Control Board यांनी पत्र क्र. ५१८, दि. २२/१२/२००९ रोजीचे प्रमाणपत्र Consent To Establish

सदर प्रकरणी 'सेक्टर आर-७ मधील इमारत क्र.ए व इमारत क्र.बी' यांची तपासणी केली असता या इमारतीचे बांधकाम मंजूर नकाशानुसार पूर्ण केले असल्याचे दिसून येत असल्याने या इमारतीस पूर्णत्वाचे प्रमाणपत्र पुढील अटीस अधिन राहून देणेत येत आहे.

- १) सदर प्रकरणात अर्जदार यांनी दिनांक:-११/०३/२०१५ अन्वये दिलेले नोंदणीकृत इंडिमेडीटी बॉण्डमध्ये नमूद केल्याप्रमाणे अर्जदारांवर बंधनकारक राहिल.
 - २) सदर प्रकरणी पर्यावरण विभागाकडील दि.०६/०९/२००७ घेतली असून त्यानुसार महाराष्ट्र प्रदूषण नियंत्रण मंडळ, पुणे कडील पत्र क्र. BO/RO (P&P)/EIC No. PN२९५४-०९/E/CC-५१८, Dated-२२/१२/२००९ (Concern to Establish) घेतलेले असून महाराष्ट्र प्रदूषण नियंत्रण मंडळ, पुणे यांचेकडील Concern to Opeate जागेवर सदनिकांचा वापर सुरू करणेपूर्वी घेणे अर्जदार यांचेवर बंधनकारक राहिल.
 - ३) स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून, पुढील, मागील व बाजूची सामासिक अंतरामधील जागा कायम खुली ठेवावी.
 - ४) नियोजित बांधकामामध्ये मंजूरीपेक्षा वेगळे बदल करावयाचे झाल्यास किंवा वापर बदलावयाचा झाल्यास या कार्यालयाची पूर्व परवानगी घेणे आवश्यक आहे.
 - ५) नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणत्याही वहिवाटीने हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/मालकीने घेतली पाहिजे.
 - ६) स्टिल्ट भविष्यात बंदीस्त करण्यात येऊ नये, तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
 - ७) अर्जदार यांनी प्रस्तावासोबत मुख्य अभियंता (जसं), जलसंपदा विभाग, पुणे यांचेकडील दि. २५/१०/२००७ अन्वये शर्ती व अटीवर मान्यता दिलेली आहे. सदर शर्ती व अटी अर्जदार यांचेवर बंधनकारक राहतील.
- प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार प्रस्तुत प्रकल्पास संबंधित प्राधिकारी यांनी मंजूरी दिली असल्यास अथवा नसल्यास अथवा त्यांनी बांधकामाचे जागेवर पहाणी केली असली तरी, सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक/विकासक यांची असून प्रस्तुत प्रकरणी जमिनमालक/विकासक कोलते पाटील आय वेन



टाऊनशिप (पुणे) प्रा.लि. तर्फे संचालक श्री.मिलिंद दिगंबर कोलते, रा.सिटी पॉईंट ढोले पाटील रोड, पुणे-०१ यांनी दि-११/०३/२०१५ रोजी रुपये- २००/- स्टॅम्प पेपरवर तसे नोटराईज्ड हमीपत्र क्र.बी-१४७३/२०१५ सादर केलेले आहे.


सहायक संचालक, नगर रचना,
पुणे शाखा, पुणे.




जिल्हाधिकारी,
महसुल शाखा, पुणे

प्रत-

१) सहायक संचालक, नगर रचना, पुणे शाखा, पुणे. यांना अग्रेषित.

२) कोलते पाटील आय वेन टाऊनशिप (पुणे) प्रा.लि. तर्फे संचालक श्री.मिलिंद दिगंबर कोलते, रा.सिटी पॉईंट ढोले पाटील रोड, पुणे-०१

३) ग्रामसेवक, मौ.जांबे, ता-मुळशी, जि- पुणे यांना माहितीसाठी व घरपट्टी आकरणीसाठी अग्रेषित.

४) वास्तुविशारद स्पेस डिझाइनर सिंडीकेट तर्फे श्री.झुबेर शेख, पुणे, रा.मेघा स्पेस, पहिला मजला, १३, सोलापूर रोड यांना माहिती व पुढील आवश्यक त्या कार्यवाहीस्तव.

TRUE TRANSLATE COPY OF MARATHI INTO ENGLISH OF ANNEXURE R-3

(Part Completion Certificate)

(As per Regulation No. 7.5 of the sanctioned Development Control and Promotion Regulations for the notified project area)

No.: PMH/TPS/SR/13/2015

Date: 31/03/2015

For the land situated at Village Jambe, Taluka Mulshi, District Pune, in Sector R-7, admeasuring 27,031.30 sq.m., the revised approval has been recommended vide letter No. Application Township/Sector R-7/Municipal Permission/1696 dated 26/06/2014 from the Office of the Deputy Director of Town Planning, Pune Division, Pune. Accordingly, revised approval has been granted by the District Collector, Revenue Branch, Pune vide Order No. PMH/TPS/SR/34/2014 dated 14/11/2014 to Kolte Patil I-Ven Township (Pune) Pvt. Ltd., through Director Shri Milind Dinkar Kolte, residing at City Point, Dhole Patil Road, Pune-01.

The applicant's application dated 23/02/2015 regarding completion of construction was received in the office of the District Collector, Revenue Branch, Pune. Accordingly, for inspection of the construction, vide letter No. PMH/KAVI/467/2015 dated 30/01/2015, it was informed to submit a report with opinion. As per the same, the Town Planner from the Town Planning Office carried out inspection of the construction on 04/03/2015 at 11:00 a.m. As per the sanctioned building plan, the certified demarcation map showing the boundaries was submitted by the applicant, and inspection was carried out accordingly. As per the revised sanctioned building plan, in the present proposal, permission is being granted for the buildings No. A and No. B in Sector R-7.

The details of the buildings for which plinth inspection has been carried out and for which part completion is being granted are as follows:

Table – Plinth Inspection Details

Sr. No.	Building	As per sanctioned plan	Actual construction on site	Plinth inspection certificate (Date / Letter No.)
1	Buildings No. A, B, D in Sector R-7	Parking + 22 floors	Parking till slab	As per District Collector, Pune letter No. 2018/2012 dated 17/09/2012, plinth inspection certificate has been granted.
2	Building No. C in Sector R-7	2 Parking + 22 floors	2 Parking + 6 floors	As per this office letter No. 1356/2013 dated 05/03/2013, plinth inspection certificate has been granted.

