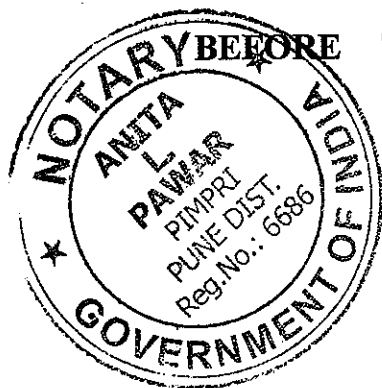




BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, AT PUNE

Original Application 56/2020

Mr Tanaji Balasaheb Gambhire

... Applicant

Versus

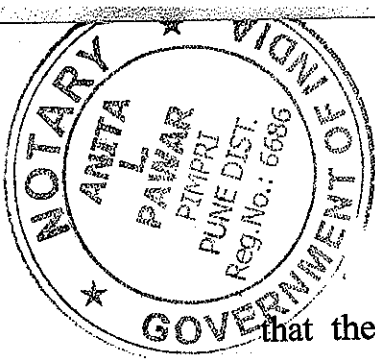
Chief Secretary, Government of
Maharashtra & Ors

... Respondents

AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT NO 8 & 9
PIMPRI CHINCHWAD MUNICIPAL CORPORATION.

I, Mr Makarand Dnyanoba Nikam Aged about 54 years, having Office at PCMC Building Pimpri, Pune – 411018, the City Engineer in the Respondent Corporation do hereby solemnly affirm and state as under.

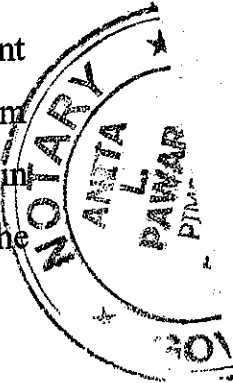
1. I say that I am the City Engineer of Pimpri Chinchwad Municipal Corporation and hence I am competent to swear this Affidavit. At the outset all the allegations made against the Answering Respondent are denied in totality, nothing herein may be deemed to be admitted for lack of a specific traverse. It is denied that the Answering Respondent has connived with the Project Proponents, it is denied

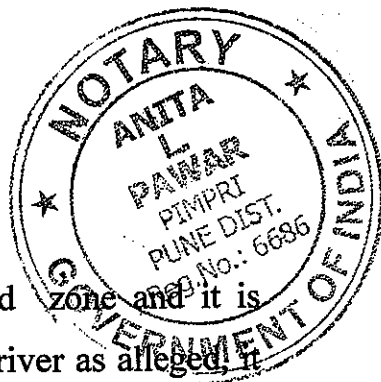


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that the Answering Respondents are also equally responsible for violations of the Environment enactments.

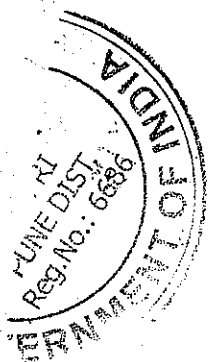
2. At the outset it is submitted that Applicant herein has joined issues already under consideration in OA 50/2020 Tanaji Gambhire v Chief Secretary of Maharashtra & Ors and thus it is leading to multiplicity of issues.
3. It is true to say that the said project is situated in Gut No 90 Part and that the said project falls within the limits of the Pimpri Chinchwad Municipal Corporation. At the outset the Answering Respondent states that it has issued sanctioned plans for the building project from 30.03.2010, further it is stated that the above project is not situated in the blue line of the river Indrayani as has been alleged by the Applicant.
4. At the Outset the contents of Paragraph No 14 is denied. It is denied that, the Project Proponent has carried out illegal construction in the blue flood line. It is true to say that the PCMC had carried out construction of STP reservation No 1/130, but the same has been demolished as per the directions of this Hon'ble Tribunal vide order dated 30.01.2020 in OA No 41/2019. Copy of the order of this Hon'ble Tribunal dated 30.01.2020 in OA 41/2019 is hereto annexed and marked as Annexure R-1. Thereafter the Government of Maharashtra issued guidelines under UDCPR 3.1.3 wherein, the construction of STP has been allowed. A copy of the relevant extract of the UDCPR is hereto annexed and marked as Annexure R-2.

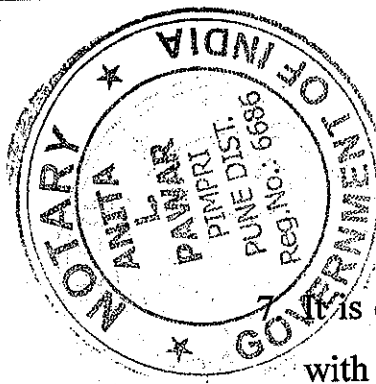




5. Thus construction of STP is permitted in the said zone and it is denied that Answering Respondent has purchased river as alleged. It is denied that it committed fraud or that it is liable for penal action against allegations made against its officers. It is denied that any illegal benefits of TDR were granted as alleged. TDR granted is per law and the same cannot be impugned before this Hon'ble Tribunal as it does not fall within Schedule – I of the NGT Act, 2010.

6. Contents of Paragraph 18 of the Original Application is denied in entirety, it is submitted that the said reservations are permissible as they are in the nature of public utility projects and as such are permissible as per the UDCPR guidelines 3.1.3 already annexed at Annexure R-2. In the alternative without prejudice to the above submission, it is submitted that the above reservations are carried out as per the provisions of Maharashtra Regional Town Planning Act, 1966 as the same is not a schedule –I legislation in the National Green Tribunal Act, 2010. With greatest respect, the same cannot be challenged before this Hon'ble Tribunal. Further it is pertinent to note, that the various reservations challenged pertain to various villages all across the jurisdiction of the Answering Respondent and is not in accordance with rule 14 of the National Green Tribunal Practice and procedure rules 2011 which reads as under. *“14. Plural remedies- An Application or appeal, as the case may be shall be based upon a single cause of action and may seek one or more relief provided that they are consequential to one another.”*





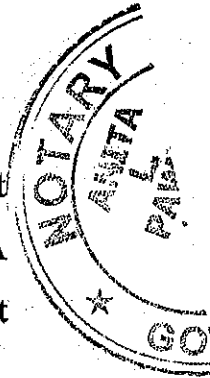
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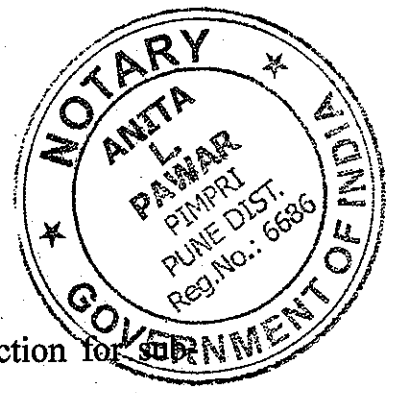
It is denied that there is any violation of rules of the EC as alleged with respect to the 10% open space. It is submitted that as per the order of the Commissioner of the Answering Respondent dated 15.01.2007 Read with Rule 11.3.1.3. vi, Development Control Rules, the mandatory 10% open space has been permitted to be given as raised open space (with parking below) and thus there is no violation of any rules or the Environment Clearance or local laws as alleged. A copy of the order of the Commissioner dated 15.01.2007 along with a copy of the provision of the DC rules is hereto annexed and marked as **Annexure R-3.**

8. The Answering Respondent has granted First Sanction to Respondent No 17 P.P. on 24.02.2011 for a total BUA of 13,484.75 Sq Meters. A copy of the Commencement Certificated and the Sanctioned layout is hereto annexed and marked as a **Annexure R-4**

9. The Answering Respondent granted first revised sanction to the Respondent No 17 PP on 16.11.2011 for a total BUA of 76,684.94 Sq Meters. A copy of the Commencement Certificate and the Sanctioned Layout is hereto annexed and marked as a **Annexure R-5**

10. The Answering Respondent granted second revised sanction to the Respondent No 17 PP on 06.09.2012 for a total BUA of 1,02,940.85 Sq Meters. A copy of the Commencement Certificate and the Sanctioned layout is hereto annexed and marked as a **Annexure R-6**





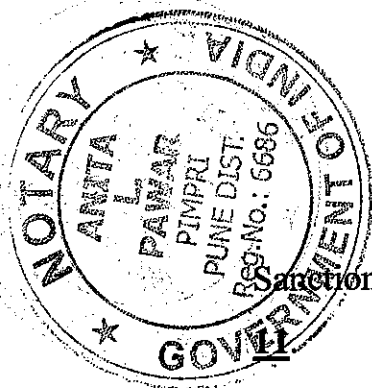
11. The Answering Respondent granted third revised sanction for subdivision of plot to the Respondent No 17 PP on 03.01.2014. A copy of the sanction dated 03.01.2014 is hereto annexed and marked as a **Annexure R-7.**

12. The Answering Respondent granted fourth revised sanction to the Respondent No 17 PP on 26.09. 2014 for a total BUA of 54,960.32 Sq Meters. A copy of the Commencement Certificate and the Sanctioned layout is hereto annexed and marked as a **Annexure R-8.**

13. The Answering Respondent granted fifth revised sanction to the Respondent No 17 PP on 10.11.2016 for a total BUA of 23,045.50 Sq Meters. A copy of the Commencement Certificate and the Sanctioned layout is hereto annexed and marked as a **Annexure R-9.**

14. The Answering Respondent granted sixth revised sanction to the Respondent No 17 PP on 19.06. 2017 for a total BUA of 10,230 Sq Meters. A copy of the Commencement Certificate and the Sanctioned layout is hereto annexed and marked as a **Annexure R-10.**

15. The Answering Respondent granted seventh revised sanction to the Respondent No 17 PP on 30.12.2017 for a total BUA of 10,717.72 Sq Meters. A copy of the Commencement Certificate and the



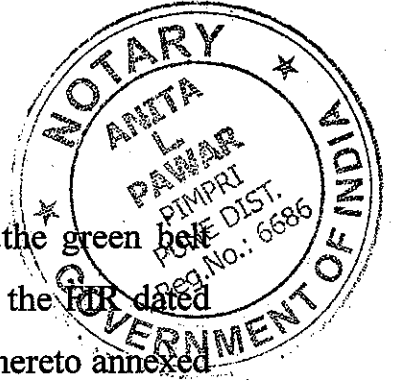
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Sanctioned layout is hereto annexed and marked as a Annexure R-

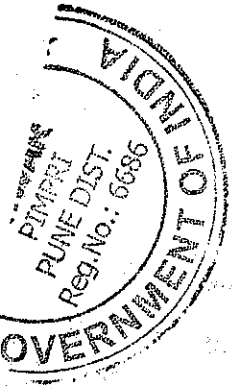
16. Contents of Paragraph 26 of the Original Application is denied in toto, it is denied that the project land is showing manipulated flood line as alleged. It is submitted that the alleged stone quarry has not been mentioned in Demarcation Plan, village map, DP Opinion, the said area is a residential zone and not a designated quarry zone.

17. Contents of Paragraph 28 is denied in its entirety, it is denied that the 18 meter DP road and the 24 meter DP road has not been mentioned in the demarcation Plan as alleged. It is submitted that the said roads are clearly reflected in the Development Plan and in the Demarcation Plan and DP opinion of the project proponent and thus there is no illegality as alleged by the Applicant. A copy of the Development Plan and the Demarcation Plan has been annexed and marked as Annexure R-12. (copy)

18. The Answering Respondent states that there has been dumping of construction debris, in connection with the same, the Answering Respondent has registered an FIR against Respondent No 14. Answering Respondent has registered an FIR Number 0053/2020 dated 22.01.2020 against the owner of Plot No 90 (Part) of village Chikhali Taluka Haveli, Pune Mr Dilip Motilal Chordia, Under Section 397 of the Maharashtra Municipal Corporations Act, 1949 At Bhosari, MIDC Police Station, for carrying out illegal plotting/



illegal dumping of debris on the premises lying in the green belt within the blue line of the river indrayani. A copy of the TDR dated 22.01.2020 lodged in MIDC Bhosari Police Station is hereto annexed and marked as **Annexure R-13**. Thus the answering Respondent is taking necessary action against violators.



19. It is submitted that the Project Proponent had obtained permission to erect boat club and nature park for the use of the residents, the answering Respondents granted them the project completion Certificate and no permanent structure has been erected in the nature park, PP has obtained necessary permission from the District Collector for the same .

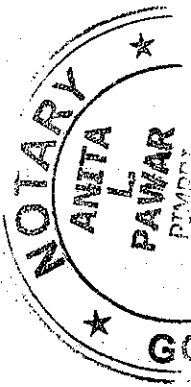
20. Contents of Paragraph 54 are denied in its entirety. All the allegations that are made against the officers of this Answering Respondent is denied it is denied that the Answering Respondent has been negligent, or has been intentionally blind as alleged. It is denied that the Answering Respondent intentionally neglected to perform its duties while granting sanction as alleged. It is denied that the Answering Respondent committed illegality by non- deduction of the quarry area. It is denied that the Answering Respondent committed illegality by accepting Blue line affecting area of STP reservation area as alleged. It is denied that the Answering Respondent committed any illegality by 18 DP road area and issuing TDR on same account as alleged. It is denied that the Answering Respondent committed illegality by allowing illegal RMC plant as alleged. It is



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denied that the Answering Respondent committed any illegality by allowing the PP to construct ghat in the indrayani river. It is denied that the Answering Respondent committed illegality by allowing Project Proponent to dump construction waste in the Indrayani river. It is denied that the Answering Respondent committed illegality by allowing PP to construct parking complex on 10% open space as alleged. it is denied that the Answering Respondent committed any illegality by allowing PP to make misleading area statement and ground coverage as alleged.

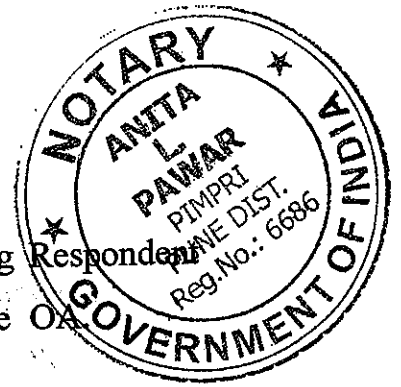
21. The Answering Respondent states that it has examined the architect's certificate as directed by the committee appointed by this Hon'ble Tribunal and has found no deviations from the sanctioned plans and thus there is no illegality with respect to any municipal laws committed by the PP Respondent No 17.



22. The Answering Respondent has written a communication to the Land Record Department, Haveli- Pune to ascertain the position of Nala No 23 as per the recommendation of the Committee appointed by this Hon'ble Tribunal but the Answering Respondent has not received any response from the Land Revenue Department. A copy of the letter dated 22.11.2022 is hereto annexed and marked as Annexure R-14. Further it is submitted that the DP Plan, zone demarcation, demarcation from the department of land records, village map do not show existence of Nala No 23 the same has been confirmed by the

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Science and Technology Department of the Answering Respondent
as mentioned by the Complainant in para No 15 d of the OA



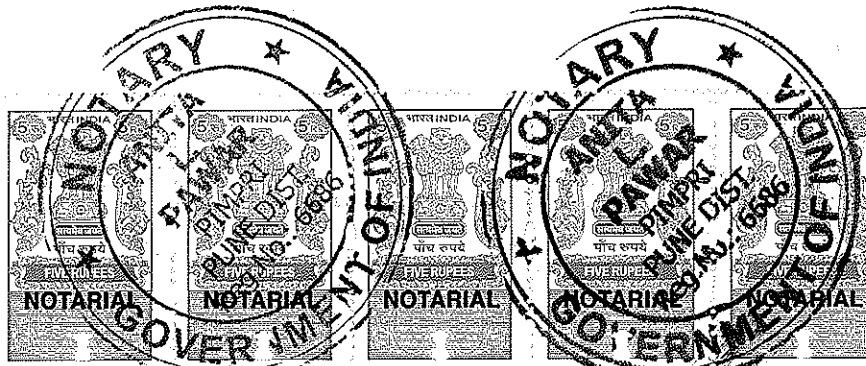
23. Thus there is no illegality committed by the Answering Respondent
and the said OA deserves to be dismissed.

S. Shah.
Advocate for R 8 & 9

[Signature]
Authorized Signatory
CITY ENGINEER
P.C.M.C. PIMPRI-18

Solemnly Affirmed at Pune

On this 18th Day of April 2023.

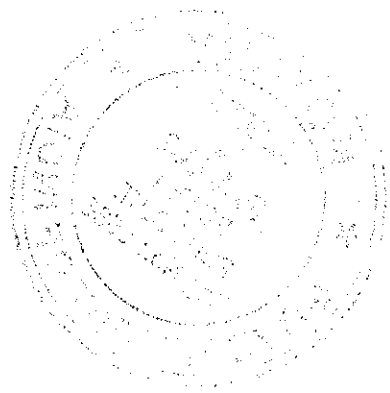


BEFORE ME

[Signature]
ANITA L. PAWAR
ADVOCATE & NOTARY
GOVT. OF INDIA
Gai Paradise, Flat No. 3, Opp. Roplas Co
or Nagar, Pimpri, Pune-411 018

18 APR 2023

115/2023
Noted & Registered
at Serial Number



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Item No. 02

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
(Through Video Conferencing)**

Original Application No. 41/2019 (WZ)
(I.A. No. 55/2019)

Federation of River Residency Cooperative
Housing Society

Applicant (s)

Versus

Pimpri Chinchwad Municipal Corporation & Ors.

Respondent(s)

Date of hearing: 30.01.2020

**CORAM : HON'BLE MR. JUSTICE S. P. WANGDI, JUDICIAL MEMBER
HON'BLE MR. SIDDHANTA DAS, EXPERT MEMBER**

For Applicant(s): Mr. Ankur Mittal, Mr. Ankur Saboo and
Mr. Parag Gandhi, Advocates

For Respondent(s): Mr. Amol Patayeet, Mr. Amit Lanke, and
Makarand Nikam, City Engineer, for
Respondent No. 1.
Ms. Manasi Joshi, Advocate for
Respondent No. 3.

ORDER

1. This application was preferred alleging construction of Sewage Treatment Plant (STP) by the Pimpri-Chinchwad Municipal Corporation (PCMC) in the area between the river bank and Blue Flood Line of the Indrayani River which is a prohibited zone. It is *inter alia* alleged that because of such construction the integrity, riparian area of the Indrayani river system, the flood plains, sanitation of general public would be affected adversely and, therefore, deleterious to the environment.

2. When the matter came up before us for the first time on 22.05.2019, we deemed it necessary to call for a report from a joint

Committee comprising of the PCMC, Pune, Maharashtra State Pollution Control Board (MPCB) and the Pune Irrigation Division, Government of Maharashtra. The MPCB, being the nodal agency appointed for the purpose submitted its report on 16.08.2009 by e-mail and was taken on record on 17.09.2019. After consideration of the report, formal notices were issued upon the respondents who appeared as a consequence on 14.11.2019 on which day following order was passed:

“

1. *The only question involved in the present case is with regard to the construction of STP within the blue line Zone of Indrayani River by the Pimpri Chinchwad Municipal Corporation (PCMC). Report called for from the joint Committee comprising of PCMC, Pune, the Maharashtra Pollution Control Board (MPCB) and the Pune Irrigation Division, Government of Maharashtra indicates that the Sewage Treatment Plant (STP) is being constructed in the prohibited Zone, i.e., blue line Zone of Indrayani river.*
2. *It is also stated that the existing location is not suitable for construction of STP apart from the fact that PCMC has not obtained Consent to Establish for the STP. We have also taken note of the status report of STP filed as Annexure I to the report by which reference has been made to technical circulars dated 16.11.2015 and 08.03.2018 of the Water Resource Development (WRD) resolution which substantiate that the STP construction is on a land bearing Gat No. 90 and falls in the blue line of the river and is a prohibited zone for permanent constructions.*
3. *Notification dated 18.09.2017 issued by the Government of Maharashtra, which has been filed by the Applicant in support of his contention also indicate that area between the river bank and blue line (Flood line towards the river bank) has been declared as prohibited zone for any construction except for parking, open vegetable market with otta type construction, garden, open space, cremation and burial ground, public toilet or like uses, provided the land is feasible for such development.*
4. *A conjoint reading of all the documents and the report filed by the Committee through the MPCB would categorically indicate that the STP has been constructed on a prohibited zone without obtaining Consent to Establish from the State PCB. Taking into consideration these facts, the application could have been disposed off with appropriate directions*

but, it has been submitted on behalf of the PCMC that by GR dated 03.05.2018 construction of STP is permissible within the blue line Zone. He also submits that a report has been filed on 12.11.2019 on behalf of the PCMC indicating such fact. However, we do not find such report in our records.