Sr. No.	Building	As per sanctioned plan	Actual construction on site	Plinth inspection certificate (Date / Letter No.)
3	Building No. F in Sector R-7	2 Parking + 22 floors	2 Parking + 1 floors	As per this office letter No. 1356/2013 dated 05/03/2013, plinth inspection certificate has been granted.

Now, the applicant has demanded completion certificate of Building No. A and Building No. B in Sector R-7. The details of inspection of these buildings are as follows:

Sr. No.	Building No.	As per sanctioned plan	As per actual construction	Floor	Tenement No. / Group	Total Tenements	Remarks: completion certificate being granted
1	Sector R-7 - Building No. A	Parking + 22 floors	Parking + 22 floors	Parking	—	-	Completion certificate is being granted for Parking + 22 floors
				First	101 to 108	8	
				Second	201 to 208	8	
				Third	301 to 308	8	
				Fourth	401 to 408	8	
				Fifth	501 to 508	8	
				Sixth	601 to 608	8	
				Seventh	701 to 708	8	
				Eighth	801 to 808	8	
				Ninth	901 to 908	8	
				Tenth	1001 to 1008	8	
				Eleventh	1101 to 1108	8	
				Twelfth	1201 to 1208	8	
				Thirteenth	1301 to 1308	8	

Sr. No.	Building No.	As per sanctioned plan	As per actual construction	Floor	Tenement No. / Group	Total Tenements	Remarks: completion certificate being granted
				Fourteenth	1401 to 1408	8	
				Fifteenth	1501 to 1508	8	
				Sixteenth	1601 to 1608	8	
				Seventeenth	1701 to 1708	8	
				Eighteenth	1801 to 1808	8	
				Nineteenth	1901 to 1908	8	
				Twentieth	2001 to 2008	8	
				Twenty-First	2101 to 2108	8	
				Twenty-Second	2201 to 2208	8	

Sr. No.	Building No.	As per sanctioned plan	As per actual construction	Floor	Tenement No. / Group	Total Tenements	Remarks: completion certificate being granted
1	Sector R-7 Building No. B	Parking + 22 floors	Parking + 22 floors	Parking	—	-	Completion certificate is being granted for Parking + 22 floors
				First	101 to 108	8	
				Second	201 to 208	8	

Sr. No.	Building No.	As per sanctioned plan	As per actual construction	Floor	Tenement No. / Group	Total Tenements	Remarks: completion certificate being granted
				Third	301 to 308	8	
				Fourth	401 to 408	8	
				Fifth	501 to 508	8	
				Sixth	601 to 608	8	
				Seventh	701 to 708	8	
				Eighth	801 to 808	8	
				Ninth	901 to 908	8	
				Tenth	1001 to 1008	8	
				Eleventh	1101 to 1108	8	
				Twelfth	1201 to 1208	8	
				Thirteenth	1301 to 1308	8	
				Fourteenth	1401 to 1408	8	
				Fifteenth	1501 to 1508	8	
				Sixteenth	1601 to 1608	8	
				Seventeenth	1701 to 1708	8	
				Eighteenth	1801 to 1808	8	
				Nineteenth	1901 to 1908	8	
				Twentieth	2001 to 2008	8	
				Twenty-First	2101 to 2108	8	

Sr. No.	Building No.	As per sanctioned plan	As per actual construction	Floor	Tenement No. / Group	Total Tenements	Remarks: completion certificate being granted
				Twenty-Second	2201 to 2208	8	

Compliance of Documents required under the Approval Conditions has been completed by the applicant as follows:

Sr. No.	Document	Details / Submission
1	Structural Stability Certificate	Submitted by Shri Anup Bhatte dated 07/03/2015.
2	Water Supply Arrangement	Submitted vide letter dated 25/10/2009 from the Chief Engineer (Jal Sampada), Water Resources Department, Pune.
3	Environmental Clearance Certificate	Attached herewith – File No. 21-1222/2009-IA-III/2009, dated 06/09/2009.
4	Final Fire NOC	Directorate of Maharashtra Fire Services, MFS/09/2014, dated 04/01/2015.
5	Measurement Plan	It is necessary to submit the final measurement plan of the constructed building as per the proposal at the time of completion. Accordingly, the notarized register No. B-8469/2015, dated 11/03/2015, has been submitted.
6	7/12 Extract	The applicant had earlier submitted the 7/12 extract. However, now for obtaining only the occupancy certificate, the applicant has submitted the latest 7/12 extract showing the current entries.
7	Rain Water Harvesting	Letter dated 25/02/2015 from McLIN Consultants Pvt. Ltd. has been submitted.
8	Drainage Certificate	Letter dated 25/02/2015 from McLIN Consultants Pvt. Ltd. has been submitted.
9	Sewerage System	Letter dated 25/02/2015 from McLIN Consultants Pvt. Ltd. has been submitted.

Sr. No.	Document	Details / Submission
10	Lift Certificate	Obtained from the Chief Engineer (Electrical), Mumbai vide Licence Nos. 141932, 141937, 141940, 141936, 141933, 141934, 141935, 141938, all dated 28/04/2014.
11	Solar Water System	Letter dated 07/03/2015 from Racold Thermo Ltd. has been submitted.
12	Plinth Checking Certificate	Issued by the District Collector, Pune vide letter No. 2028/2012, dated 17/10/2012. Further, this office letters No. 346/2013, dated 04/03/2013, have granted the plinth inspection certificate.

In the present case, inspection of Building No. A and Building No. B in Sector R-7 has been carried out and since the construction of the said buildings has been completed as per the sanctioned plan, the completion certificate is being granted to the said buildings subject to the following conditions:

1. In the present matter, the applicant shall remain bound by the conditions mentioned in the registered Indemnity Bond submitted by the applicant dated 11/03/2015.
2. In the present matter, permission from the Environmental Department dated 06/09/2009 has been obtained and accordingly, as per Maharashtra Pollution Control Board, Pune letter No. BO/RO (P&P)/EIC No. PN-214-09/E/CC-425, dated 29/12/2009 ("Consent to Establish"), and the Maharashtra Pollution Control Board, Pune office "Consent to Operate" shall be obtained before commencement of use by the occupants, which shall remain binding upon the applicant.
3. As shown in the sanctioned plan, from the proposed construction, the front, rear and side marginal open spaces shall be kept permanently open.
4. If it is proposed to make changes different from the sanctioned construction or to change the use, prior permission of this office shall be necessary.
5. Due to the proposed construction, the rights of way of any existing access on the land shall not be obstructed; responsibility in this regard shall be taken by the applicant/owner.
6. The stilt shall not be enclosed in future, and the use of the stilt shall be only for parking purposes.
7. Along with the proposal, the applicant has obtained approval from the Chief Engineer (Jal Sampada), Water Resources Department, Pune vide letter dated 25/10/2009, subject to terms and conditions. The said terms and conditions shall remain binding upon the applicant.

As per the certified Development Control and Promotion Regulations Rule No. 7.1, if the competent authority has granted approval to the present proposal or otherwise, and even if inspection of the construction site has been carried out, the entire responsibility of carrying out the construction in accordance with the Development Control Regulations and complying with all safety requirements as per Indian Standards shall remain with the landowner/developer. In the present case, the landowner/developer is Kolte Patil I-Ven Township (Pune) Pvt. Ltd. through Director Shri Milind Dinkar

Kolte, residing at City Point, Dhole Patil Road, Pune-01, has submitted a notarized affidavit bearing No. B-8463/2015 on stamp paper of Rs. 200/- dated 11/03/2015.

-sd-

Assistant Director, Town Planning, Pune Branch, Pune

-sd-

District Collector, Pune

Copy to:

1. Assistant Director, Town Planning, Pune Branch, Pune – for information.
2. Kolte Patil I-Ven Township (Pune) Pvt. Ltd., through Director Shri Milind Dinkar Kolte, residing at City Point, Dhole Patil Road, Pune-01.
3. Gram Sevak, Village Jambe, Taluka Mulshi, District Pune – for information and for house numbering.
4. Architect Space Designer Syndicate through Shri Zuber Sheikh, Pune, residing at Megha Spaces, First Floor, 13, Solapur Road – for information and further necessary action.

TRUE TRANSLATION COPY



पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे

महाराजा सयाजीराव गायकवाड उद्योग भवन, तिसरा व चौथा मजला,
स.क्र. १५२ + १५३, औंध, पुणे - ४११००७ ई-मेल : hqpmrda@gmail.com

भोगवटा प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार)

जा.क्र. : पीएमयु /मौ.जांबे/स.नं. सेक्टर आर-७/प्र.क्र. - ३३८२ दि. १०/१२/२०१५

प्रति,

कोलते पाटील आय वेन टाऊनशिप (पुणे) प्रा.लि.
तर्फे संचालक श्री. मिलिंद दिगंबर कोलते
दुसरा मजला, सिटी पॉईंट, ढोले पाटील रोड, पुणे ४११००१.

मौजे जांबे, तालुका मुळशी, जिल्हा पुणे येथील सेक्टर आर-७ क्षेत्र ३७०३१.३७ चौ.मी. या जागेवर इमारतीचे बांधकाम / सुधारित बांधकाम करण्यासाठी जिल्हाधिकारी पुणे यांचेकडील आदेश क्र. पमह/टिएस/एसआर/२५/२०१४ दि. १४/११/२०१४ अन्वये आपणास परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री. शेख झुबेर रशिद लायसन्स नं. CA/८३/७५६९ परवानाधारक वास्तुविशारद/ स्ट्रक्चरल अभियंता/ सुपरवायझर यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण /अंशतः पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत दि. ८/१२/२०१५ रोजी अर्ज केल्यावरून आपणास खालील इमारतींना 'सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे .

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र	इमारत	मंजूरीप्रमाणे	प्रत्यक्ष जागेवर	मजला	सदनिका क्र.	एकूण सदनिका
I.	सी	२पार्किंग + २२	२पार्किंग + २२	पहिला	१०१ ते १०८	८
				दुसरा	२०१ ते २०८	८
				तिसरा	३०१ ते ३०८	८
				चौथा	४०१ ते ४०८	८
				पाचवा	५०१ ते ५०८	८
				सहावा	६०१ ते ६०८	८
				सातवा	७०१ ते ७०८	८
				आठवा	८०१ ते ८०८	८
				नववा	९०१ ते ९०८	८
				दहावा	१००१ ते १००८	८
				अकरावा	११०१ ते ११०८	८
				बारावा	१२०१ ते १२०८	८
				तेरावा	१३०१ ते १३०८	८
				चौदावा	१४०१ ते १४०८	८



				पंधरावा	१५०१ ते १५०८	८
				सोळावा	१६०१ ते १६०८	८
				सतरावा	१७०१ ते १७०८	८
				अठरावा	१८०१ ते १८०८	८
				एकोणीस	१९०१ ते १९०८	८
				वीस	२००१ ते २००८	८
				एकवीस	२१०१ ते २१०८	८
				बावीस	२२०१ ते २२०८	८
II	डी	पार्किंग + २२	पार्किंग + २२	पहिला	१०१ ते १०८	८
				दुसरा	२०१ ते २०८	८
				तिसरा	३०१ ते ३०८	८
				चौथा	४०१ ते ४०८	८
				पाचवा	५०१ ते ५०८	८
				सहावा	६०१ ते ६०८	८
				सातवा	७०१ ते ७०८	८
				आठवा	८०१ ते ८०८	८
				नववा	९०१ ते ९०८	८
				दहावा	१००१ ते १००८	८
				अकरावा	११०१ ते ११०८	८
				बारावा	१२०१ ते १२०८	८
				तेरावा	१३०१ ते १३०८	८
				चौदावा	१४०१ ते १४०८	८
				पंधरावा	१५०१ ते १५०८	८
				सोळावा	१६०१ ते १६०८	८
				सतरावा	१७०१ ते १७०८	८
				अठरावा	१८०१ ते १८०८	८
				एकोणीस	१९०१ ते १९०८	८
				वीस	२००१ ते २००८	८
				एकवीस	२१०१ ते २१०८	८
				बावीस	२२०१ ते २२०८	८
III	एफ	२पार्किंग + २२	२पार्किंग + २२	पहिला	१०१ ते १०८	८
				दुसरा	२०१ ते २०८	८
				तिसरा	३०१ ते ३०८	८
				चौथा	४०१ ते ४०८	८
				पाचवा	५०१ ते ५०८	८
				सहावा	६०१ ते ६०८	८
				सातवा	७०१ ते ७०८	८
				आठवा	८०१ ते ८०८	८
				नववा	९०१ ते ९०८	८
				दहावा	१००१ ते १००८	८
				अकरावा	११०१ ते ११०८	८
				बारावा	१२०१ ते १२०८	८
				तेरावा	१३०१ ते १३०८	८
				चौदावा	१४०१ ते १४०८	८



				पंधरावा	१५०१ ते १५०८	८
				सोळावा	१६०१ ते १६०८	८
				सतरावा	१७०१ ते १७०८	८
				अठरावा	१८०१ ते १८०८	८
				एकोणीस	१९०१ ते १९०८	८
				वीस	२००१ ते २००८	८
				एकवीस	२१०१ ते २१०८	८
				बावीस	२२०१ ते २२०८	८

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



[Signature]
महानगर आयुक्त (Deputy S. 1)

तथा
मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,
पुणे यांचे करिता.