5-7 xxxx-----xxxx-----xxxx"

3. In their affidavit-in-reply, the PCMC took exceptions to the Committee's report referred to earlier, essentially asserting that construction of the STPs was permissible in the no construction zone of rivers under GR dated 03.05.2018 filed as Annexure R-7 to the affidavit.
4. During the course of hearing today, the Learned counsel for the PCMC submitted that GR dated 03.05.2018 (Annexure R-7) are the "guidelines for utilization of prohibited and controlled area and marking the flood line so as to prevent any construction within the flood line and avoid the flood calamity" (hereinafter referred to as 'the guidelines') issued by the Water Resources Department, Government of Maharashtra on 03.05.2018. Referring to Clause 7 of the guidelines, it was contended that the prohibitive zone can be utilized in the form of open land for certain purposes including public toilets and sewage disposal facility in such a way that there is no obstruction in the flow, the water carriage capacity of the river is not reduced and that there is no change in the intersection of the river. For convenience we may reproduce Clause 7 referred to above:

"7. The Prohibitive Zone can be utilized in the form of open land, for example gardens, play grounds, or light crops. Wherever the right to grow crops is established as a result of customary use, such places should be utilized for such purposes (as Watermelon/Sweet Melon/Melon plantations, public toilets and sewage disposal facility) in such a way that there is no obstruction in the river flow, the

water carriage capacity of the river is not reduced and there is no change in the intersection of the river."

5. On the other hand, learned Counsel for the Appellant pointed out that as a consequence of the resolution passed by the General Body of PCMC on 27.06.2013, it was decided to demarcate the flood lines on the revised Development Plan of the PCMC for which purpose it was decided to include a new Rule No. 9.4 in the Development Control Rules for PCMC dated 17.12.1990 to provide for use/development in the flood lines. Notification was thus issued *inter alia* introducing such amendment to the Development Control Rules for PCMC *vide* Notification dated 18.09.2017. The Sanctioned New Rule 9.4 is reproduced as below:

"Sanctioned New Rule No. 9.4

The development in the area falling in the flood lines will be governed as follows:-

- i) **Area between the river bank and blue flood line (Flood line towards the river bank) shall be prohibited zone for any construction zone prohibits any construction except parking, open vegetable market with otta type construction, garden, open space, cremation and burial ground, public toilet or like uses, provided the land is feasible of such development.**

Provided further that redevelopment of the existing authorized properties within river bank and blue flood line, may be permitted at a height of 0.45m above red flood line level subject to NOC from Irrigation Department.

- ii) **Area between blue flood line and red flood line shall be restrictive zone for the purpose of construction. The construction within this area be permitted at a height of 0.45m above the red flood line level.**
- iii) **If the area between the river bank and blue flood line or red flood line forms the part of the entire plot in development zone i.e. residential, commercial, public-semi-public, industrial, then FSI of this part of land may be allowed to be utilized on remaining land.**
- iv) **The blue and red flood line shown on the development plan shall stand modified as and when**

it is modified by the Irrigation Department for a stretch of water course. In such case it shall be necessary to issue order to that effect by the Municipal Commissioner."

6. A bare reading of clause 9.4(i) above most categorically prohibits any construction except parking, open vegetable market with otta type construction, garden, open space, cremation and burial ground, public toilet or like uses, provided the land is feasible of such development. Provided that redevelopment of the existing authorized properties within the river bank and Blue Flood Line, may be permitted at a height of 0.45 meter above Red Flood Line level subject to NOC from the Irrigation Department.
7. It is, therefore, quite apparent that from the conspectus of the various provisions referred to above, utilization of open land in the prohibitive zone even for the purposes mentioned in Clause 7 of the guidelines for various activities is permissible only if there is no obstruction caused in the river flow, the water carriage capacity of the river is not reduced and that there is no change in the intersection of the river. In the light of this position, the observations in the report of the Joint Committee comprising of the PCMC, Pune, MPCB and the Pune Irrigation Department, Government of Maharashtra assumes relevance and, therefore, is reproduced below:-

- "(i) The location of STP is on land at #. #. 1/130, Chikhali, Tal. Haveli, Dist. Pune, which is affected by blue line.*
- (ii) The said location falls in Blue line of the river Indrayani and there is obstruction in the natural flow of river during rainy season.*
- (iii) The construction work of STP was found in progress. Excavation Work was almost completed and some construction was started.*

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2. *Considering the above facts & observations made during the visit, MPCB and Irrigation Department are of view that the existing location is not suitable for construction of STP. The Pimpri Chinchwad Municipal Corporation has not obtain Consent to Establish for their STP at Chikhali, Tal. Haveli, Dist. Pune."*

8. The report as would be evident from the record is prepared by a Committee constituted by the MPCB which is an independent statutory entity and a representative of the Irrigation Department which is the competent authority having the requisite expertise to deal with matters relating to river banks. Thus the contentions of the PCMC that it had its own opinion regarding the matter cannot be accepted and would naturally be overridden by the opinion of the experts. Moreover, the guidelines dated 03.05.2018 have obviously been issued by the Water Resources Department as an executive instruction which cannot override a statutory Notification or a sub-ordinate legislation like the Development Control Rules issued under Section 31(1) of Maharashtra Regional & Town Planning Act, 1996. Rule 9.4 having been issued under the said provision of law assumes statutory character and all circulars, guidelines or orders issued under the executive power of a State to the extent that are in conflict with the statutory Notifications would stand superseded. Clause 7 of the guidelines, therefore, stands superseded so far as it is in consistent or in conflict with the Notification dated 18.09.2017.
9. Having regard to the facts and circumstances set out above, we have no hesitation in holding that the questioned STP has been constructed within the prohibitive zone and, apart from the fact

that the PCMC did not have the necessary Consent to Establish, the structure (STP in the present case) besides having been raised at a location which is not suitable for construction of STP, is also obstructing the natural flow of the river during the rainy season.

10. As a consequence, we direct the PCMC to immediately demolish the STP in question and take steps to construct one at some other suitable site in accordance with law. The entire exercise shall be carried out within a period of one month under the strict supervision of the MPCB and the Irrigation Department, Government of Maharashtra.
11. Since, during the construction of the STP severe damage was caused to the environment and ecology of the area, we direct the MPCB to assess the ecological damage by taking scientific support of experts and recover the same from the PCMC.
12. Report of compliance shall be filed within three months in the Registry through email at judicial-ngt@gov.in.
13. In the result, the application is allowed.
14. The application thus stands disposed off along with the connected I.A.
15. No order as to costs.

S.P. Wangdi, JM

Siddhanta Das, EM

30th January, 2020
O.A. No. 41/2019 (WZ)
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ANNEXURE R-2



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

(As updated upto 30th January, 2022)

3.1.2 Distance of Site from Electric Lines

No structure including verandah or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 3 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

time between the building and any overhead electric supply line.

Table No. (---) 3 - Distance of site from Electric Lines		
Electric Lines	Vertical (Meters)	Horizontal (Meters)
Low and medium voltage Lines	2.50	1.20
High voltage lines up to and including 33000 V,	3.70	2.00
Extra High voltage lines beyond 33,000 V	3.70	2.00
	(Plus 0.3 m. for every additional 33,000 V. or part thereof)	
Note - The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.		

3.1.3 Construction within Blue and Red Flood Line

i) Where Blue and Red flood line are marked on the Development Plan / Regional Plan or received from the Irrigation Department.

- a) The Red Flood Line and Blue Flood Line shall be considered as per the plan prepared by the Irrigation Department. The area between the river bank and blue flood line (flood line near the river bank) shall be prohibited zone for any construction except parking, open vegetable market, garden, lawns, open space, cremation and burial ground, sewage treatment plant, water / gas / drainage pipe lines, public toilet or like uses, provided the land is feasible for such utilization.

Provided that, redevelopment of the existing authorised properties, within river bank and blue flood line, may be permitted at a plinth height of 0.45 m. above red flood line level.

- b) Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m. above the red flood line level.
- c) If the area between the river bank and blue flood line forms part of the entire plot in Development Zone, then, FSI of such part of land may be allowed to be utilised on the remaining land.
- d) The red and blue flood line, if shown on the Development/Regional Plan / Planning Proposal shall stand modified as and when it is modified by the Irrigation Department.

ii) Where Blue and Red flood line is not marked on the Development Plan / Regional Plan or not received from the Irrigation Department.

Where Blue and Red flood line is not marked on the Development Plan / Regional Plan or not received from the Irrigation Department, the tentative Blue line shall be earmarked taking into consideration maximum observed flood level records available locally and also interacting with the residence in the area. The plan showing such tentative Blue line shall be

got approved from Chief Engineer, Irrigation Department. The distance of 50 m. on landward side from this tentative Blue line shall be treated as No Construction Zone.

In such cases, provisions of Regulation No. 3.1.3 (i) (a,b,c,d) shall be applicable to that extent.

Till such tentative Blue line is prepared and marked on the plan, the development permitted shall be governed by the provisions of Regulation No. 3.1.1 (ii).

3.1.4 Development within 30 M. Distance from Railway Boundary

For any construction within 30 m. from railway boundary, No Objection Certificate from Railway Authority shall be necessary.

3.1.5 Environmental Clearance

Environmental clearance certificate shall be submitted for the project as may be prescribed by the Ministry of Environment from time to time.

3.1.6 # Development along Highways / Classified Roads

The development along the highways shall be subject to the provisions of State Highways Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department, directives issued by Urban Development Department vide Resolution No. TPS-1819/UOR-36/19 UD-13, dated 5.8.2019 in this regard, from time to time. ⁽¹⁾ All the classified roads passing through the ⁽²⁾ ULBs i.e. *Municipal Corporations / Municipal Councils / Nagar Panchayats* shall be treated as city roads.

A service road as specified in Regulation No. 3.3.8 shall be provided along State and National Highways on both sides. Where service road of 12m width is already provided in adjoining land, such service road of the same width may be continued in the development permission. Such service roads may not be insisted if it has no continuity from junction to junction due to existing authorised development / construction.

3.1.7 Development within certain distance from the Prison Premises

The development within 150 m., 100 m., 50 m. from the perimeter wall of Central Prison, District Prison and any Sub Prison respectively shall be regulated and may be permitted with prior consent of the committee constituted in this regard by the Home Department. This provision shall be subject to the orders issued by the Government from time to time.

3.1.8 Distances from land fill sites

For any residential development, segregating distance from the land fill site shall be observed as specified under Solid Waste Management Rules in force from time to time or as specified by competent authority.

3.1.9 Restrictions in the vicinity of Airport

For structure, installations or buildings including installations in the vicinity of aerodromes.

- i) The height shall be restricted to permissible top elevation as mentioned on Colour Coded Zoning Maps (CCZM) prepared by the Airport Authority of India (AAI) published on its web site.
- ii) For any additional height beyond that mentioned in i) above, prior NOC from AAI shall be submitted.

[illegible]

(दिपूरी) चिचवड महानगरपालिका
 चिप्ले पुगे २५५०५२
 महाकाय - २५५०५२
 दिनांक - २५-०५-२००७

विषय - इमारतीची उंची ३० फी. पर्यंत अनुज्ञापन करणे, पोटिंगम प्रॉव्हिजन व १०% रकमी जाग मिळविणे करण्यास वर सुची अर्थात ए ट्वाइखाली भारतीय निवासिकांना मिळणारे विशेष प्राधिकार लागू करण्याबाबत.

[illegible]

विपरीत विचार शहरातील नागरिकांना समजावून देण्याचे रस्ते खुले राखण्याकडे कलन होणे दृष्टीगोळातून इमारतीची उंची ३५ मी पर्यंत अनुज्ञेय करणे, पॉइंटिंग पार्किंगसह बहुमजली पॉइंट अनुज्ञेय करणे तसेच खुली जागा विकसित करताना दर खुली जागा व त्याखाली पार्किंग ठिकाणे करण्यास परवानगी देणे आवश्यक आहे असे यादी, कि ज्यामध्ये मोठ्या प्रमाणावर पार्किंगसाठी देण्यात येईल अशा ठिकाणे, उदा. -

[illegible]

.. २ ..

१. संदर्भ क्र. १ नुसार प्रस्तावित केल्याप्रमाणे इमारतीची कमाल उंची ३६.०० मी. पर्यंत (नियम क्र. १४६ नुसार) कोणता परिशिष्टांमध्ये नमूद केलेला अटी व शक्तीचे अर्थित. पुढील रीत कामगिरीस अनुज्ञेय करण्यास मान्यता देत आहे.
२. संदर्भ क्र. २ नुसार प्रस्तावित केल्याप्रमाणे पोहिलेम पार्किंग (नियम क्र. १४७ नुसार) सोबतचे परिशिष्टांमध्ये नमूद केलेल्या अटी व शक्तीची अधिन पुर्तता होत असल्यास अनुज्ञेय करण्यास मान्यता देत आहे.
३. संदर्भ क्र. २ नुसार प्रस्तावित केल्याप्रमाणे (नियम क्र. १४३९३.४) गवली जागा विचरित करण्यास मान्यता देत आहे.
४. सदरहू आदेश ताबडतोब अस्तदाय येत आहे.

सही/-

अधिकाारी,

महानगरपालिका, पिंपरी चिंचवड

तारीख: पुणे - २६/०५/२०१६

स्वाक्ष प्रतीवर मा.आयुक्त यांची
स्वाक्षरी असे.

प्रत - १. शहर अभियंता, पिंपरी चिंचवड महानगरपालिका, पिंपरी

२. शहर अभियंता, पिंपरी चिंचवड महानगरपालिका, पिंपरी

३. शहर अभियंता, पिंपरी चिंचवड महानगरपालिका, पिंपरी

४. शहर अभियंता, पिंपरी चिंचवड महानगरपालिका, पिंपरी

५. सर्व संबंधित

महानगरपालिका,

पिंपरी चिंचवड

Appendix

Sr No. 1 Height of building

Rule No.	Modifications
19.6	Special requirements for buildings above 21 m. and high rise buildings which will be permitted only in non-congested area irrespective of road widening FSI for all types of buildings except industrial buildings
19.6.1	High Rise Building High rise building is a building of a height of 24 m. or more, above average surrounding ground level. Provided that the building, if it is more than 24 m. built for Slum redevelopment scheme for accommodating existing slum dwellers situated on a site occupied by the existing slum dwellers, shall not be treated as High Rise Building.
19.6.2	Buildings of height above 21 m. & below 24 m. - Minimum area of the plot shall be 1000.00 sq.m. - Front set back (minimum) shall be 6.00 m. - Side or rear margin (minimum) shall be 7.50 m. - Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the still. - Minimum width of access road shall be 9.00 m. which shall join another street of equal or greater width. - Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot. (Basement shall be permitted). - Fire protection measures shall be as per Appendix P, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Corporation.
19.6.3	High Rise Building Building of height above 24 m. & upto 30.60 m. - Minimum area of the plot shall be 1000.00 sq.m. - Front set back (minimum) shall be 7.50 m. - Side or rear margin (minimum) shall be 7.50 m. - Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the still. - Minimum width of access road shall be 9.00 m. which shall join another street of equal or greater width. - Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot. (Basement shall be permitted). - Additional Fire protection requirements mentioned in Appendix P shall be applicable, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Corporation.

Appendix

Sl. No. 1 - Height of building

Para No.	Modifications
9.6	Special requirements for buildings above 21 m. and high rise buildings which will be permitted only in non-congested area irrespective of road widening (SI) for all types of buildings except industrial buildings.
19.6.1	High Rise Building High rise building means building of a height of 24 m. or more, above average surrounding ground level. Provided that the building of more than 24 m. built for slum redevelopment scheme for accommodation of existing slum dwellers located on a site occupied by the existing slum dwellers, shall not be treated as High Rise Building.
19.6.2	Buildings of height above 21 m. & below 24 m. a) Minimum area of the plot shall be 1000.00 sq.m. b) Front set back (minimum) shall be 6.00 m. c) Side or rear margin (minimum) shall be 7.50 m. d) Ground coverage (maximum) shall be 1/2 of the plot, which shall be measured above the silt. e) Minimum width of access road shall be 6.00 m. which shall join another street of equal or greater width. f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot. (Basement shall be permitted). g) Fire protection measures shall be as per Appendix P, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.
19.6.3	High Rise Building Building of height above 24 m. & upto 30.60 m. a) Minimum area of the plot shall be 1000.00 sq.m. b) Front set back (minimum) shall be 7.50 m. c) Side or rear margin (minimum) shall be 7.50 m. d) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the silt. e) Minimum width of access road shall be 6.00 m. which shall join another street of equal or greater width. f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot. (Basement shall be permitted). g) Additional Fire protection requirements mentioned in Appendix P shall be applicable, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner. h) Acquisition of Staircase Equipment shall be made while applying for building plan and the staircase equipment shall be ready for use before the building is occupied.

19.64

High Rise Building**Building of height above 30.60 m. & upto 36.00 m.**

- a) Minimum area of the plot shall be 2000.00 sq.m.
- b) Front set back (minimum) shall be 7.50 m.
- c) Side or rear margin (minimum) shall be 7.50 m.
- d) Minimum width (maximum) of the plot shall be 15 m.
- e) Minimum width of access road shall be 7.50 m. or shall be another street of equal or greater width.
- f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot (Basement shall be permitted).
- g) Additional fire protection requirements mentioned in Appendix P shall be applicable, subject to the clearance of Chief Fire Officer, P.W.D. & payment of premium as directed by the Municipal Commissioner.
- h) Appointment of Structural Engineer shall be made while applying for building permission, and his structural stability certificate shall be furnished, while applying for plan checking certificate and part or full occupancy certificate, or whenever directed by the Municipal Commissioner.
- i) High rise building above 30.60 m. and upto 36.00 m. shall be permitted, only after the Municipal Commissioner is satisfied that the fire fighting system is well equipped and strengthened to meet the requirements.

19.65

No fire engine will be charged to fire, fire equipment vehicle approved as per Appendix T.

- 2) Two tier stilt may be permitted with ramps clear of marginal open spaces.
- 3) Notwithstanding anything contained in these rules, The Municipal Commissioner may grant or reject the permission of High Rise Buildings in cases where the situation so demand.

934

Sr. No. 2 - Regarding podium parking & multistorey parking

1.1

Podium Parking.

- a. The ground coverage shall be measured at the level from where the use commences.
- b. Front margin shall be maintained as per the D.C. Rules.
- c. Distance between podium floor and plot boundary shall be minimum 1.50 m. Podium floor not be allowed in front marginal open space.
- d. Podium floor shall be used exclusively for parking purpose. Height of podium shall be max up to 2.40 m. from beam bottom.
- e. Marginal distances shall be measured excluding a distance of 1.50 m. from plot boundary podium roof).
- f. Podium slab and its ramp shall be designed for load of fire engine and other heavy vehicle.
- g. Podium shall be allowed for plots having area 2000 sq.m. & above for non congested area & 500 sq.m. & above for congested area.