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

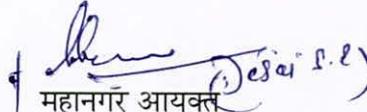
ग्रामसेवक, मौजे जांबे ता मुळशी, जि-पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

332
2/4

पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे यांचेकडील दि-१२/२०१८ रोजीचे पत्र क्र. ----- सोबतचे परिशिष्ट 'ब'

- १) अर्जदार /सदनिका धारक/गाळे धारक यांना उक्त इमारतींमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) उंच इमारतींच्या अनुषंगाने पुणे महानगरपालिकाचे मुख्य अग्नीशमन अधिकारी यांनी पत्र.क्र. MFS/५१/२०१४/७४१, दि- ५/१२/२०१५ अन्वये दिलेल्या अग्नीशमन नाहरकत प्रमाणपत्रातील अटी व शर्तीची पूर्तता करणे अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील.
- ६) विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र १५८३८०.८२ चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे २२२५५७.९५ चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार यांनी यापूर्वी पर्यावरण विभागाकडील दिनांक ६/९/२००७ रोजीचे प्रमाणपत्र प्राप्त केले असून त्यामधील तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-२०१४/CR-०२/TC-३, दिनांक ३०/०१/२०१४ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविशारद/ अभियंता/ स्ट्रक्चरल अभियंता/सुपरवायझर यांचेवर बंधनकारक राहिल.
- ७) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार /मालक/ विकासक यांचेवर बंधनकारक आहे.
- ८) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता स्वखर्चाने करणे अर्जदार /जमीन मालक/ विकासक यांचेवर बंधनकारक राहिल.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने


महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,
पुणे यांचे करिता.



TRUE TRANSLATE COPY OF MARATHI INTO ENGLISH OF ANNEXURE R-4

Occupancy Certificate

(As per Regulation No. 7.6 of the Maharashtra Unified Development Control and Promotion Regulations)

No.: PMRDA/Mouje Jambe/S.No./Sector R-7/O.C. 3382

Date: 10/02/2016

To,

Kolte Patil I-Ven Township (Pune) Pvt. Ltd.

Through Director Shri Milind Dinkar Kolte

City Point, Dhole Patil Road, Pune – 411001

For the land situated at Village Jambe, Taluka Mulshi, District Pune, in Sector R-7, admeasuring 27032.31 sq.m., permission was granted vide Order No. PMH/TPS/SR/34/2014 dated 14/11/2014 issued by the District Collector, Pune, for carrying out construction / revised construction on the said land.

Accordingly, as per the said permission, the construction of the building has been fully / partly completed under the supervision of Licensed Architect / Structural Engineer / Supervisor Shri Zuber Sheikh (Licence No. CA/3/1565). After obtaining the completion certificate for the said building, the applicant submitted an application dated 06/12/2019 for obtaining the occupancy certificate.

Accordingly, subject to the following conditions and compliance, permission is hereby granted to occupy the said building.

Description of Building Proposed for Occupation

Sr. No.	Building	As per Approved Plan	Actual on Site	Floor	Tenement Nos.	Total Tenements
I	Building "C, D, F"	2 Parking + 22	2 Parking + 22	First	101-108	8
				Second	201-208	8
				Third	301-308	8
				Fourth	401-408	8
				Fifth	501-508	8

Sr. No.	Building	As per Approved Plan	Actual on Site	Floor	Tenement Nos.	Total Tenements
				Sixth	601-608	8
				Seventh	701-708	8
				Eighth	801-808	8
				Ninth	901-908	8
				Tenth	1001-1008	8
				Eleventh	1101-1108	8
				Twelfth	1201-1208	8
				Thirteenth	1301-1308	8
				Fourteenth	1401-1408	8
				Fifteenth	1501-1508	8
				Sixteenth	1601-1608	8
				Seventeenth	1701-1708	8
				Eighteenth	1801-1808	8
				Nineteenth	1901-1908	8
				Twentieth	2001-2008	8
				Twenty-First	2101-2108	8
				Twenty-Second	2201-2208	8

Conditions

1. The applicant / flat holders shall not enclose or sell the common spaces within the building such as refuge area, common parking, top terrace etc., and the said areas shall be kept open for all users.

2. The applicant / flat holders shall not enclose the two floors above the refuge terrace.
3. Before handing over the flats, it is necessary to develop internal roads, gates, open spaces etc.
4. As per the building height, the conditions mentioned in the Fire Department NOC shall remain binding upon the applicant / owner / developer.
5. All conditions mentioned in the building permission order and architectural permission order shall remain binding upon the applicant / developer / landowner.
6. The proposed built-up area (Gross FSI + Non-FSI) is 15680.63 sq.m.; however, the total permissible built-up area is approximately 22256.14 sq.m. Therefore, obtaining Environmental Clearance from the State Environmental Impact Assessment Authority (SEIAA) is mandatory. The applicant shall strictly comply with all conditions mentioned therein.
7. The applicant / owner / developer shall be responsible for completing the remaining buildings as per the sanctioned plans before applying for occupancy certificate.
8. Before handing over the flats, it shall be binding upon the applicant / landowner / developer to make necessary arrangements for potable water supply as certified by the competent authority / Gram Panchayat.

-sd-

FOR Metropolitan Commissioner
and Chief Executive Officer.

TRUE TRANSLATION COPY



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

४ था मजला, नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, पिंपरी - चिंचवड, पुणे ४११०४४

PUNEMETROPOLIS

4th floor, New Administration Building, Opp Akurdi Railway Station, Pimpri-Chinchwad, Pune 411044.

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email: comm@pmrda.gov.in

जा.क्र. : मौ. जांबे-मारुंजी नेरे/ग.नं.७४ व इतर /२२-२३/२३२२

दि. २३/१२/२०२२

प्रति,

श्री विनायक कृष्णाजी जोगदेव तर्फे अथोराईज .
स्वाक्षरीकर्ता कोलते.पाटील इंटीग्रेटेड टाऊनशिप्स लि-
पत्तापुणे.जि,मुळशी.ता,नेरे -:

विषय :- मौजे. जांबे-मारुंजी ता. मुळशी येथील कोलते पाटील टाऊनशिपमधील तक्रारीबाबत.

संदर्भ :- १. अर्जदार ७th एव्हेंयु लाईफ रिपब्लिक तर्फे रहिवाशी श्री. श्रीकांत शेळके व इतर यांचा

दि. ०३/०८/२०२१ रोजी तक्रार अर्ज

२. या कार्यालयाकडील दि. २४/०३/२०२२ रोजीची सुनावणी.

३. आपलेकडील आवक क्र. ५३८९ व ५३८८,

दि.०४/०५/२०२२ रोजीचा खुलासा.

४. अर्जदार ७th एव्हेंयु लाईफ रिपब्लिक तर्फे रहिवाशी यांचा दि. १८/१०/२०२२ रोजीचा तक्रार अर्ज.

५. या कार्यालयाकडील दि.१६/११/२०२२ रोजीची सुनावणी

विषयांकित संदर्भ क्र. १ अन्वये तक्रारदार ७th एव्हेंयु लाईफ रिपब्लिक तर्फे रहिवाशी श्री. श्रीकांत शेळके व इतर यांचा दि. ०३/०८/२०२१ रोजीचा तक्रार अर्ज या कार्यालयास प्राप्त झालेला असून सदर तक्रार अर्जामध्ये मौजे. जांबे ता. मुळशी येथील स.नं. ११० पै व १११ पै या मिळकतीमधील ७th एव्हेंयु ऑफ लाईफ रिपब्लिक सोसायटी मधील मूलभूत सोयी व सुविधांच्या अभावामुळे होत असलेल्या गैरसोईबाबत तक्रार केलेली आहे.

सदर तक्रारीच्या अनुषंगाने विकासकास खुलासा करणेबाबत कळविण्यात आलेले होते. तथापी विकासक यांनी खुलासा सादर केलेला नसल्याने सदर तक्रारीच्या अनुषंगाने दि. २१/०३/२०२२ रोजीच्या पत्रान्वये तक्रारदार व विकासक या दोन्ही पक्षांस सुनावणीसाठी कळविण्यात असून उप.महानगर नियोजनकार यांचे कक्षात संदर्भ क्र. २ अन्वये दि. २४/०३/२०२२ रोजी सुनावणी घेण्यात आलेली आहे. सदर सुनावणीस तक्रारदार लाईफ रिपब्लिक ७th एव्हेंयु सभासद, श्री. श्रीकांत शेळके, श्री. विजय शेजवाल व प्रतिवादी यांचे बाजूने अॅड. श्री. गीतांजली देशमुख, श्री.दिपक पाटील हे उपस्थित होते. त्यानुसार सदर सुनावणीमधील उपस्थित मुद्द्यांच्या अनुषंगाने संदर्भ क्र. ३ अन्वये विकासक यांनी खुलासा सादर केलेला आहे. तसेच संदर्भ क्र.५ अनुषंगाने मा.महानगर नियोजनकार यांच्या दालनात दि.१६/११/२०२२ रोजी सुनावणी घेण्यात आलेली आहे.त्यानुसार पुढील प्रमाणे निर्देश देण्यात येत आहेत.

Sr No	Objections from R7 managing committee	Reply from Project Proponent	Directives from PMRDA office
1	As per PMRDA approved plan of 7 th Avenue, there is provision for 3000+ 2	The building plans of Sector R7 were approved on 22 nd December 2011 bearing no.	The Authority has granted Commencement Certificate for every

	wheeler and cycle parking. Builder has converted them into 4 wheeler parking and sold/allocated to residents. Now, we do not have any provision for 2 wheeler and cycle parking. This is leading to daily quarrels amongst residents over parking space for their 2 wheeler and cycles.	PRH/KAVI/2902/2011 and 14 th November 2014 bearing no. PRH/TS/SR/25/2014 respectively. The building completion was obtained on 31 st March 2015 bearing no. PMH/TS/SR/13/2015 and 10 th February 2016 bearing no. PMU/MOUJE.JAMBE/S.N.Sector R7/S.NO.33/82 respectively. The Developer has provided sufficient parking spaces (2W Scooter – 1782 nos& Cycle – 1800 nos.)as per DC regulations to the residents.	sector by checking adherence to adequate car parking requirements as prescribed under DCPR which is commensurate with proposed land use and proposed built up area in each sector.
2	Builder has covered above parking with tin structure that may lead to hindrance in movement of fire tenders to handle fire situation of high rise buildings (22+ floors). This is true for all sector in Life Republic Township. Has PMDRA approved such structures?	The Developer has obtained sanction for semi covered parking on 11 th February 2022 bearing no. BMU/MOUJE.JAMBE,MARUNJI/ S.N. 86 and Ors/ Sector R7/C. R No. 1019/21-22. There is sufficient margin of 6m for the circulation of fire tender movement as per Fire NOC.	The Authority has granted Commencement Certificate for every sector by checking adherence to adequate car parking requirements as prescribed under Rule 17.11 of PMRDA's DCPR which is commensurate with proposed land use and proposed built up area in each sector.
3	30+ parking are allocated outside boundary of 7 th Avenue	The Developer has provided the car parking of 880 Carsat the proper location in sector.	Parking is provided as per DC regulations; the issue of sale and allotment of parking spaces does not fall under the Authority's purview.
4	Builder has illegally sold some parking to residents beyond committed parking's as per agreement.	The Developer has provided the parking to all the residents.	The issue of sale and allotment of parking spaces does not fall under the Authority's purview.
5	The underground domestic water tank size is smaller than actually mentioned in approved drawing this is leading for daily issues of water management. This will even pose greater challenges with 2 new upcoming buildings in 7 th Avenue.	The Developer has provided the domestic water tank as per the norms i.e. U.G. Water Tank Size – 34.06 & 16.98 X 1.70). Reports of consultant are attached for reference purpose. In addition to existing UGT developer is going to build additional 178 Cum as per norms for future 2 buildings. In addition thereto, the Builder has constructed a Water Treatment Plant at township level.	It is mandatory to provide basic infrastructure as per regulation no 10.5 of ITP Policy. The Authority shall not grant Commencement Certificate to any fresh development until the development of additional required tanks is completed.
6	The STP provided below the ramp which is not	The Developer has obtained the building completion certificate on	For this sector part completion has been