Sr. No. 3 - Raised / elevated open space

1.1.3.3.(vi) Raised or elevated open space may be allowed for parking purpose only.

O/e signed by Commissioner

Sd/-
COMMISSIONER,
Pimpri Chinchwad Municipal Corporation
Pimpri, Pune - 411 018

CITY ENGINEER,
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune - 411 018

STAMP OF APPROVAL

[illegible]

COVERAGE DETAILS

TANK	WATER REQUIREMENT	PERINAL COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
	Standard-Common	186960.11 %	\$322.65	0.00
CHWT	FIRE REQUIREMENT	20.00	863452.00	
	TOTAL		1213465.00	126762.81
LQWT	FIRE REQUIREMENT	20.00	3355197.50	
	TOTAL		1700000.00	5986255.39

BUILDING WISE FSI STATEMENT

[illegible]

PARKING CALCULATION

TYPE	CARET AREA F/IN ² (M2)	TELEVISIONS UNIT	PROP.	CAR (NOS.) BY RULE REQ.	SCOOTER (NOS.) BY RULE REQ.	CYCLE (NOS.) BY RULE REQ.
Residential	0-40	2	1237	1	654	2554
Residential	80-150	1	0	1	0	0
Residential	>150	1	0	2	0	0
Commercial	75-25	100	2	2	0	0
Commercial	75-25	100	2	2	0	0
TOTAL PROP. AREA				659	659	2554
TOTAL PROP. AREA				553.00	553.00	2123.00

STATE BOARD NUMBER	REQUIRED	PROPOSED
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REDUCE AREA STATEMENT	BUILDING NAME	REDUCE AREA	IMPROVED AREA	IMPROVED AREA
		158.60	163.10	
	A TYPE (BUDG)			103.50
	A TYPE (BUDG)			106.50
	A160 TYPE (BUDG)	84.47		107.70
	A160 TYPE (BUDG)	103.10		152.70
	C TYPE (BUDG)	45.86		157.70
	C TYPE (BUDG)	23.17		205.10
	D TYPE (BUDG)	158.60		190.00
	D TYPE (BUDG)	177.20		191.70
	E TYPE (BUDG)	177.20		107.70
	F TYPE (BUDG)	87.20		107.70
	F TYPE (BUDG)	87.20		107.70
	G TYPE (BUDG)	27.20		107.70
	G TYPE (BUDG)	158.60		107.70

	AREA STATEMENT	SQ.M.
A)		

1. AREA OF PLOT	13590.00	
2. DEDUCTIONS FOR		
a) ROAD SETBACK (RWS)	0.00	
b) PROPOSED ROAD (PR)	2507.31	
c) OPEN SPACE	0.00	
d) MINZ AREA	0.00	
e) ENCROACHMENT AREA	0.00	
f) OTHER	0.00	
TOTAL (e+b+c+d+f)	2507.31	
3. BALANCE AREA OF PLOT (1-2)	3384.20	
4. DEDUCTIONS FOR		
a) OPEN SPACE	0.00	
b) OPEN SPACE PROVIDED =	3384.20	
c) INTERNAL ROAD AREA	0.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	10156.85	
6. ADDITION FOR F.S.I.	5177.77	
7. TOTAL PLOT AREA (5+6)	15334.62	
8. FLOOR SPACE INDEX PERMISSIBLE	0.00	
9. FLOOR AREA (7 X 8)	0.00	
10. SPECIAL CASES (FSI)	0.00	
11. ROAD/SETBACK AREA	0.00	
12. PROPOSED ROAD (PR)	2507.31	
13. TOTAL PERM. BUILT UP AREA (9+10+11+12)	15334.62	
14. PROPOSED AREAS		
a) PROPOSED ASSIGNMENT AREA	7985.07	
b) PROPOSED MINZ AREA	0.00	
c) PROPOSED INTERNAL AREA	0.00	
d) PROPOSED SPECIAL USE AREA	0.00	
15. TOTAL PROPOSED AREA (e+b+c+d)	7985.07	
16. SUB STRUCTURE AREA ADDITION (FOR PSI)	0.00	
17. SUB STRUCTURE AREA REDUCTION (FOR PSI)	0.00	
18. EXISTING BUILT UP AREA	0.00	
19. SURRENDERED AREA	0.00	
20. TOTAL BUILT UP AREA (PROPOSED (14+15+16+17+18+19)	7985.07	

21. CONSUMED FSI	0.8400
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	Area (sq. ft.)	% of Total Area
(i) PERMISSIBLE BALCONY AREA	1,167.70	
(ii) PROPOSED BALCONY AREA	1,188.25	
(iii) EXCESS BALCONY AREA (TOTAL)	0.00	
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)	7,884.35	
(ii) LESS NON-RESIDENTIAL AREA	764.26	
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	7,096.07	
(iv) TENEMENTS PERMISSIBLE	2668	
(v) TENEMENTS PROPOSED	1,527	
(vi) TENEMENTS EXCESSING	0	
(vii) TOTAL TENEMENTS ON THE PLOT (viii)	1327	

D) PARKING STATEMENT		CAR	SCOOTER	OWN E

	QTY	UNIT	AMOUNT	TOTAL
(1) PARKING REQUIRED BY RULE	4	680	2720	
(2) REQUIRED PARKING AREA			6070.00	3721.320
(3) TOTAL PARKING PROPOSED			8462.50	
(4) TOTAL PARKING PROPOSED			22624.28	
(E) TRANSPORT VEHICLES PARKING -				
(1) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED			0	0
(2) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED			0	0

10

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME _____ RECORD / LAND RECORD DEPT., CITY - SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND		OWNER'S SIGN
PLAT BOUNDARY SHOWN BLACK		
PROPOSED WORK SHOWN RED		
EXISTING WORK SHOWN GREEN		
WATERLINE SHOWN BLACK DOTTED		
EXISTING TO BE RETAINED HATCHED		
NEW DITCHES SHOWN HATCHED YELLOW		
OWNER'S NAME:		Mr. ENWAS C. PAMAR & OTHERS

[illegible]

PROJECT NO. _____	DATE _____	ISSUED NO. _____
PLATNO _____	DESCRIPTION _____	CITY NO. _____
ARCHITECT _____		REG. NO. _____
DRAWN BY _____ 2211 S. WIRKMAN PARKWAY ROAD, BETHLEHEM, PA. 18015 PHONE 411-006		REG. NO. 0434117530

JOBS NO.	BRGNO	SCALE	DRAWN BY	CHECKED BY
----------	-------	-------	----------	------------

INWARD NO.	INVOICE NO.	DATE	15.07.2012	
			KEY NO.	SHEET NO.
			1154	1154

1

STAMP OF APPROVAL

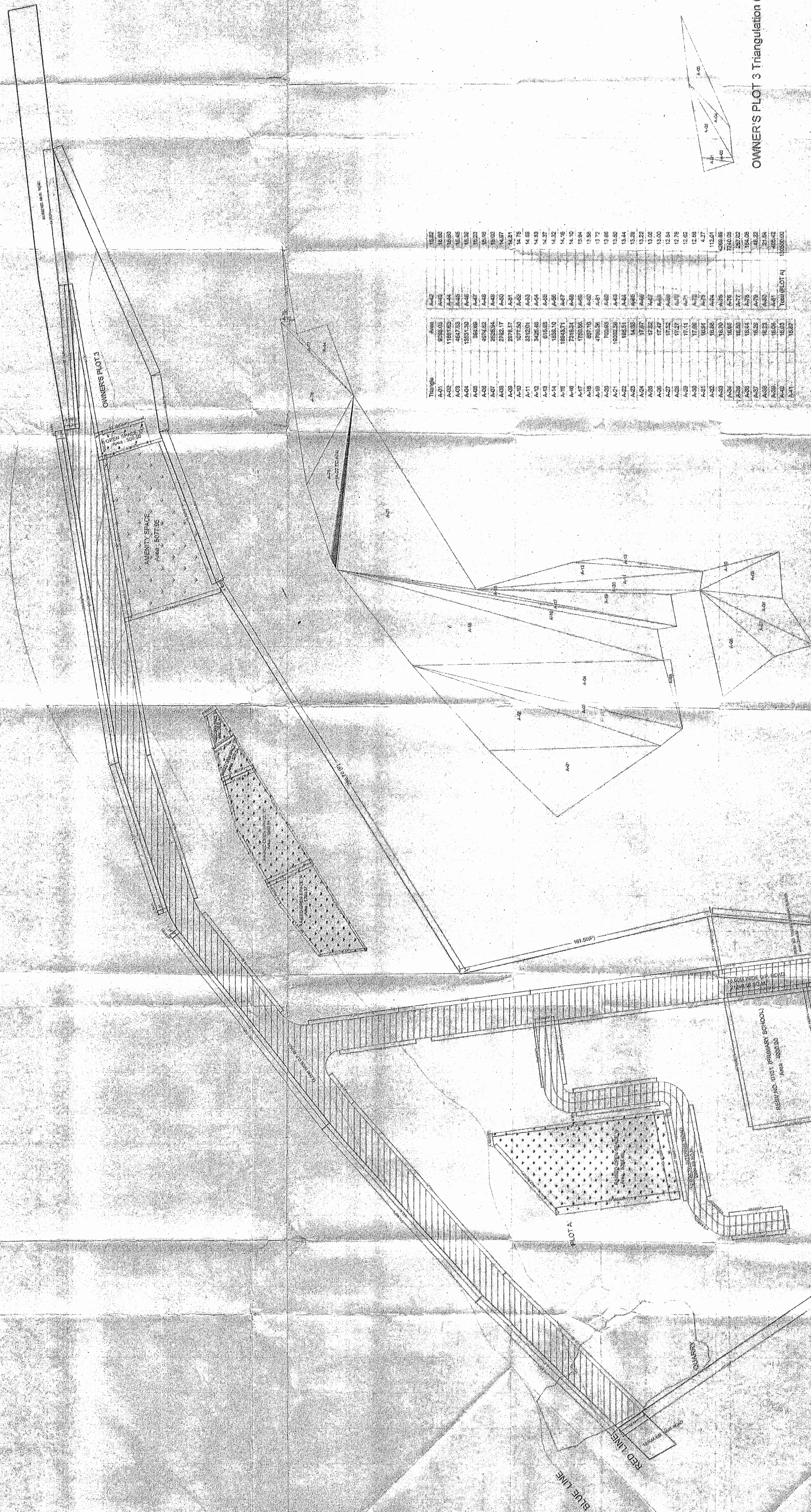
ST SANCTION	B.P LAYOUT CHHILLI 2011 DATE 24-02-2011.
RD SANCTION	B.P LAYOUT CHHILLI 2011 DATE 24-02-2011.

SANCTIONING NO. BP/TORONTO/01-06-
SUBJECT TO CONDITIONS MENTIONED IN THIS
OFFICE ORDER NO.
EXPIRY DATE: 18/07/2014

NOV 2014

FILED
FBI/MS
DATE 12/09/2014

NOV 2014
FBI/ENGLAND
FILED CANCER AND DRUGS



OWNER'S PLOT 3 Triangulation (Scale - 1:2000)

PLOT A Triangulation (Scale - 1:2000)

[illegible]

OWNER'S NAME	OWNER'S SIGN
MR. SHIVAR C. PARMAR & OTHERS	

PROJECT:	SURVEY NO.:		GLT No 80 (P)	MISSA NO.
	PLOT NO.:			ETS NO.
	DESCRIPTION: CHIKHLI			
ARCHITECT:	ARCHITECT'S SIGNATURE		TRUE COPY	
	VIRAS ACHARYA			

ARCHITECT'S SIGNATURE
TRUE COPY
CERTIFICATE

JOE NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY

PLOT AFTER SUBDIVISION (Scale = 1:1000)

INWARD NO.	HW/CHKC/1510	DATE	24.06.2018
KEY NO.	3-67-10, 11	SHEET NO.	2/88

STAMP OF APPROVAL

APPROVED FOR CONSTRUCTION

NOTES

Table with 4 columns: A) AREA STATEMENT, B) BALCONY STATEMENT, C) TERRACE STATEMENT, D) PARKING STATEMENT

TRUE COPY CERTIFICATE

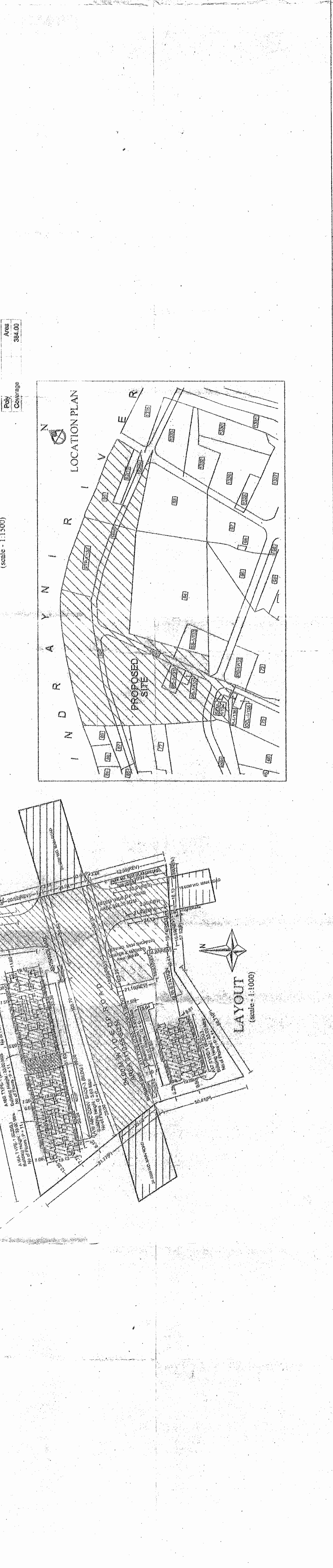
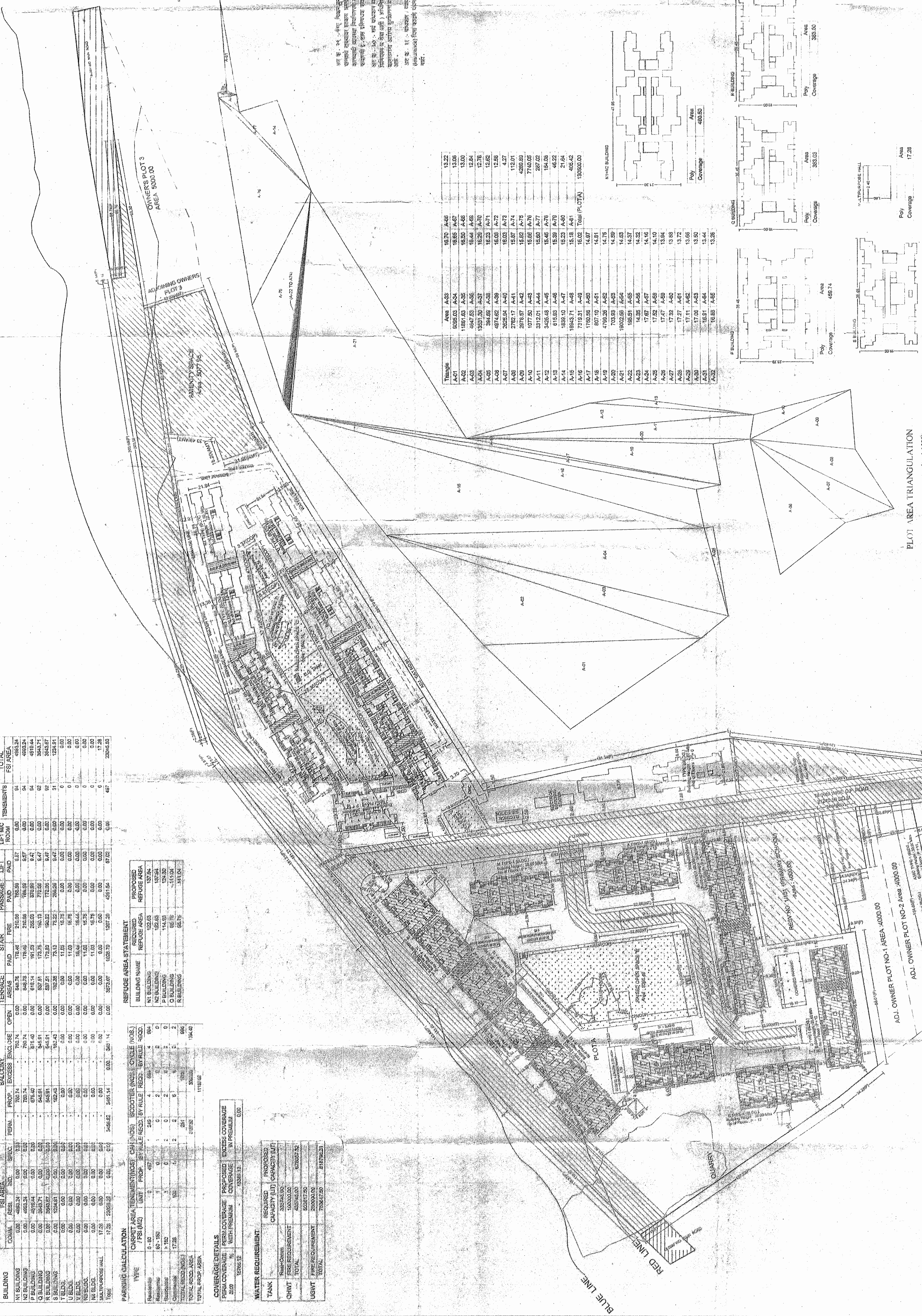


Table with 10 columns: BUILDING, AREA, PERM, EXCESS, BALCONY, TERRACE, STAR, PASSAGE, LIFT, UTM, TOTAL

Table with 2 columns: BUILDING, AREA

Table with 2 columns: BUILDING, AREA

Table with 2 columns: BUILDING, AREA

Table with 2 columns: BUILDING, AREA

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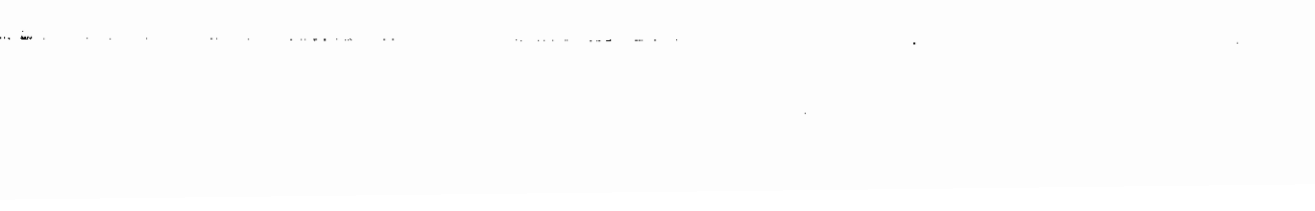
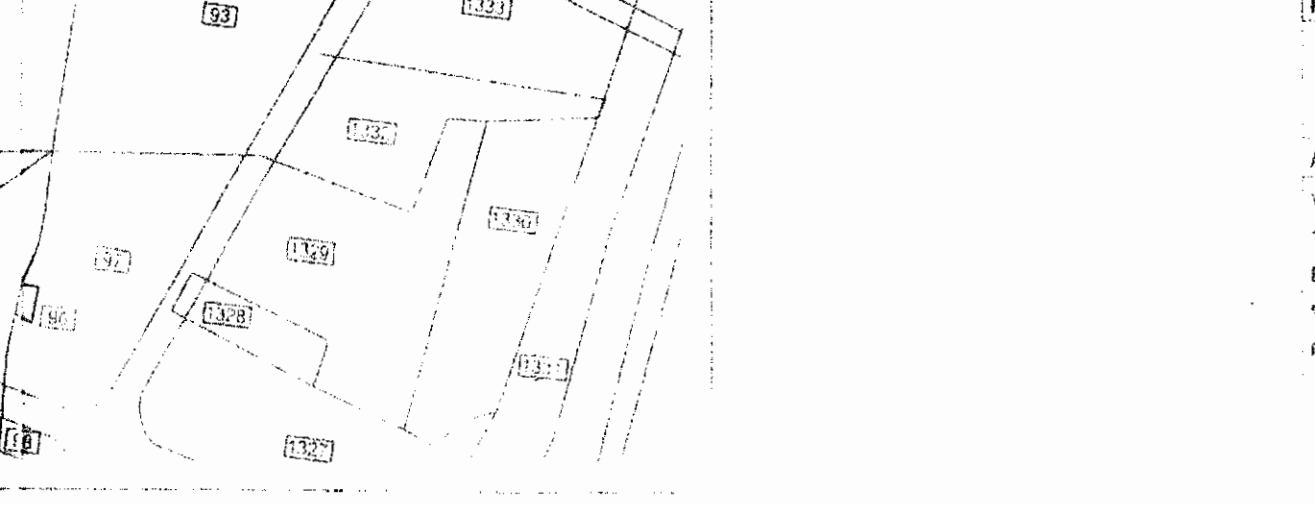
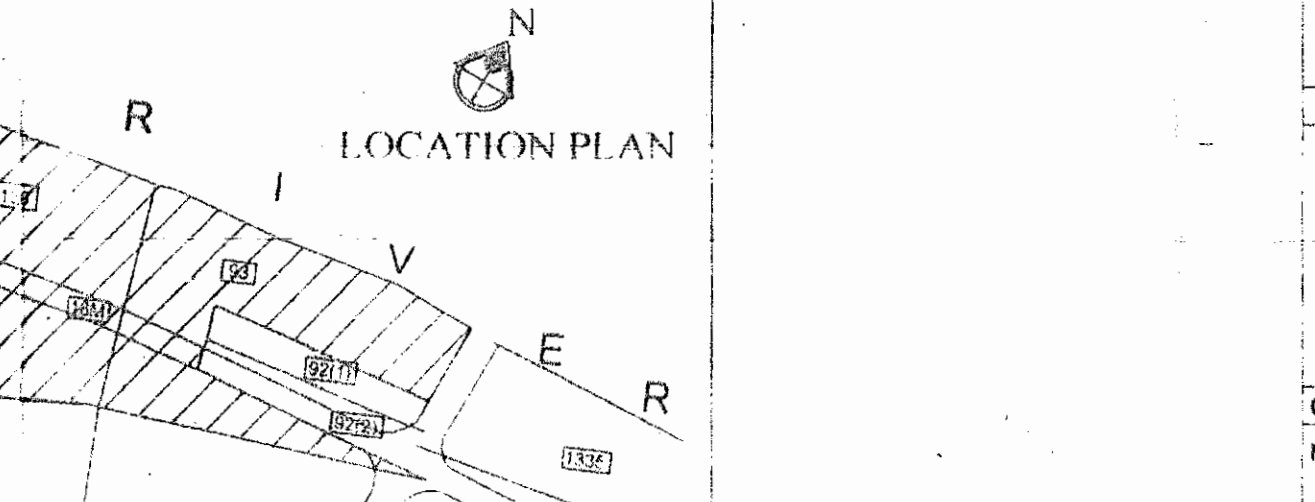
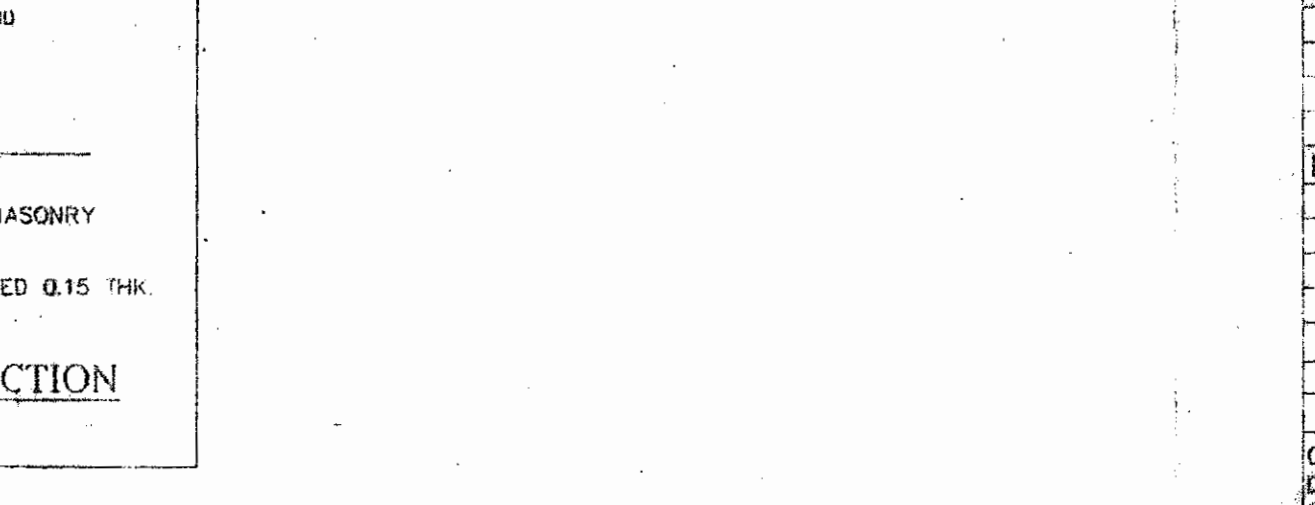
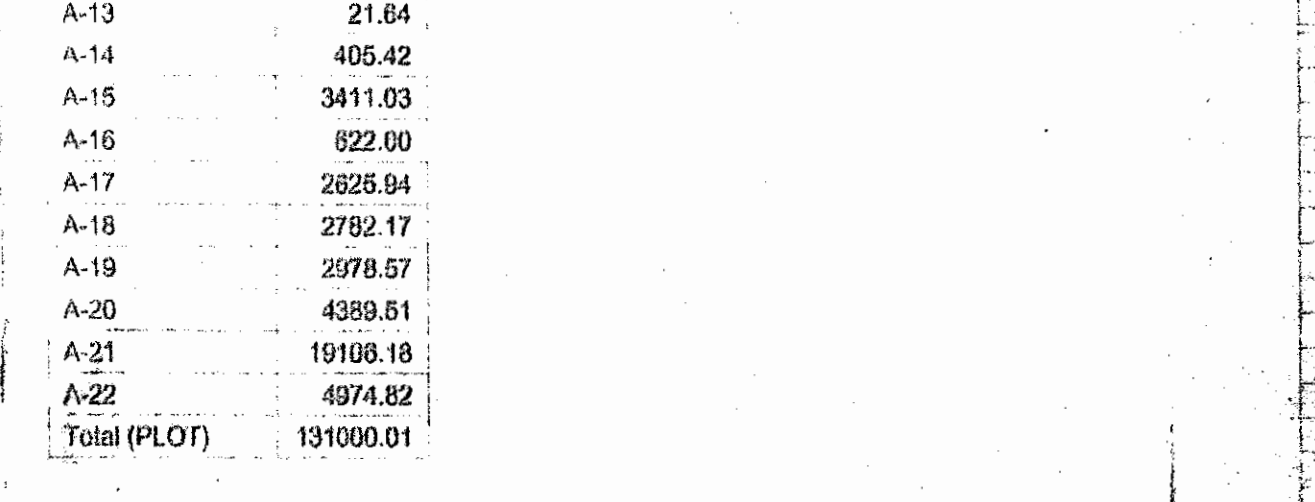
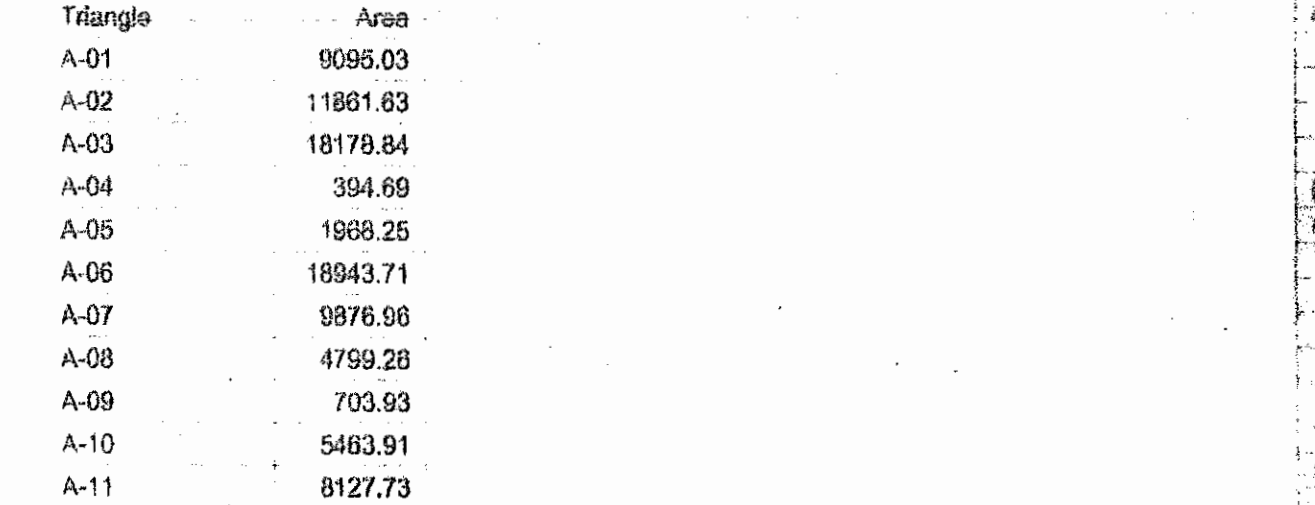
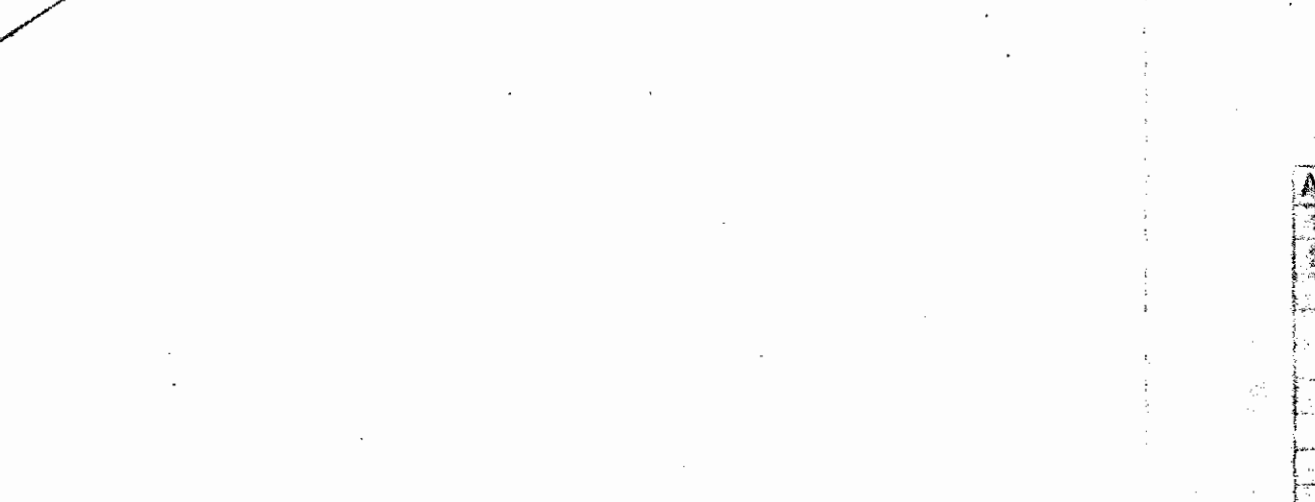
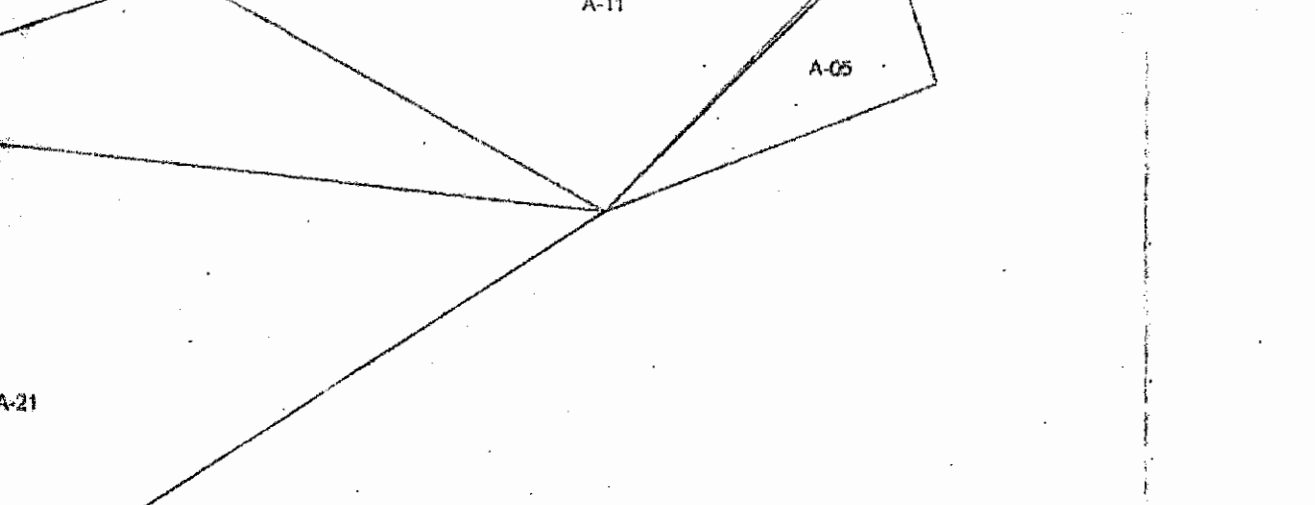
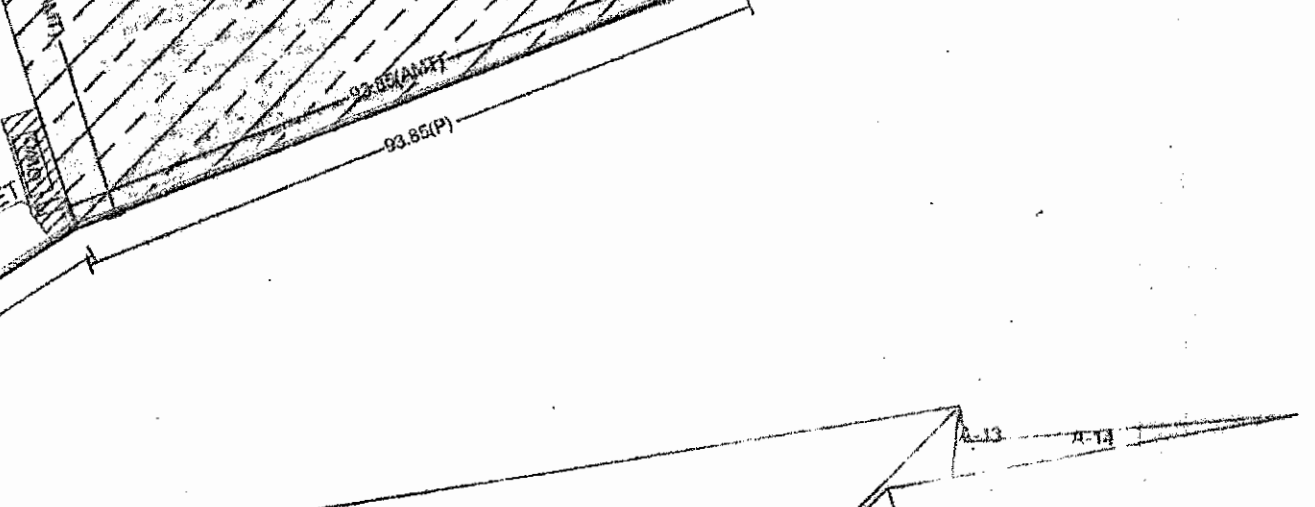
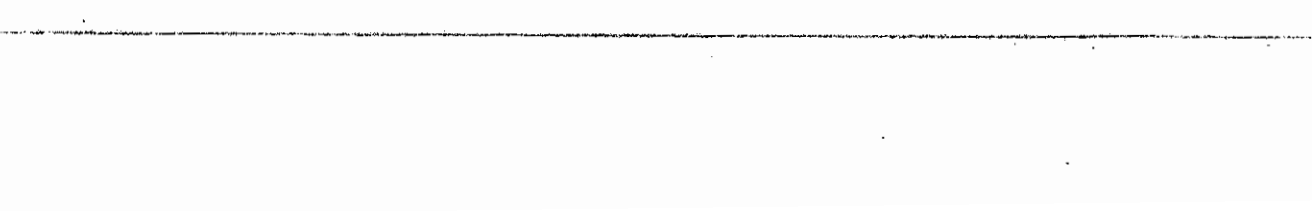
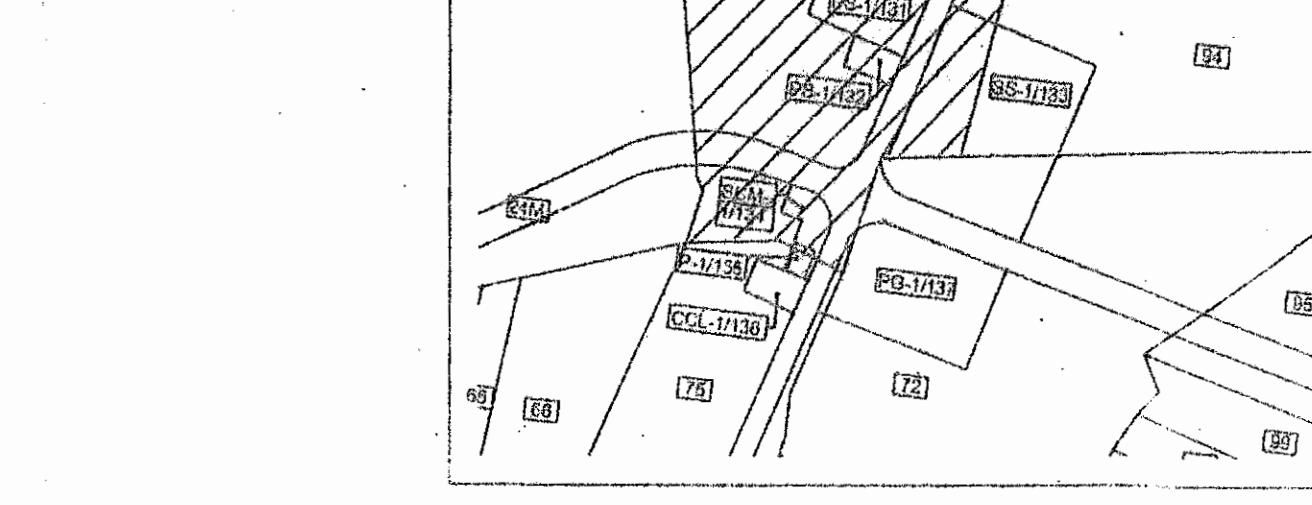
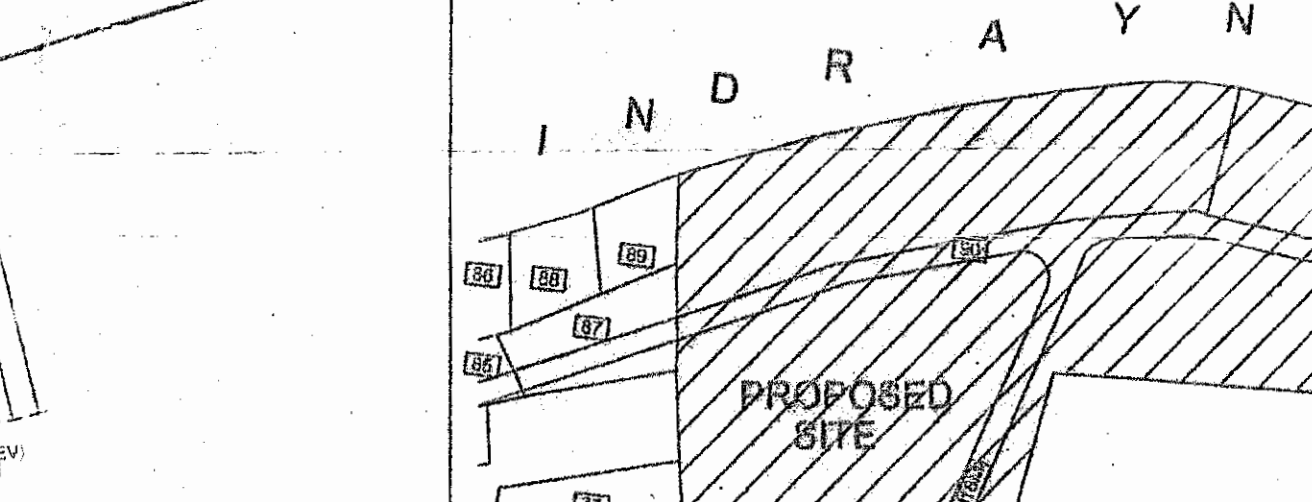
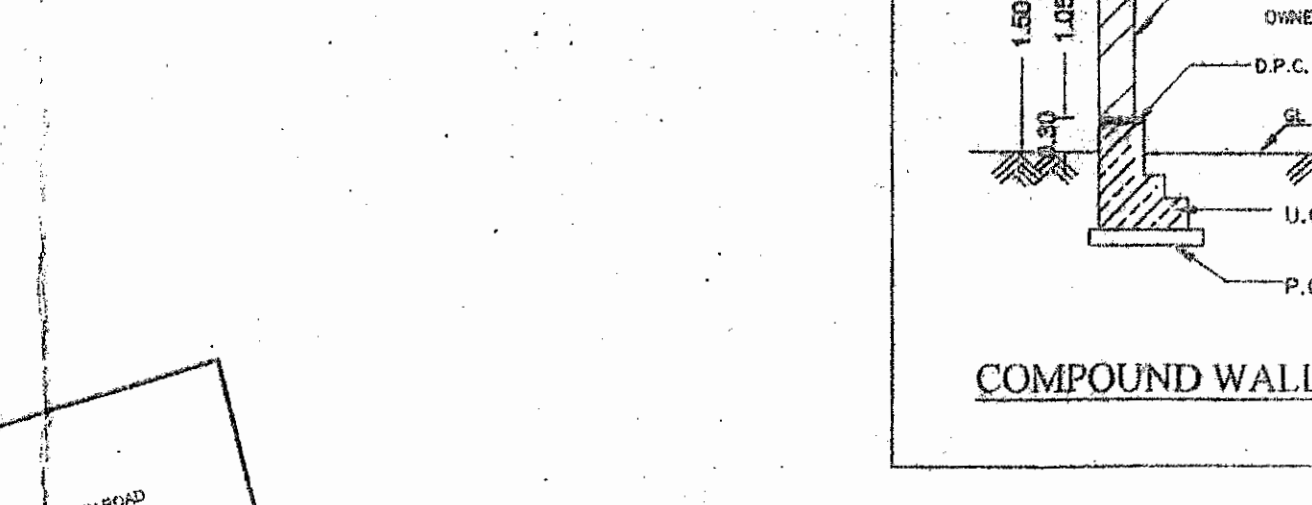