	<p>accessible properly for managing operations. Due to this, STP is not even able to handle load of 5 buildings. What is provision of STP for new 2 building? As this STP is in -1 level, as this space is not ventilated properly, this is leading to foul smell in all parking area.</p>	<p>31st March 2015 bearing no. PMH/TS/SR/13/2015 and 10th February 2016 bearing no. PMU/MOUJE.JAMBE/S.N.Sector R7 /S.NO.33/82 respectively. Further the consent to operate was obtained by the builder on 19th March 2015 bearing no. BO-CAC-SELL/EIC No. PN24714-13/O (P)/CAC14589. By virtue of the same, the Developer was maintaining the said STP for five years from the date of possession till the time of handover of the operations to the Sector R7 provisional managing committee. During the period when builder was maintaining the said STP, no complaints were raised by the managing committee and the residents of Sector R7 against the STP. It certainly means that there is no issue in the operations of the STP. Attached Consent to operate and 6 Monthly reports.</p>	<p>issued by this office also some part is also under development so that it is mandatory for developer has to maintain the STP. Also it is mandatory to provide basic infrastructure as per regulation no 10.5 of ITP Policy; managing committee shall ensure proper operation of STP and submit compliance reports to Authority. As per the meeting held in Hon. Metropolitan planner as per direction developer has to appoint a technical person to ensure alternate position for STP and submit the report likewise.</p>
7	<p>Plaster of buildings is coming off the walls within 6 years' life of buildings, This pose serious questions on quality of work. Builder is not providing required documents for doing the structural/MEP audit.</p>	<p>The construction material/quality related issues have been resolved as and when raised by the residents. The necessary support has been provided to the residents of Sector R7 and managing committee. If any concerns are raised by the residents and managing committee of sector R7 then the required support will be given. Developer has form a committee to resolve all such type of issue. This committee did site visits and conducted meetings with society members to resolve the same.</p>	<p>The Project Proponent shall provide necessary platform for grievance redressal and submit compliance of resolved issues within 30 days .</p>
8	<p>There are many seepage issues in individual flats and common area which is leading to fast deterioration of life of buildings.</p>	<p>The builder has provided the necessary support in respect of the seepage issues related to the individual flats and common areas from time to time.</p>	<p>The Project Proponent shall provide necessary platform for grievance redressed and submit compliance of resolved issues within 30 days .</p>
9	<p>There are multiple issues of terrace glass breakage reported. These pieces of broken glass fall down from height. This may lead</p>	<p>The builder has provided the necessary support in regards to the said issue from time to time.</p>	<p>The Project Proponent shall provide necessary platform for grievance redressed and submit compliance of resolved</p>

	serious threat to life of residents.		issues within 30 days
10	There is no sufficient provision of condominium office space for managing day to day operation Temporary office provision of office is done which is adequate and no plan shared yet on what is arrangement of permanent office for condominium / society of 880 and future 1230 flats.	The Developer has provided the office space as per sanctioned plan dated 22 nd December 2011 bearing no. PRH/KAVI/2902/2011 and 14 th November 2014 bearing no. PRH/TS/SR/25/2014 respectively and 11 th February 2022 bearing no. BMU/MOUJE.JAMBE,MARUNJI/S.N. 86 and Ors/ Sector R7/C. R No. 1019/21-22.	The Project Proponent shall provide sanction plans of office to the Society.
11	There are changes in boundary of 7 th avenue without consent of resident leading to challenges in day to day operation.	The Developer has not made any alterations, modifications and revisions in the sanctioned building plan which is approved by the authority. Developer has not change any boundary other then sanction PLU and sector layout	Permissions and revisions are granted by PMRDA as per ITP norms, Society should specify challenges in detail to get appropriate solution .
12	There are just 10 visitor parking provided for 880 flats.	The Developer has provided the parking (Cars- 520, Scooter – 1782 Cycle – 1800) as per sanctioned plan dated 22 nd December 2011 bearing no. PRH/KAVI/2902/2011 and 14 th November 2014 bearing no. PRH/TS/SR/25/2014 respectively and 11 th February 2022 bearing no. BMU/MOUJE.JAMBE,MARUNJI /S.N. 86 and Ors/ Sector R7/C. R No. 1019/21-22	The Authority has granted Commencement Certificate for every sector by checking adherence to adequate car parking requirements as prescribed under DCPR which is commensurate with proposed land use and proposed built up area in each sector.
13	Many amenities mentioned in plan are not yet completed even after 6 + years of possession of this sector.	The construction work of Sector R7 is in the process. The remaining amenities will be provided in stages and before the completion of structures in Sector R7. In addition thereto, as mentioned in Annexure G annexed to the Agreement for Sale, the Developer has provided amenities such as Garden Area with Lawns, Garden furniture like seats and benches, shrub beds, pergola, senior citizen zone, garden on podium, multipurpose court, walkways, swimming pool, basket ball court, swimming pool, club house, party lawn, skating	The Project Proponent shall provide phase wise time bound program for development of township level amenities and no fresh residential permission shall be granted till fulfilment of essential amenities.

		court, baby pool, multipurpose play equipment.	
14	At the time of approval of building and possession there were water meter provided for each flat for solar water line. These are unilaterally removed by builder and taken away	The Developer has provided the all the specifications as per Agreement for Sale. Builder have given water meter at sector level as per agreement to sale.	The Project Proponent shall ensure monitoring of water supply through water meter and furnish details to the society members from time to time .
15	There are many township level amenities still not completed even after 10 + years of approval	The Developer has provided township level amenities such as fire station, police station, main entrance plaza, bus stop, solid waste management plant, MSCB sub station, water treatment plant, strom water system, jogging and cycling track along with internal roads of the township and garden. Further, the Township development work is still in the process, hence, the certain township level amenities will be provided in stages as and when the structures in the township will be completed as also stated in Agreement for Sale. Developer has already completed Township Level Amenities like School, part garden, Fire Station, Police Station, WTP, MSEDCL, SWMP, partly .essential shopping and vegetable market.	The Project Proponent shall provide phase wise time bound program for development of township level amenities and no fresh residential permission shall be granted till fulfilment of essential amenities.
16	As per township act, the township management committee need to formed. However, even after 10 + years of township approval, township management body is not formed. This is leading to leakages of funds collected from flat buyers as one time maintenance charges for township. There is no accountability of these funds. Over and above this, builder / developer is misusing this to harass flat buyers.	• The construction of the township is still in the process and hence the township level committee will be formed upon completion of the entire township. At present sector level management committee is formed. Developer has form a committee to resolve all such type of issue. This committee did site visits and conducted meetings with society members to resolve the same	The Project Proponent shall provide necessary platform for grievance redressal and submit compliance of resolved issues within 30 days .

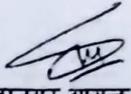
In view of the complaints made, it is evident that the development of social amenities /other utilities and economic activities is required to be undertaken as per regulation no 12.1 of Integrated Township Policy and the same is required to be shared with the citizens of the township through an appropriate interface. In summary it is observed that the aforesaid non-

residential activities are partly developed /under implementation. PMRDA shall ensure that the backlog if any of remainder of social amenities, utilities, economic activities shall be reviewed in the immediate revision of PLU that will follow in future .Such backlog shall also be cleared before consideration of any fresh permissions of residential activity .

Fundamentally the complaints emanate from the communication gap between the Project Proponent and the residents /citizens of the township with respect to the development permissions /Services and implementation of the same as per Integrated Township Policy. The Project Proponent shall ensure that he develops an appropriate platform for dissemination of the requisite information to all the residents at all time.

प्रत:- ७ th एन्हेन्यु लाईफ रिपब्लिक तर्फे रहिवाशी श्री. श्रीकांत शेळके व इतर.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने)


मा. महानगर आयुक्त,
तथा
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता

TRUE TRANSLATE COPY OF MARATHI INTO ENGLISH OF ANNEXURE R-5

To,
Mr. Vinayak Krushnaji Joshi (through Authorized Signatory)
Kolte Patil Integrated Townships Ltd.
Village Jambe, Taluka Mulshi, District Pune.