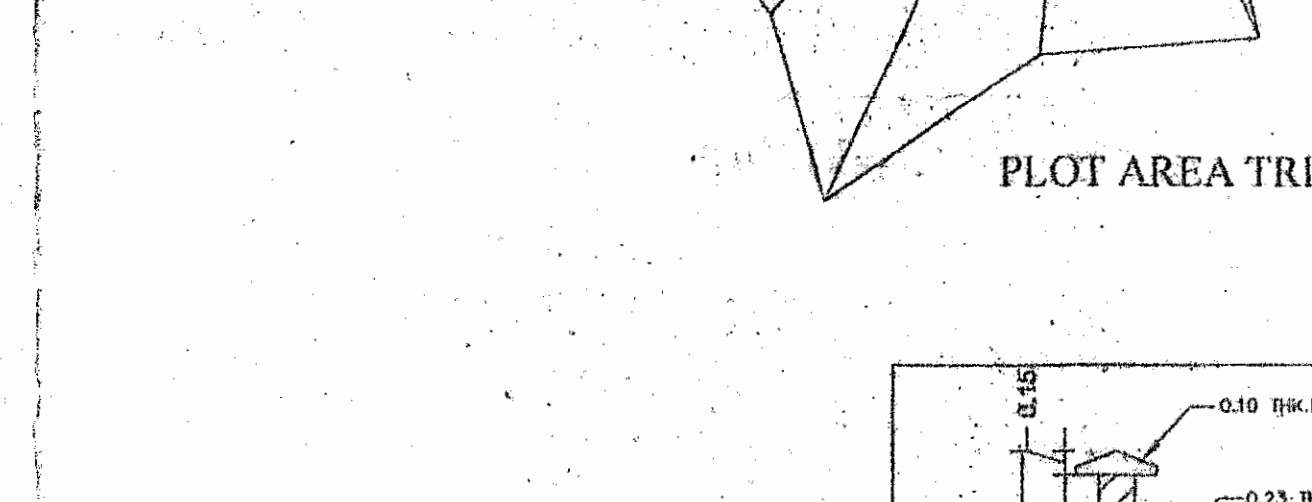
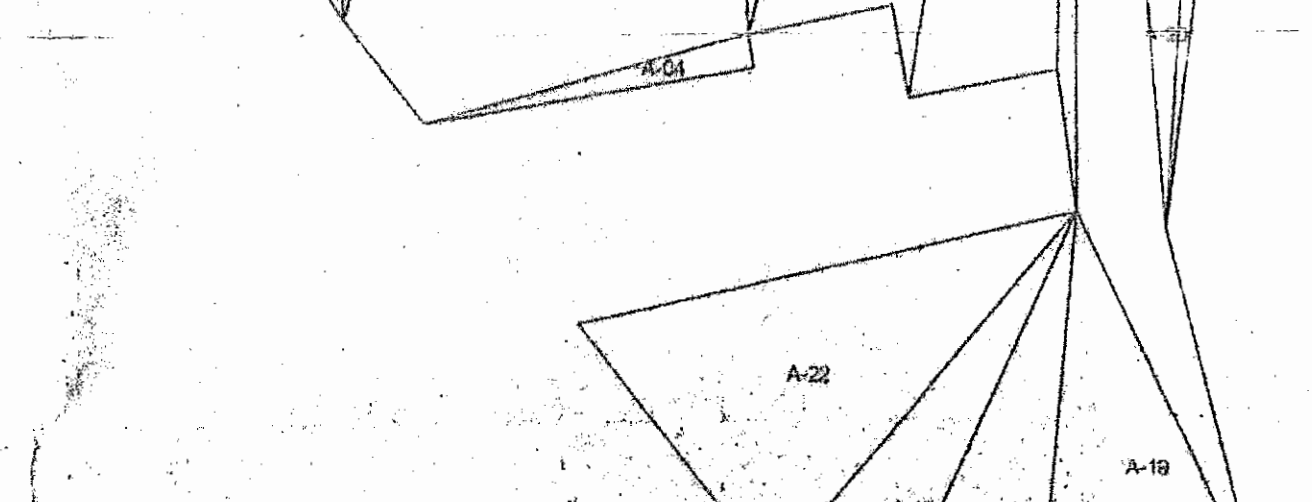
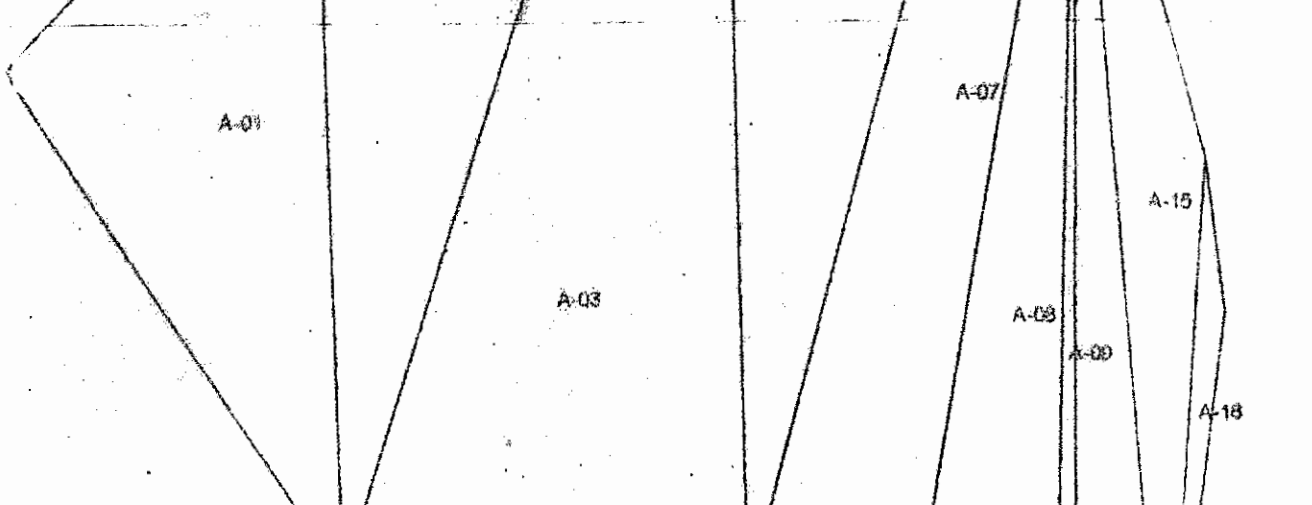
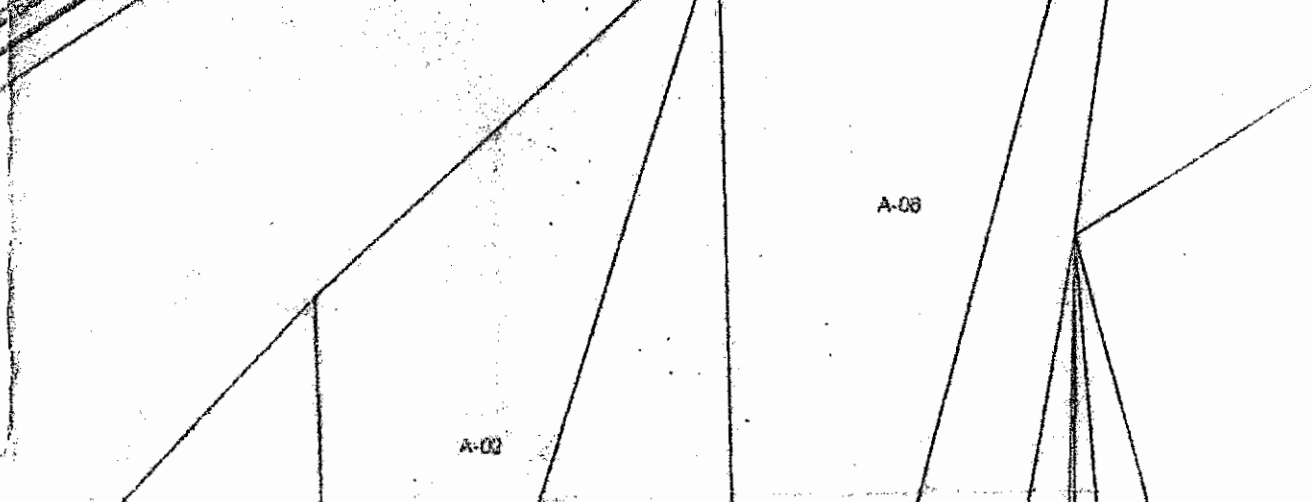
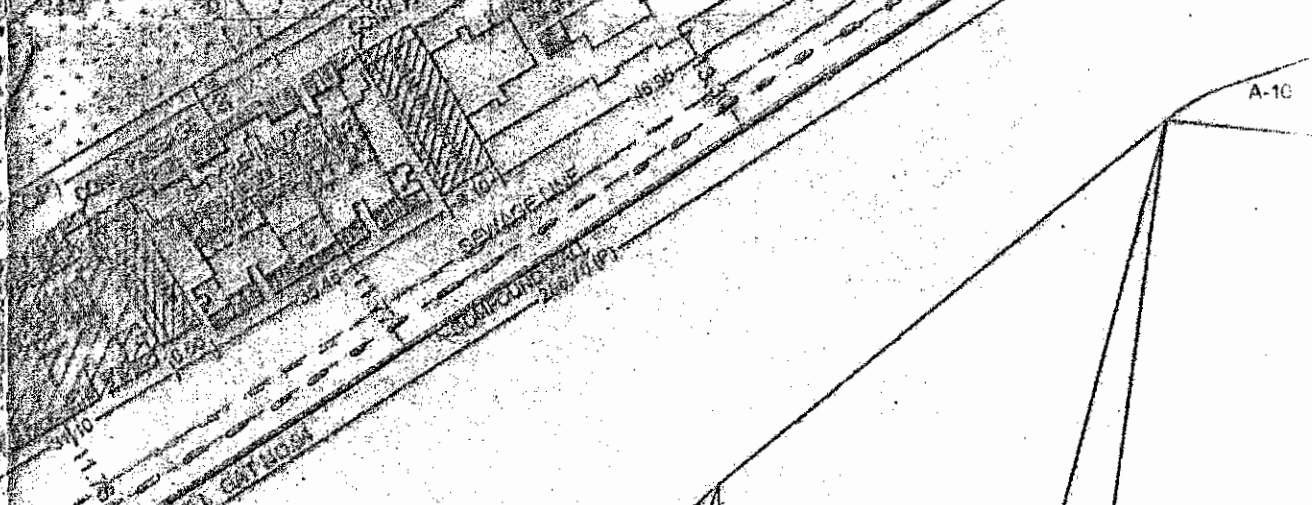
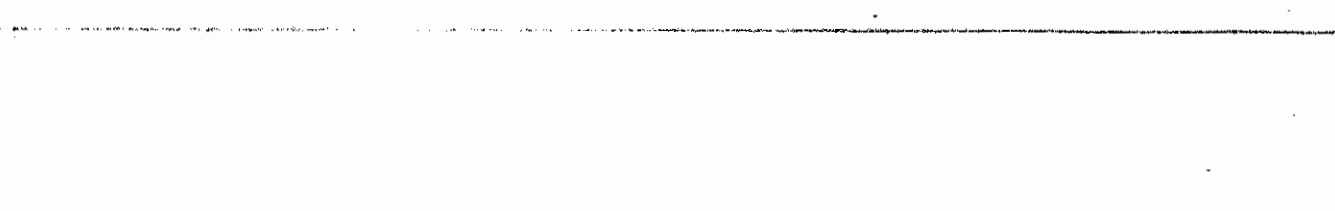
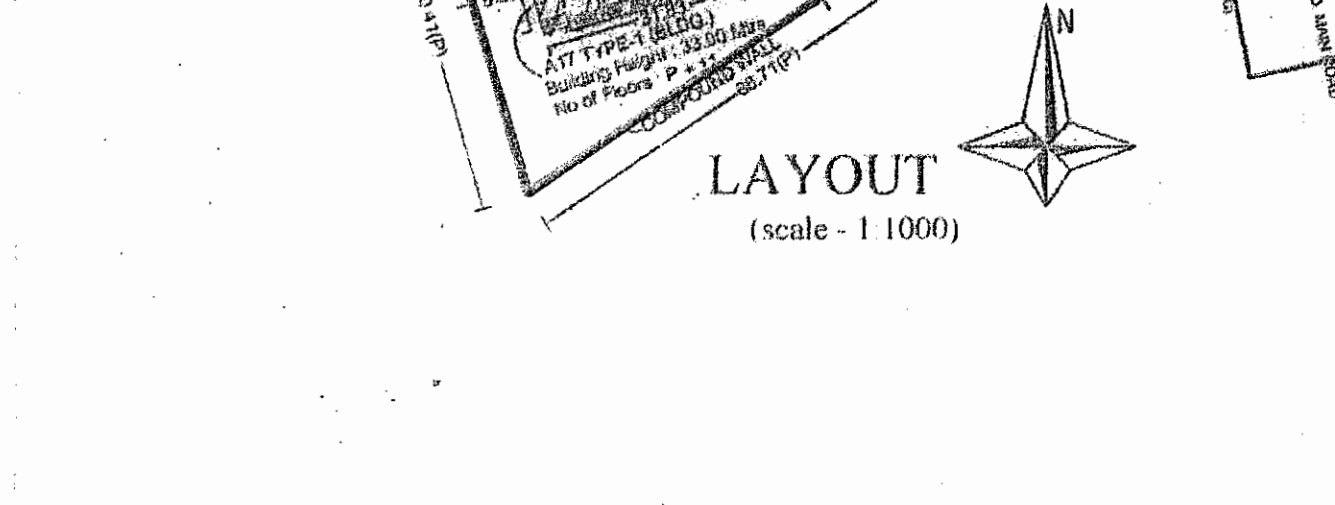
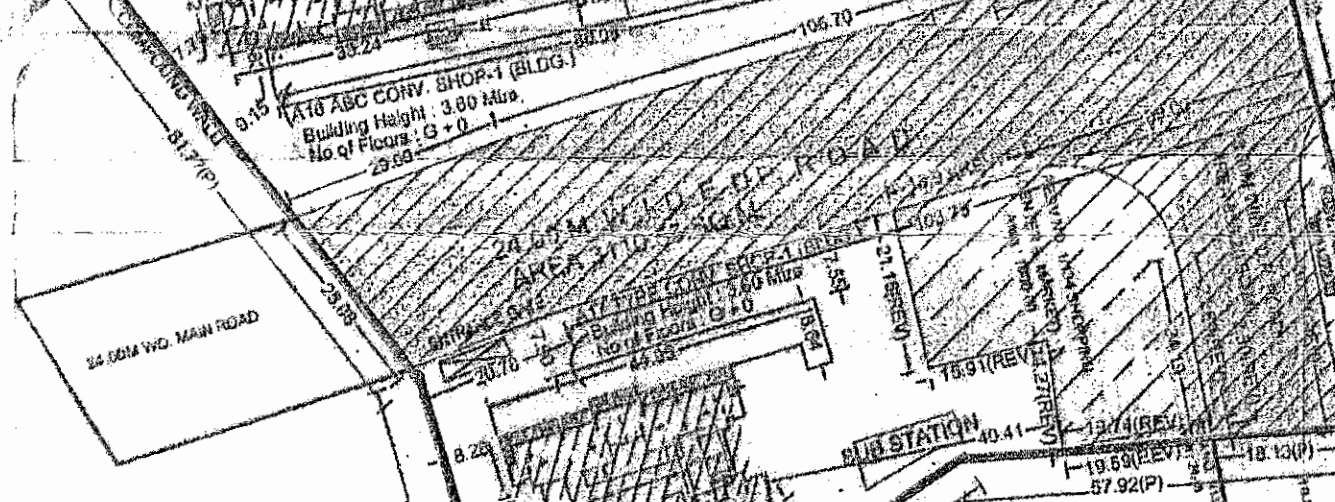
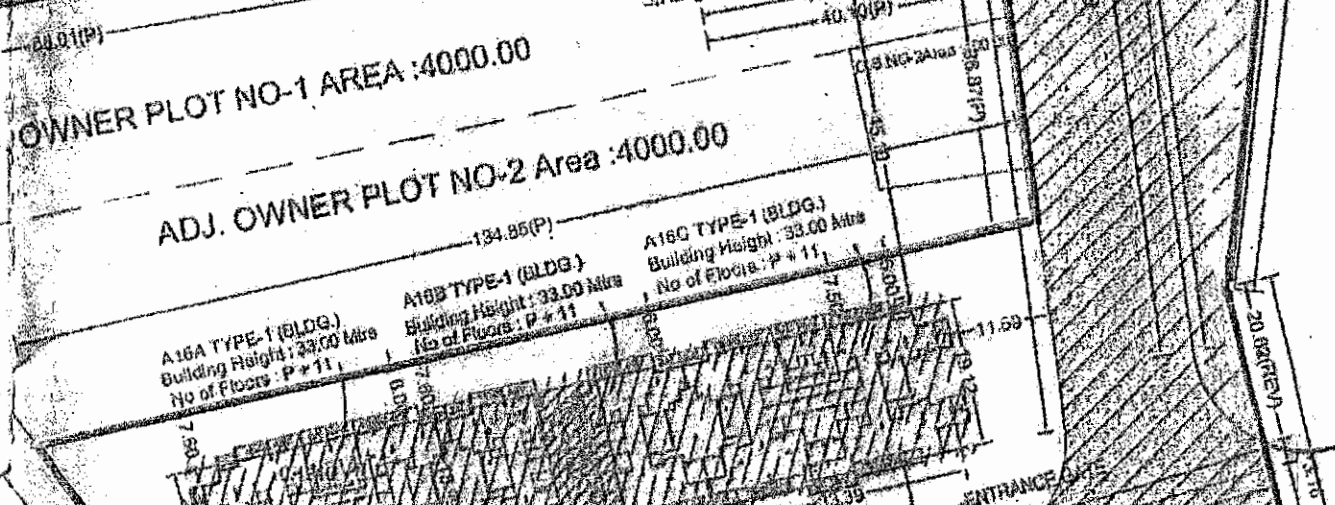
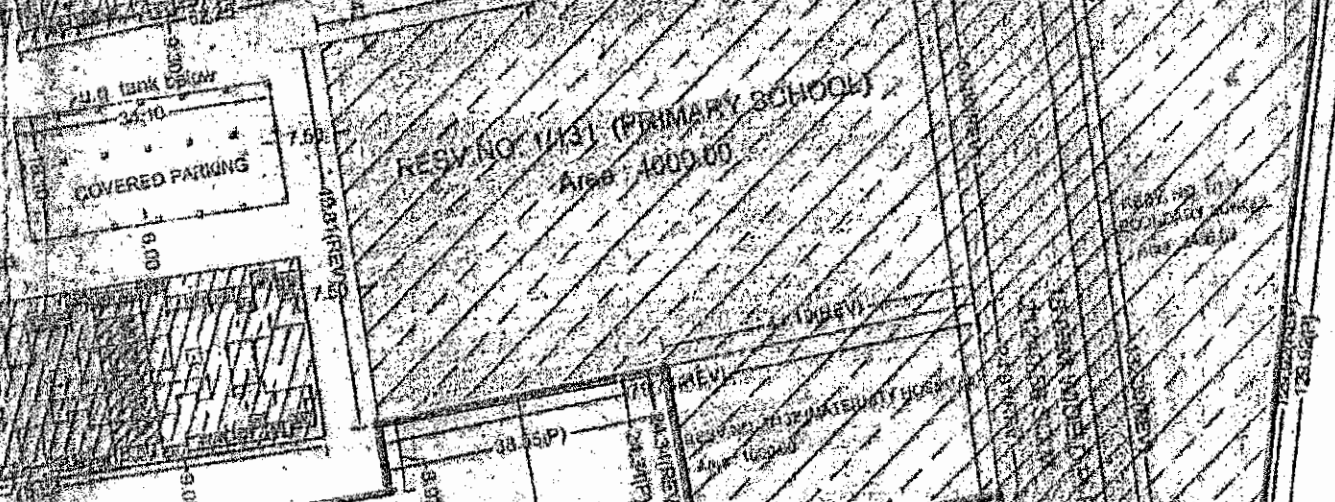
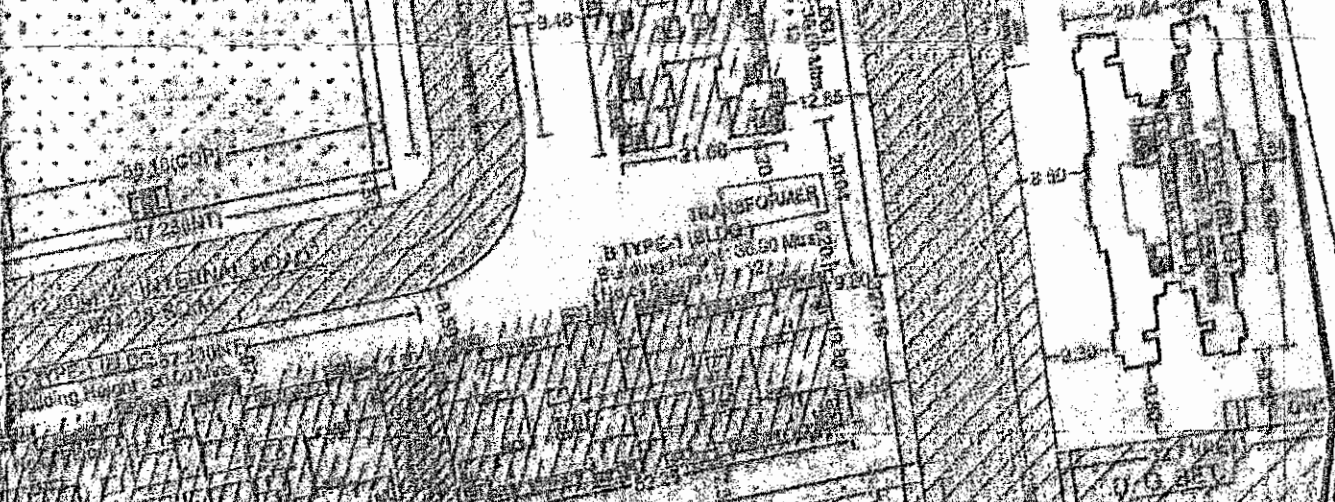
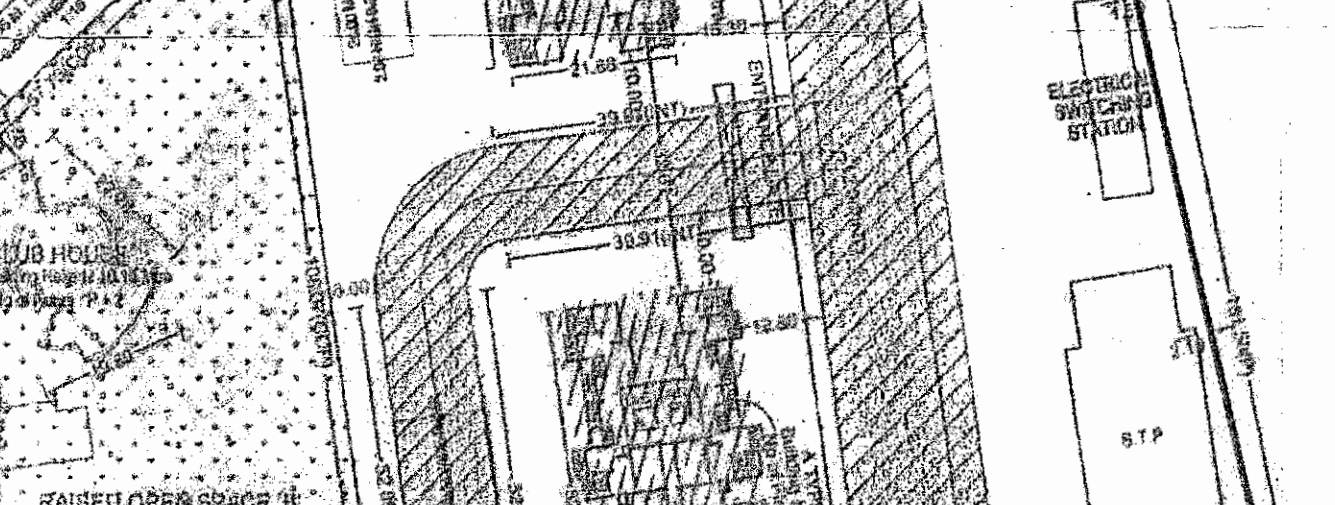
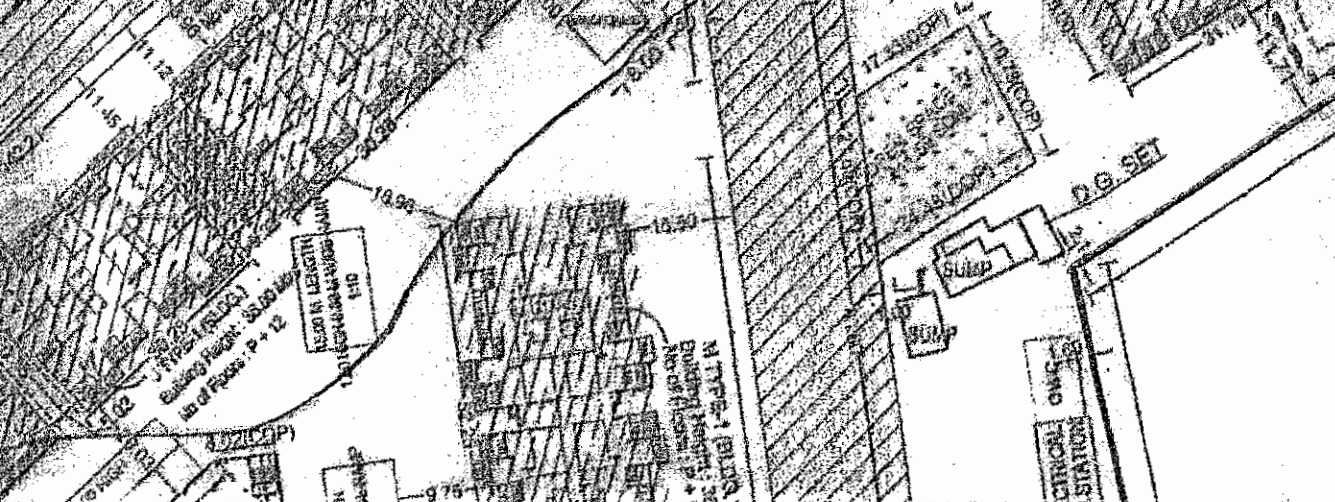
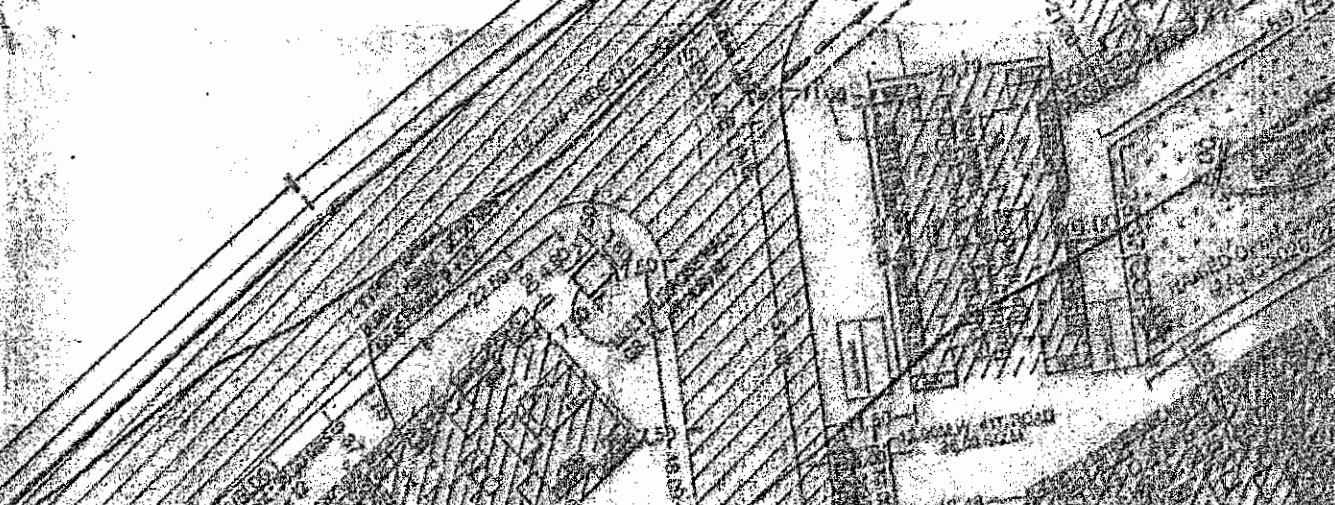
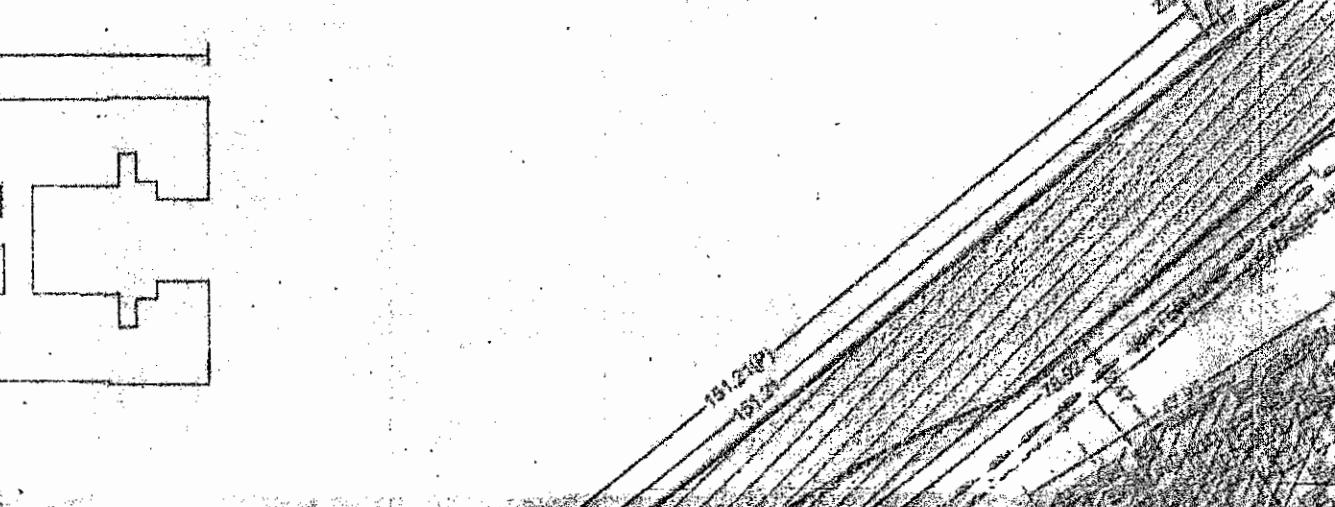
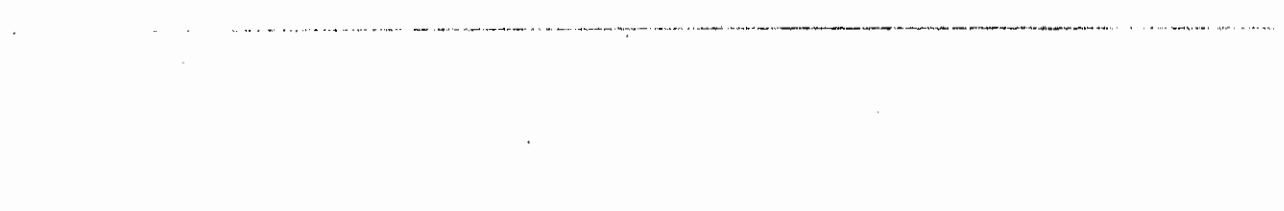
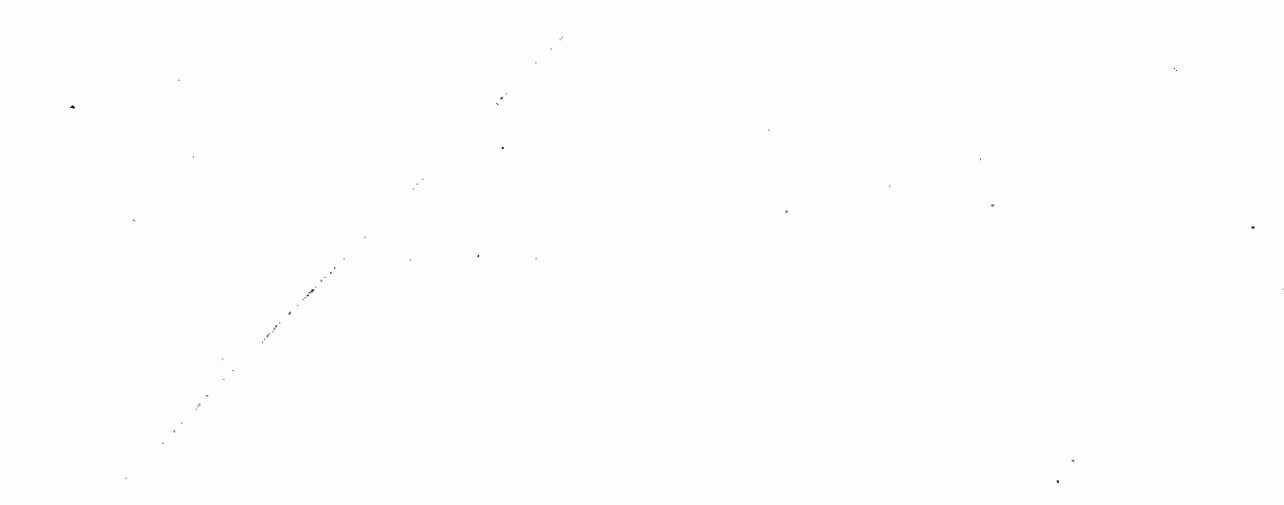
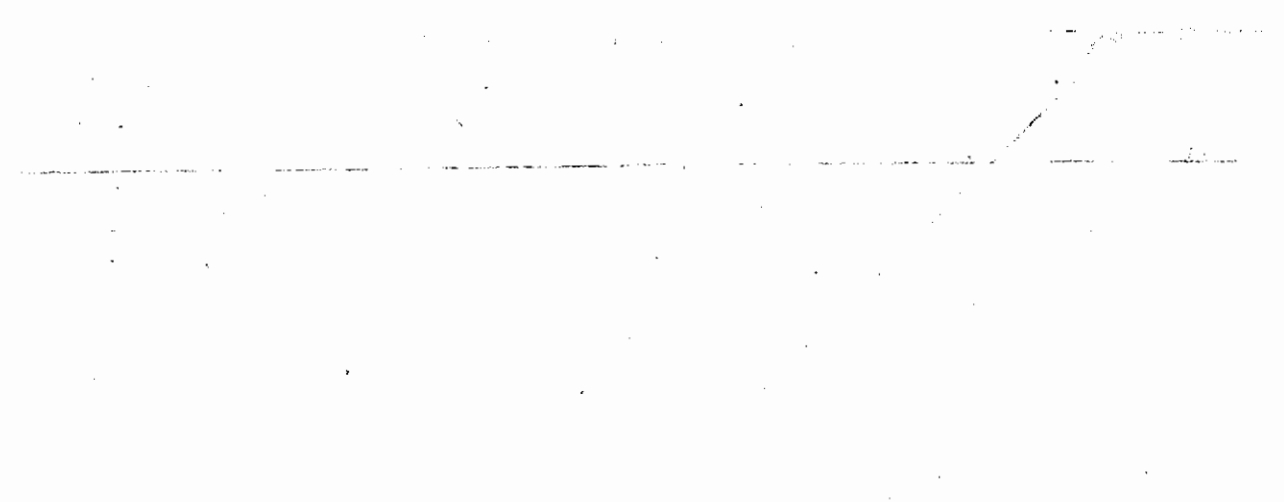
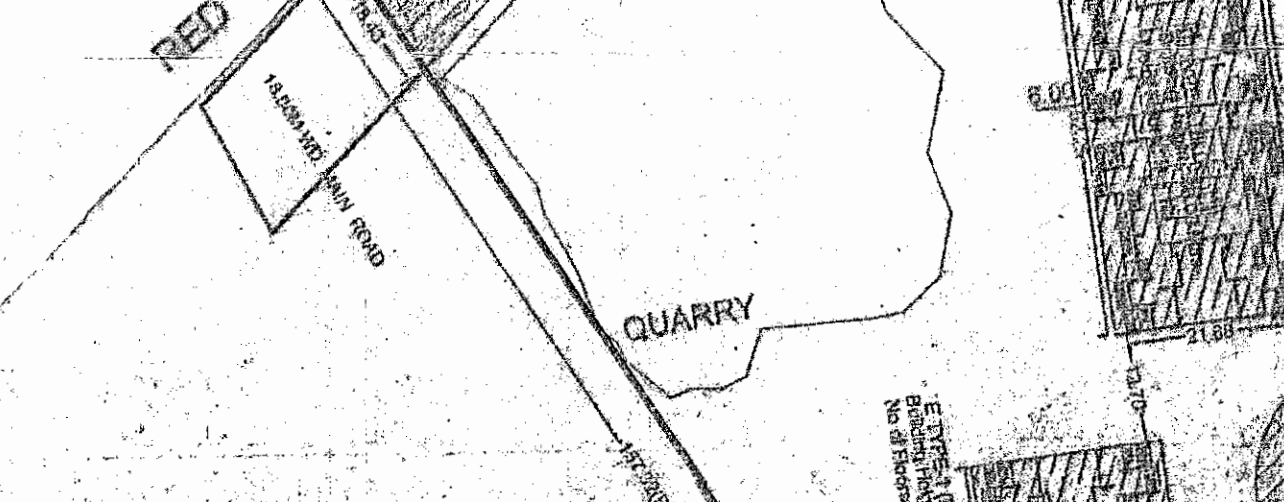
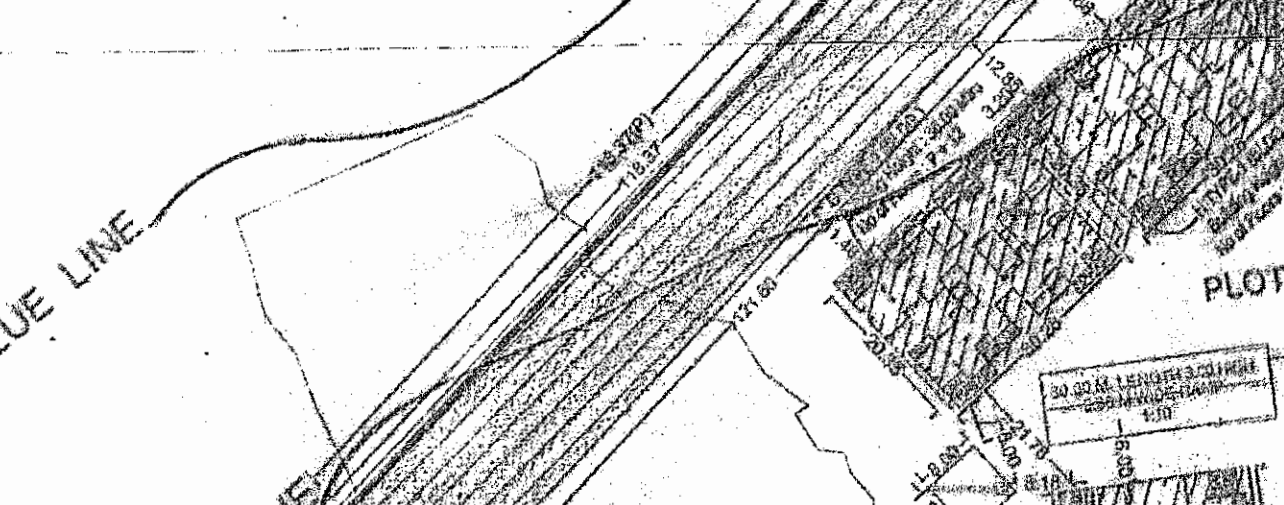
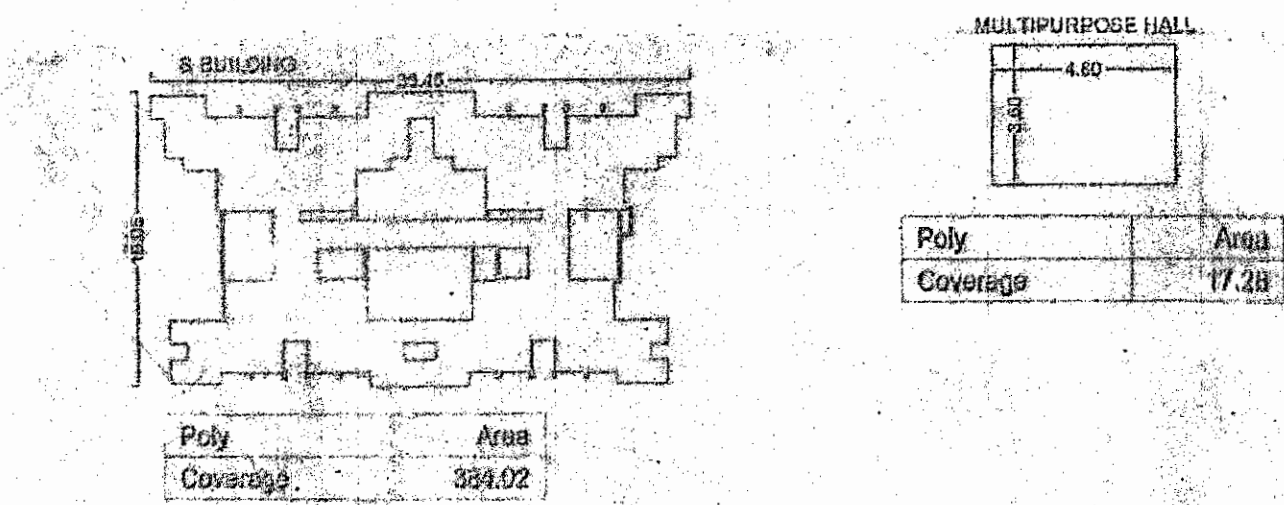
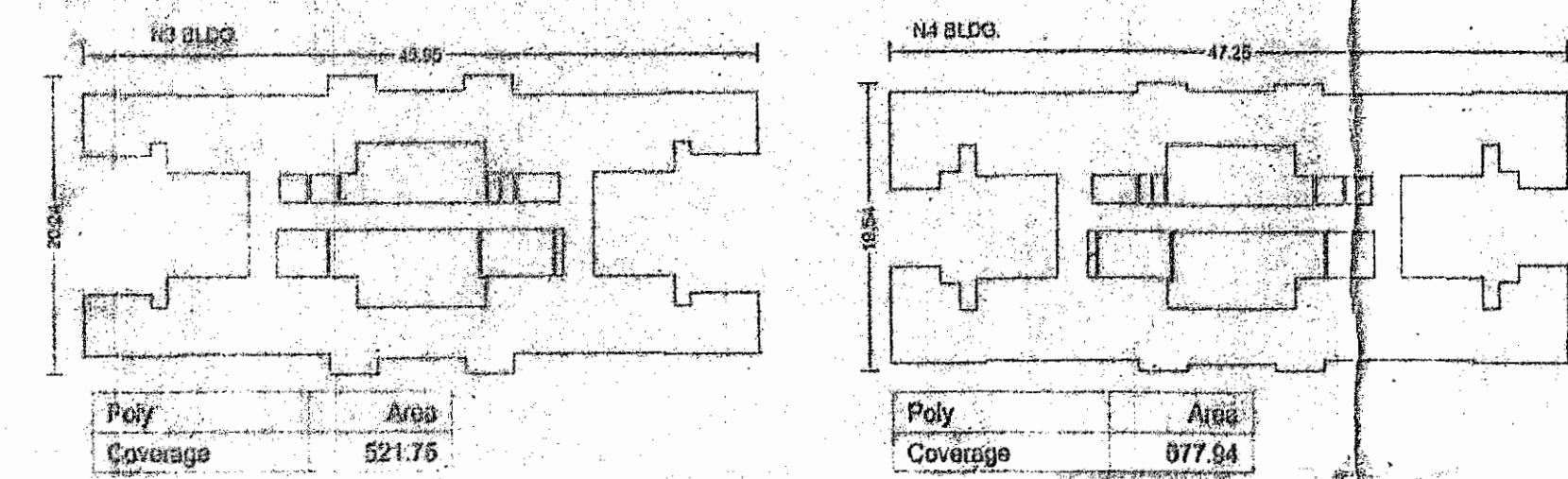
BUILDING WISE FSI STATEMENT											
BUILDING	FSI AREA	PERM.	PROF.	EXCESS	ENCLOSURE	TERRACE	STAIR	PASSAGE	LIFT	LIFT M.C. ROOM	TENEMENTS
MULTIPURPOSE HALL	17.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
N.BLDG.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
N.BLDG.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
S.BLDG.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
T.BLDG.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
V.BLDG.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL	17.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0