Date : 22/12/2022

Subject: Regarding the complaint in Kolte Patil Township at Village Jambe, Taluka Mulshi.

- Reference:
1. Complaint application dated 03/08/2021 submitted by residents of 7th Avenue.
 2. Hearing held in this office on 24/03/2022.
 3. Your inward letters 5389 and 5388, Written submission dated 04/05/2022
 4. Complaint application dated 18/10/2022 submitted by residents of 7th Avenue.
 5. Hearing conducted in this office on 16/11/2022.

With reference to the subject matter and Reference No. 1, the complaint application dated 03/08/2021 submitted by the complainants on behalf of 7th Avenue Life Republic, namely resident Mr. Shrikant Shelke and others, has been received by this office. In the said complaint application, a complaint has been made regarding the inconvenience being caused due to the lack of basic amenities and facilities in 7th Avenue of Life Republic Society, situated on the properties bearing Survey No. 110 (part) and 111 (part) at Village Jambe, Taluka Mulshi.

In connection with the said complaint, the developer was informed to submit an explanation. However, since the developer did not submit the explanation, in connection with the said complaint, by letter dated 21/03/2022, both the complainants and the developer were informed for hearing, and as per Reference No. 2, a hearing was conducted on 24/03/2022 in the chamber of the Deputy Metropolitan Planner.

For the said hearing, on behalf of the complainants, members of Life Republic 7th Avenue, namely Mr. Shrikant Shelke and Mr. Vijay Shejwal, and on behalf of the respondent, Adv. Ms. Geetanjali Deshmukh and Mr. Deepak Patil were present.

Accordingly, in connection with the issues raised during the said hearing, as per Reference No. 3, the developer has submitted an explanation. Further, in accordance with Reference No. 5, a hearing was conducted on 16/11/2022 in the chamber of the Hon'ble Metropolitan Planner. Accordingly, the following directions are being issued.

Sr. No.	Objections from R7 Managing Committee	Reply from Project Proponent	Directives from PMRDA Office
1	As per PMRDA approved plan of 7th Avenue, there is	The building plans of Sector R7 were approved on 22nd December 2011	The Authority has granted Commencement Certificate

Sr. No.	Objections from R7 Managing Committee	Reply from Project Proponent	Directives from PMRDA Office
	<p>provision for 3000+ 2 wheeler and cycle parking. Builder has converted them into 4 wheeler parking and sold/allocated to residents. Now, we do not have any provision for 2 wheeler and cycle parking. This is leading to daily quarrels amongst residents over parking space for their 2 wheeler and cycles.</p>	<p>bearing no. PRH/KAVI/2902/2011 and 14th November 2014 bearing no. PRH/TS/SR/25/2014 respectively. The building completion was obtained on 31 March 2015 bearing no. PMH/TS/SR/13/2015 and 10th February 2016 bearing no. PMU/MOUJE.JAMBE/S.N. Sector R7/S.NO.33/82 respectively. The Developer has provided sufficient parking spaces (2W Scooter – 1782 nos & Cycle – 1800 nos.) as per DC regulations to the residents.</p>	<p>for every sector by checking adherence to adequate car parking requirements as prescribed under DCPR which is commensurate with proposed land use and proposed built up area in each sector.</p>
2	<p>Builder has covered above parking with tin structure that may lead to hindrance in movement of fire tenders to handle fire situation of high rise buildings (22+ floors). This is true for all sector in Life Republic Township. Has PMRDA approved such structures?</p>	<p>The Developer has obtained sanction for semi covered parking on 11 February 2022 bearing no. BMU/MOUJE.JAMBE, MARUNJI/S.N. 86 and Ors/ Sector R7/C. R No. 1019/21-22. There is sufficient margin of 6m for the circulation of fire tender movement as per Fire NOC.</p>	<p>The Authority has granted Commencement Certificate for every sector by checking adherence to adequate car parking requirements as prescribed under Rule 17.11 of PMRDA's DCPR which is commensurate with proposed land use and proposed built up area in each sector.</p>
3	<p>30+ parking are allocated outside boundary of 7th Avenue.</p>	<p>The Developer has provided the car parking of 880 Cars at the proper location in sector.</p>	<p>Parking is provided as per DC regulations; the issue of sale and allotment of parking spaces does not fall under the Authority's purview.</p>
4	<p>Builder has illegally sold some parking to residents beyond committed parking's as per agreement.</p>	<p>The Developer has provided the parking to all the residents.</p>	<p>The issue of sale and allotment of parking spaces does not fall under the Authority's purview.</p>

Sr. No.	Objections from R7 Managing Committee	Reply from Project Proponent	Directives from PMRDA Office
5	<p>The underground domestic water tank size is smaller than actually mentioned in approved drawing this is leading for daily issues of water management. This will even pose greater challenges with 2 new upcoming buildings in 7th Avenue.</p>	<p>The Developer has provided the domestic water tank as per the norms i.e. U.G. Water Tank Size – 34.06 & 16.98 X 1.70). Reports of consultant are attached for reference purpose. In addition to existing UGT developer is going to build additional 178 Cum as per norms for future 2 buildings. In addition thereto, the Builder has constructed a Water Treatment Plant at township level.</p>	<p>It is mandatory to provide basic infrastructure as per regulation no 10.5 of ITP Policy. The Authority shall not grant Commencement Certificate to any fresh development until the development of additional required tanks is completed.</p>
6	<p>The STP provided below the ramp which is not accessible properly for managing operations. Due to this, STP is not even able to handle load of 5 buildings. What is provision of STP for new 2 building? As this STP is in -1 level, as this space is not ventilated properly, this is leading to foul smell in all parking area.</p>	<p>The Developer has obtained the building completion certificate on 31 March 2015 bearing no. PMH/TS/SR/13/2015 and 10th February 2016 bearing no. PMU/MOUJE.JAMBE/S.N. Sector R7/S.NO.33/82 respectively. Further the consent to operate was obtained by the builder on 19th March 2015 bearing no. BO-CAC-SELUEIC No. PN24714-13/0 (PyCAC14589). By virtue of managing the same, the Developer was maintaining the said STP for five years from the date of land possession till the time of handover of the operations to the Sector R7 provisional managing committee. During the period when builder was maintaining the said STP, no complaints were raised by the managing committee and the residents of Sector R7 against the STP. It certainly means that there is no issue in the operations of the STP. Attached Consent to operate and 6 Monthly reports.</p>	<p>This office also issued that some part is also under development so that it is mandatory for developer has to maintain the STP. Also it is mandatory to provide basic infrastructure per regulation no 10.5 of ITP Policy; managing committee shall ensure proper operation of STP and submit Compliance reports to Authority. As per the meeting held in Hon. Metropolitan planner as per direction developer has to appoint a technical person to ensure alternate position (for STP) and submit the report likewise.</p>