PARKING CALCULATION											
TYPE	CARPET AREA (SQ. M)	TENEMENTS (NO.)	CAR (NO.)	SCOOTER (NO.)	CYCLE (NO.)	BY RULE	BY RULE	BY RULE	BY RULE	BY RULE	BY RULE
Residential	0-50	1	1	1	1	1	1	1	1	1	1
Commercial	50-100	1	1	1	1	1	1	1	1	1	1
Industrial	100-150	1	1	1	1	1	1	1	1	1	1
Public	150-200	1	1	1	1	1	1	1	1	1	1
TOTAL	17.28	1	1	1	1	1	1	1	1	1	1
TOTAL CARP. AREA	17.28	1	1	1	1	1	1	1	1	1	1
TOTAL CARP. AREA	17.28	1	1	1	1	1	1	1	1	1	1

REFUGES AREA STATEMENT		
BUILDING NAME	REQUIRED REFUGES AREA	PROPOSED REFUGES AREA
N.BLDG.	14.40	14.40
S.BLDG.	28.00	28.00

COVERAGE DETAILS		
PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE
100.00	100.00	100.00
100.00	100.00	100.00

WATER REQUIREMENT		
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	122570.00	122570.00
UGWT	122570.00	122570.00
TOTAL	245140.00	245140.00



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O. C. Signed by Joint City Engineer

Joint City Engineer

Building Permission Dept.

P.O. Box, Pimpri, Pune-411004

A) AREA STATEMENT	
1. AREA OF PLOT	131000.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (L&W)	0.00
(b) PROPOSED ROAD (L&W)	2822.30
(c) ANY RESERVATION	0.00
(d) NOZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a-f) (Hatched)	2822.30
3. BALANCE AREA OF PLOT (A-B)	128177.70
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	4822.85
(b) OPEN SPACE	0.00
(c) PHYSICAL CO. PROVIDED	9705.88
(d) INTERNAL ROAD AREA	3080.38
(e) NET AREA OF THE PLOT (A-B-C)	79409.61
5. ADDITION FOR F.S.I.	
(a) OPEN SPACE (RATIO 1:1)	0.00
(b) INTERNAL ROAD	3080.38
(c) ADDITIONAL INT. ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a-d) (Hatched)	3080.38
6. TOTAL AREA (A-B-C-D)	82490.99
7. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (F.S.I.)	82490.99
8. TUR AREA	3080.38
9. SPECIAL CASES F.S.I. (2.5 FLOOR ROAD AND 1.5 FLOOR ROAD)	21172.70
10. ROADWAY SET-BACK AREA	0.00
11. PROPOSED ROAD (L&W)	0.00
12. TOTAL PERM. BUILT UP AREA (82490.99+21172.70)	103663.69
13. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	10211.73
(b) PROPOSED COMMERCIAL AREA	1728.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a-d) (Hatched)	103841.73
14. SUB-STRUCTURE AREA ADDITION (FOR F.S.I.)	0.00
15. SUB-STRUCTURE AREA DEDUCTION (FOR F.S.I.)	0.00
16. EXCESS BALCONY AREA TO EXISTING F.S.I.	0.00
17. EXISTING BUILT UP AREA	101102.31
18. SUB-STRUCTURE AREA	0.00
19. TOTAL BUILT UP AREA PROPOSED (101102.31+103841.73)	204944.04
20. TOTAL BUILT UP AREA PROPOSED WITH MINIMUM	0.00
21. CONSUMED F.S.I. WITHOUT MINIMUM	1.2669
22. CONSUMED F.S.I. WITH MINIMUM	0.0000
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1534.45
(ii) PROPOSED BALCONY AREA	1228.00
(iii) EXCESS BALCONY AREA (TOTAL)	1.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	10222.01
(ii) LESS NON-RESIDENTIAL AREA	1728.00
(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	8494.01
(iv) TENEMENTS PERMISSIBLE	250.00
(v) TENEMENTS PROPOSED	100
(vi) TENEMENTS EXISTING	1700
(vii) TOTAL TENEMENTS ON THE PLOT (viii)	1800
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	100
(ii) REQUIRED PARKING AREA	1228.00
(iii) TOTAL PARKING PROVIDED	1228.00
E) TRANSPORT VEHICLES PARKING	
(i) TOTAL BUILT UP AREA PROPOSED (101102.31+103841.73)	0
(ii) TOTAL NO. OF LOADING/UNLOADING PARKING PROVIDED	0
(iii) CONSTRUCTION AREA FOR F.S.I.	0
SPECIFICATIONS	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSION OF SIDA, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA NO. WORKED OUT TALLIES WITH THE AREA STATEMENT IN DOCUMENT OF OWNERSHIP. I POSSESS RECORD LAND RECORD DEPT. CITY SURVEYED RECORDS.

SIGNATURE OF ARCHITECT

LEGEND

FLY BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

ORANGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNERS NAME: M. SHARAD C. PARMAR & OTHERS

PROJECT: SURVEY NO. 100 (P) HISSA NO. 100

DESCRIPTION: CHANGELI

ARCHITECT: VIRAS ACHALKAR

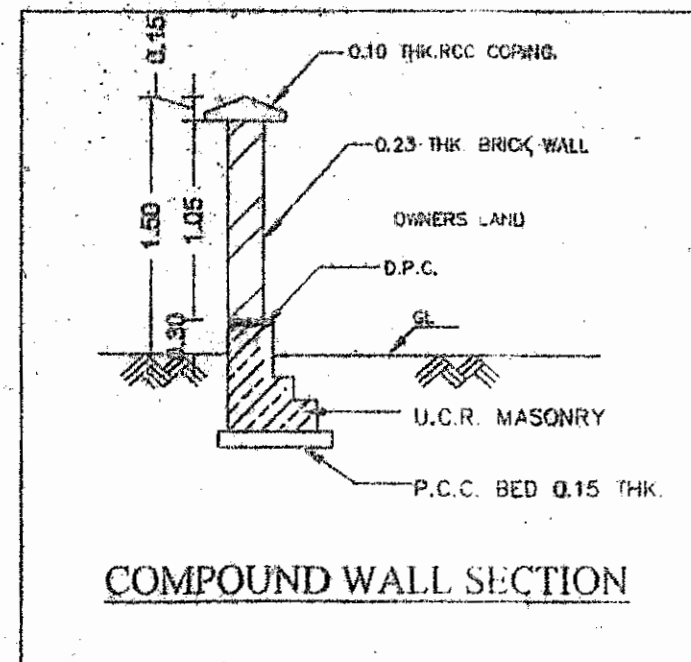
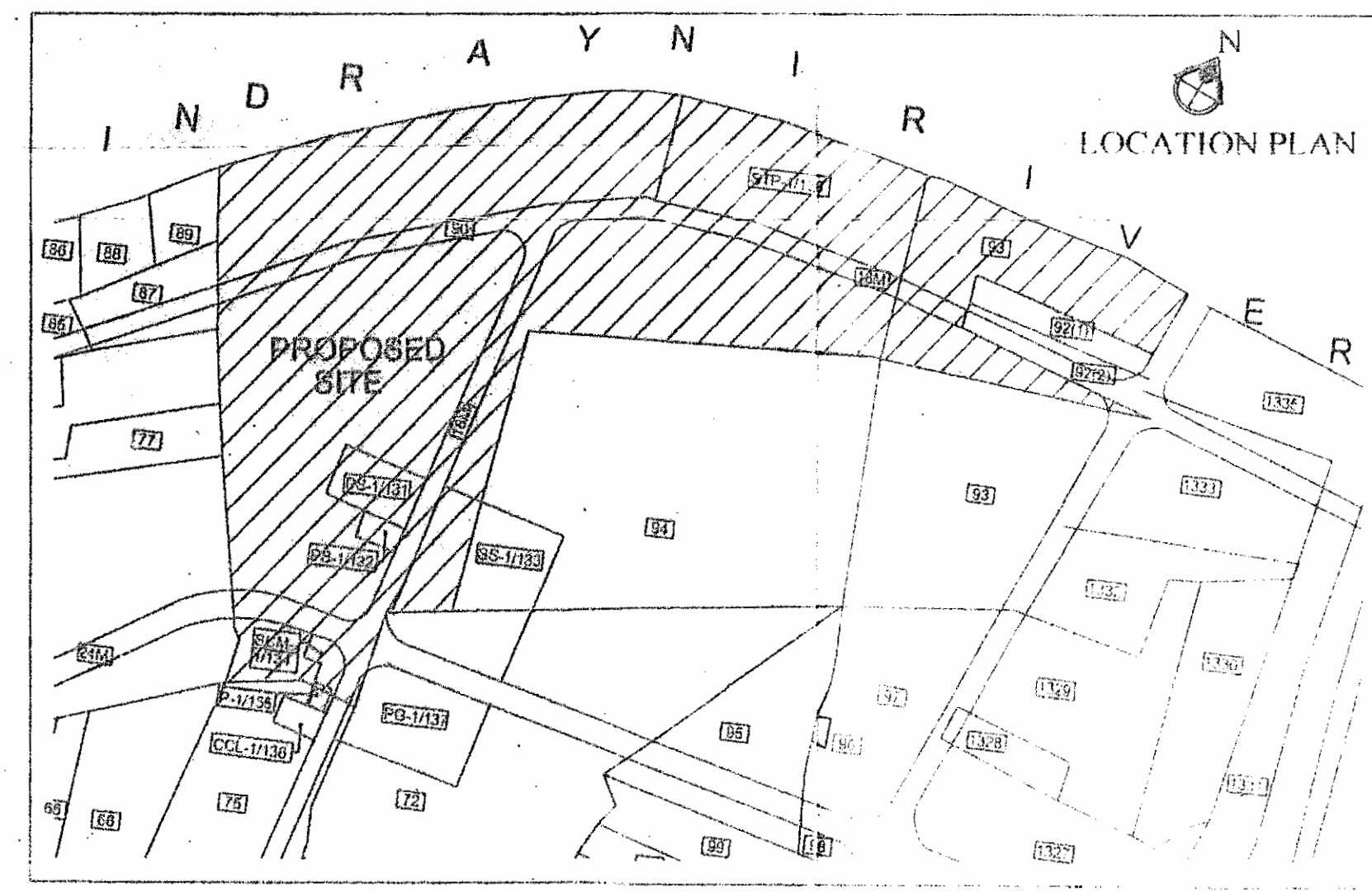
1221, 8th FLOOR, PARANAPUR ROAD, BEHIND BHAWA KIRAN CLINIC, OFF. F.C. ROAD, PUNE-411004

REG. NO. C/641/1008

SCALE: 1:100

DATE: 07.04.2017

SHEET NO. 01/21



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पिंपरी चिंचवड महानगरपालिका
पिंपरी, पुणे - १८
नगररचना व विकास विभाग
क्र. - नरविकावि.चिखली। ५४।१२
दिनांक - २५।०५।२०१९
टोकन क्र. ०११२०२११०८

प्रति,
मे.रिव्हर रेसीडेन्सी,
रा. परमार ट्रेड सेंटर, १२ कॅनॉट रोड.
सांधु वासवानी चौक,
पुणे ४११००१.