Sr. No.	Objections from R7 Managing Committee	Reply from Project Proponent	Directives from PMRDA Office
7	Plaster of buildings is coming off the walls within 6 years' life of buildings, This pose serious questions on the quality of work. Builder is not providing required documents for doing the structural/MEP audit.	The construction material/quality related issues have been resolved as and when raised by the residents. The necessary support has been provided to the residents of Sector R7 and managing committee. If any Concerns are raised by the residents and managing committee of sector R7 then the required support will be given. Developer has form a committee to resolve all such type of issue. This committee did site visits and conducted meetings with society members to resolve the same.	The Project Proponent shall provide necessary platform for grievance redressal and submit compliance of resolved issues within 30 days.
8	There are many seepage issues in individual flats and common area which is leading to fast deterioration of life of buildings.	The builder has provided the necessary support in respect of the seepage issues related to the individual flats and common areas from time to time.	The Project Proponent shall provide necessary platform for grievance redressed and submit compliance of resolved issues within 30 days.
9	There are multiple issues of terrace glass breakage reported. These pieces of broken glass fall down from height. This may lead serious threat to life of residents.	The builder has provided the necessary support in regards to the said issue from time to time.	The Project Proponent shall provide necessary platform for grievance redressed and submit compliance of resolved issues within 30 days.
10	There is no sufficient provision of condominium office space for managing day to day operation. Temporary office provision of office is done which is adequate and no plan shared yet on what is arrangement of permanent	The Developer has provided the office space as per sanctioned plan dated 22nd December 2011 bearing no. PRH/KAVI/2902/2011 and 14th November 2014 bearing no. PRH/TS/SR/25/2014 respectively and 11th February 2022 bearing no. BMU/MOUJE.JAMBE,	The Project Proponent shall provide sanction plans of office to the Society.

Sr. No.	Objections from R7 Managing Committee	Reply from Project Proponent	Directives from PMRDA Office
	office for condominium / Society of 880 and future 1230 flats.	MARUNJI/S.N. 86 and Ors/ Sector R7/C. R No. 1019/21-22.	
11	There are changes in boundary of 7th avenue without consent of resident leading to challenges in day to day operation.	The Developer has not made any alterations, modifications and revisions in the sanctioned building plan which is approved by the authority. Developer has not change any boundary other then sanction PLU and sector layout.	Permissions and revisions are granted by PMRDA as per ITP norms, Society should specify challenges in detail to get appropriate solution.
12	There are just 10 visitor parking provided for 880 flats.	The Developer has provided the parking (Cars- 520, Scooter – 1782, Cycle – 1800) as per sanctioned plan dated 22nd December 2011 bearing no. PRH/KAVI/2902/2011 and 14th November 2014 bearing no. PRH/TS/SR/25/2014 respectively and 11th February 2022 bearing no. BMU/MOUJE.JAMBE, MARUNJI/S.N. 86 and Ors/ Sector R7/C. R No. 1019/21-22.	The Authority has granted Commencement Certificate for every sector by checking adherence to adequate car parking requirements as prescribed under DCPR which is commensurate with proposed land use and proposed built up area in each sector.
13	Many amenities mentioned in plan are not yet completed even after 6+ years of possession of this sector R7.	The construction work of Sector R7 is in the process. The remaining amenities will be provided in stages and before the completion of structures in Sector R7. In addition thereto, as mentioned in Annexure G annexed to the Agreement for Sale, the Developer has provided amenities such as Garden Area with Lawns, Garden furniture like seats and benches, shrub beds, pergola, senior citizen zone, garden on podium, multipurpose court, walkways, swimming pool, basket ball court, swimming pool, club	The Project Proponent shall provide phase wise time bound program for development of township level amenities and no fresh residential permission shall be granted till fulfilment of essential amenities.

Sr. No.	Objections from R7 Managing Committee	Reply from Project Proponent	Directives from PMRDA Office
		house, party lawn, skating and (...text continues in scan).	
14	At the time of approval of building and possession there were water meter provided for each flat for solar water line. These are unilaterally removed by builder and taken away.	The Developer has provided all the specifications as per Agreement for Sale. Builder have given water meter at sector level as per agreement to sale.	The Project Proponent shall ensure monitoring of water supply through water meter and furnish details to the society members from time to time.
15	There are many township level amenities still not completed even after 10+ years of approval.	The Developer has provided township level amenities such as fire station, police station, main entrance plaza, bus stop, solid waste management plant, MSCB sub station, water treatment plant, storm water system, jogging and cycling track along with internal roads of the township and garden. Further, the Township development work is still in the process, hence, certain township level amenities will be provided in stages as and when the structures in the township will be completed as also stated in Agreement for Sale. Developer has already completed Township Level Amenities like School, part garden, Fire Station, Police Station, WTP, MSEDCL, SWMP, partly essential shopping and vegetable market.	The Project Proponent shall provide phase wise time bound program for development of township level amenities and no fresh residential permission shall be granted till fulfilment of essential amenities.
16	As per township act, the township management committee need to formed. However, even after 10+ years of township approval, township management body	The construction of the township is still in the process and hence the township level committee will be formed upon completion of the entire township. At present sector level management committee is formed.	The Project Proponent shall provide necessary platform for grievance redressal and submit compliance of resolved issues within 30 days.

Sr. No.	Objections from R7 Managing Committee	Reply from Project Proponent	Directives from PMRDA Office
	is not formed. This is leading to leakages of funds collected from flat buyers as one time maintenance charges for township. There is no accountability of these funds. Over and above this, builder/developer is misusing this to harass flat buyers.	Developer has form a committee to resolve all such type of issue. This committee did site visits and conducted meetings with society members to resolve the same.	

In view of the complaints made, it is evident that the development of social amenities / other utilities and economic activities is required to be undertaken as per regulation no 12.1 of Integrated Township Policy and the same is required to be shared with the citizens of the township through an appropriate interface. In summary it is observed that the aforesaid non-residential activities are partly developed / under implementation. PMRDA shall ensure that the backlog if any of remainder of social amenities, utilities, economic activities shall be reviewed in the immediate revision of PLU that will follow in future. Such backlog shall also be cleared before consideration of any fresh permissions of residential activity.

Fundamentally the complaints emanate from the communication gap between the Project Proponent and the residents / citizens of the township with respect to the development permissions / services and implementation of the same as per Integrated Township Policy. The Project Proponent shall ensure that he develops an appropriate platform for dissemination of the requisite information to all the residents at all time.

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For Metropolitan
Commissioner, PMRDA, Pune

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