विषय - विकास योजना अभिप्राय मिळणेबाबत...

संदर्भ - १) आपला दि. १८।०५।१२ रोजीचा अर्ज.

२) मा. आयुक्त यांचेकडील आदेश क्र. नरविकावि.चिखली। १६७।१०,
दि. १०।०८।१०

३) मा. आयुक्त यांचेकडील दि. १७।०९।१० चा मान्य प्रस्ताव

महोदय,

पिंपरी चिंचवड महानगरपालिकेच्या वाढीव क्षेत्राच्या महाराष्ट्र शासन, नगरविकास विभाग, अधिसूचना क्र. टीपीएस - १८०५/१०५०/प्र.क्र. - ७९५/०५/नवि-१३, दिनांक - ३०/०५/०८ व महाराष्ट्र शासन, नगरविकास विभाग, अधिसूचना क्र. टीपीएस - १८०८/८९४/सीआर- १७२७/०९/नवि-१३, दि. - १८/०८/०९ अन्वये भागशः मंजूर असलेल्या विकास योजनेत मौजे चिखली गट क्रमांक ९० येथील जमीन खालीलप्रमाणे प्रस्तावित केलेली आहे.

गावाचे नांव सर्व्हे नंबर	भागशः मंजूर विकास योजनेचा प्रस्ताव	
मौजे चिखली गट क्रमांक ९०	१) आरक्षण क्रमांक व प्रयोजन	१) आ.क्र. १११३०, मैलाशुध्दीकरण केंद्र २) आ.क्र. १११३१, प्राथमिक शाळा ३) आ.क्र. १११३२, दवाखाना व प्रसूतीगृह ४) आ.क्र. १११३३, माध्यमिक शाळा ५) आ.क्र. १११३४, दुकान केंद्र व बाजार ६) आ.क्र. १११३५, वाहनतळ ७) आ.क्र. १११३७, खेळाचे मैदान
	२) नियोजित रस्ते	दोन २४ मी. रुंद रस्ते, दोन १८ मी. रुंद रस्ते
	३) नियोजित रस्तारुंदी	निरंक.
	४) झोनिंग	निवासी. व हरित.
	५) इतर प्रस्ताव	निरंक.
	बीआरटी कॉरिडॉर	निरंक.

पुररेषा	दिनांक १८।०८।०९ च्या शासनाच्या मंजूर अधिसूचनेनुसार पुनर्प्रसिध्द केलेल्या ईपी-८७ नुसार नदी व निळी पुररेषा यामधील क्षेत्र ना विकास विभागात प्रस्तावित असून सदर भागात फक्त खुल्या स्वरूपाचा वापर अनुज्ञेय आहे. निळ्या व लाल पुररेषेच्या आत येणाऱ्या क्षेत्राचा विकास । पुनर्विकास/करणेसाठी शासनाच्या पाटबंधारे विभागाची पूर्व परवानगी घेणे आवश्यक आहे.
रेड झोन / बफर	निरंक.
सदरचा अभिप्राय उपअधीक्षक, भूमी अभिलेख, हवेली (पुणे)	सदरचा अभिप्राय उपअधीक्षक भूमी अभिलेख हवेली पुणे यांचेकडील मोजणी नकाशा साधा.मो.र.नं. १६४९।१०, दि. २४।०३।११ नुसार देण्यात आलेला आहे

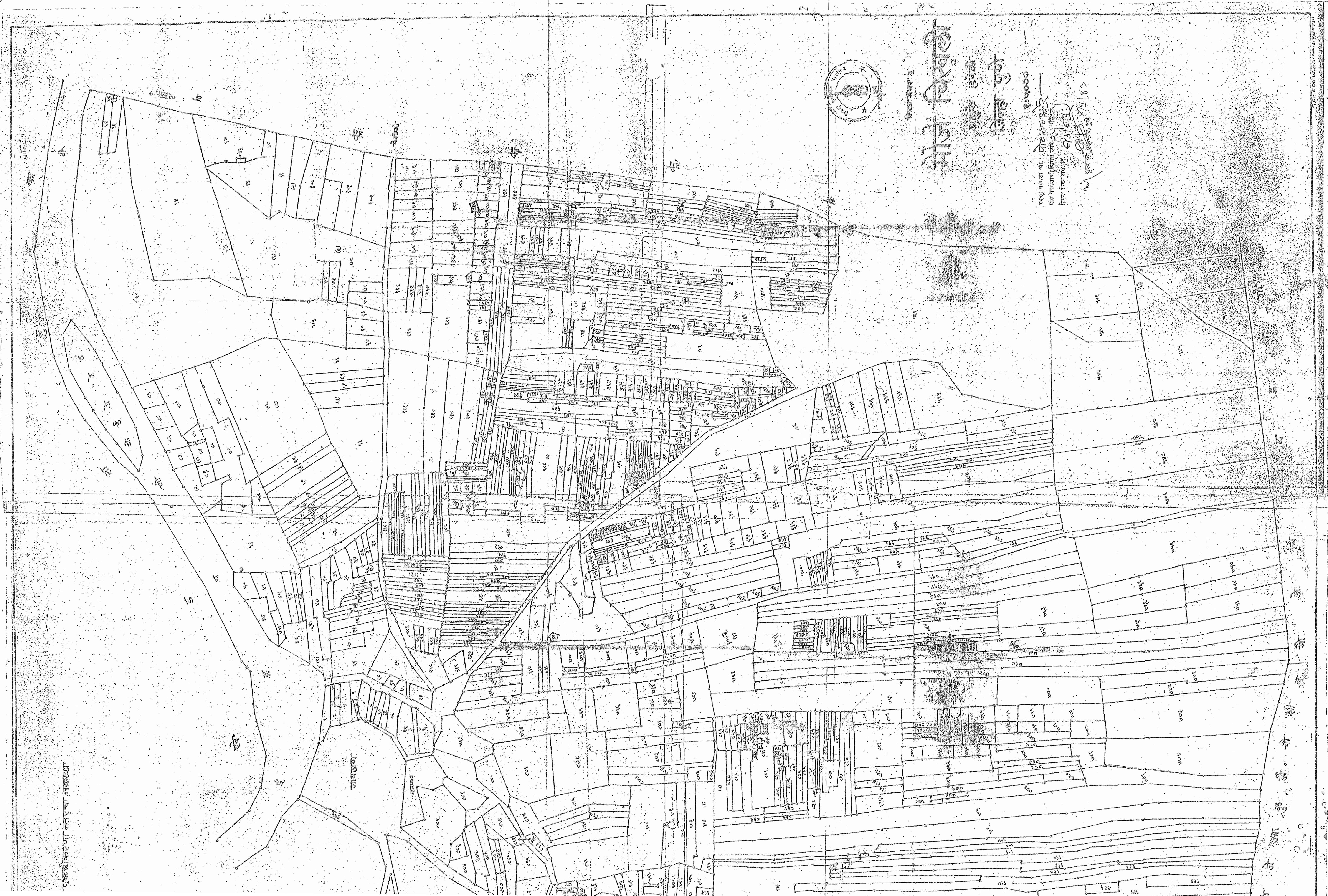
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आपली,


 उपसंचालक, नगररचना
 पिंपरी चिंचवड महानगरपालिका
 पिंपरी, पुणे - १८

मोजणी नकाशा नुसार क्षेत्र

चौ.मी.प्रमाणे र.र.



ਪੰਜਾਬੀ ਸਰਕਾਰ ਦਾ ਨਕਸ਼ਾ

ਮੋਤੀ ਬਿਰਵੀ

12661 - 20

21101. 41 607. 7889/90

4107 01174 91201 -

030027 458-22131440

411100100 21231217 09 3012

2107 1010 2021 2021

Weggen 1890

873142190.

FERRELL & MOTE COMPANY, CO.

1991

241 14110 0120000 63 2142 2000 41

[illegible][illegible]

06418 11012 11013 11014 11015 11016 11017

2003
2003

DATE 2/10/2018

Gebruik 2015

24312099

[illegible]

ॐ नमो भगवते वासुदेवाय
 श्री कृष्णाय नमः
 श्री गणेशाय नमः

मोजे :- चिखली
तालुका :- हवेली
जिल्हा :- पुणे

नियमित मो. नं. ३३२४/२०१३

मोजणीचे कायदा २- अर्जावर श्री
विधीप मोतीयाल चौडिया वडनर
लर्फे कु. सु. या. श्री. आनंदनभा
न. डेन यांनी मोजे चिखली येथे
ल. ग. नं. ९० चे पत्र धरून
वहिवादीप्रमाणे मोजणी करणेकरीता
पिलेल्या मोजणी दर्जापत्रक
मोजणी केली आहे.

समजुलीया लिपा

- ०- याप्रमाणे ग. नं. हो. हवेली
सह अर्जावर प्रमाणे असो.
- १- याप्रमाणे अर्जावर यांनी पत्रक
पिलेल्या वहिवाट असो.

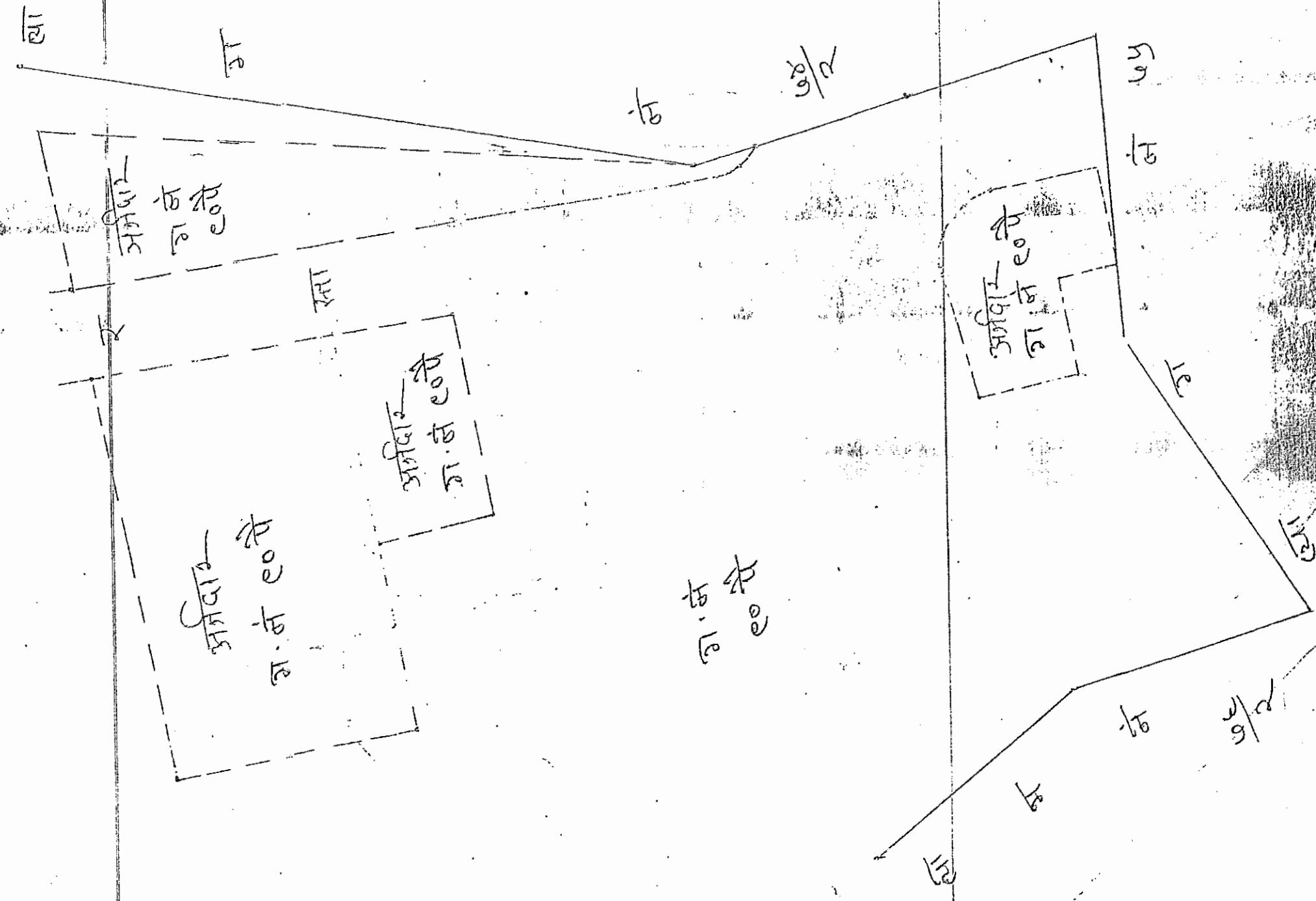
(विलयप्रमाणे १ लें २ समजु
लीया लिपा असतो)

हवेली चिखली नकाशा
हवेली प्रमाणे असून त्याचा
अधिकृत अर्थ आहे

२५



अर्ज क्रमांक - १२२८
अर्जावरचे मालक - श्री. यशो लिंगा
अर्ज आता लगेच - २२/१२/१३
वसुधैव कुटुम्बकम् - २२/१२/१३
अधिकृत अर्थ आहे



प्रमाण १११०००
मोजणी करणाऱ्या - X X X
मोजणी दिनांक - ४/११/२०१३

ANNEXURE A-13

949

N.C.R.B (एन.सी.आर.बी)
I.L.F.-1 (एकीकृत अभिलेखीकरण फॉर्म)

FIRST INFORMATION REPORT
(Under Section 154 Cr.P.C.)
प्रथम खबर अधिसूचना
(कलम 154 सी.पी.सी. प्रक्रिया संहिता)

- District (जिल्हा): पिंपरी-चिंचवड P.S.(पोलीस ठाणे): 'दहशत' Year (वर्ष): 2020
FIR No.(प्रथम खबर क्र.): 0053 Date and Time of FIR (प्र. ख. दिनांक आणि वेळ): 22/01/2020 20:08 बजे
- S.No. (अ.क्र.): 1 Acts (अधिनियम): महानगरपालिका अधिनियम, 2072 Sections (कलम): 350 (9) अ, ब
- (a) Occurrence of offence (गुन्हाची घटना):
1. Day(दिवस): बुधवार दि. 22 Date From (दिनांक पासून): 20/05/2019
Time Period (कालावधी): Time To (दिनांक पर्यंत): 22/01/2020
Time From (वेळेपासून): 02:00 बजे
Time To (वेळेपर्यंत): 18:41 बजे
- (b) Information received at P.S. (माहिती मिळालेले पोलीस ठाणे):
Date (दिनांक): 22/01/2020 Time (वेळ): 18:41 बजे
- (c) General Diary Reference (रोजनामाचा संदर्भ)
Entry No. (नं): 020 Date & Time (दिनांक आणि वेळ): 22/01/2020 18:41 बजे
- Type of Information (माहितीचा प्रकार): लेखी
- Place of Occurrence (घटनास्थळ):
1.(a) Direction and distance from P.S.(पोलीस ठाण्यापासून दिशा व अंतर): पश्चिम, 3 किमी Beat No. (बिट नं.):
(b) Address (पत्ता): द म 90 लिटल गॅंगडोलीया इट्रकयणी मदींजवळ जायलाडी सिग्नल
(c) In case, outside the limit of this Police Station, then (यदि पोलीस ठाण्याच्या इतरांमध्ये घटना घडाली असेल):
Name of P.S.(पोलीस ठाण्याचे नांव):
District(State) (जिल्हा(राज्य)):
- Complainant / Informant (सकायदा/माहिती देणारा):
(a) Name (नाव): श्री. रमेश गणेश खरत
(b) Father's/Husband's Name (वडील / पत्नी का नाव)
(c) Date/Year of Birth (जन्म): 1966 (d) Nationality (राष्ट्रीयत्व): भारत
(e) UID No. (यु.आय.डी. नं.):
(f) Passport No.(पासपोर्ट नं.): Date of Issue (जडा देण्याची तारीख):
Place of Issue (जडा देण्याची ठिकाण):
- Id details (Ration Card, Voter ID Card, Passport, UID No., Driving License, PAN)
S.No.(अ. क्र.) Id Type (ओळखपत्राचा प्रकार): 1 Id Number (ओळखपत्राचा क्रमांक)
(h) Address (पत्ता):

32

$$\{h_i\} \quad \{g_i, x_i\}$$
[illegible]

2 સ્થાયી પત્નિ

विशेषज्ञों के अनुसार, पत्रों की संख्या 154 है, जो विज्ञापित प्रमाणों के 1-1% हैं।

विश्वामवादी, उत्तम दलित, स्वल्प मात्र 154, निराल्प, विपरीत-विचित्र, पदार्थ, भाषा

(ii) Phone number (फोन नं.):

Mobile (मोबाइल नं.):

7. Details of known/suspected/unknown accused with full particulars (माहिती असलेल्या/संशयीत/अज्ञात आरोपींचा संपूर्ण पत्ता):

S.No.	Name (नाव)
(अ.क्र.)	

Alias (ଉପନାମ)

Relative's Name
(नातेवाईकाचे नाव)

Present Address (अभिवादन पत्र)

1 दिलीप भोतीलाला चोरडीया

१. गट नं १० रिक्टर रेसिडेन्सीच्या, इंदरायणी नदीजवळ जाधवाडी चिरबल, चिरबली, पिंगरी-चिंचवड, महाराष्ट्र, भारत

8. Reasons for delay in reporting by the complainant/informant (तक्रारदार/माहिती देण-याकडून तक्रार करण्यातील विलंबाची कारणे):

9. Particulars of properties of interest (राखणीत मालमत्ता वस्तुवर्गीकरण):

S.No.	Property C
(अ.क्र.)	(मालमत्ता वर्ग)

Category

Property Type
(मालमत्ता प्रकार)

Description (वर्णन)

Value (in Rs/-)
(मूल्य (रु. में))

10 Total value of property (In Rs/-) (चौरीस गेलेल्या मालमत्तोचे एकूण मूल्य (रु. माथ्ये)):

11 Inquest Report / U.D. case No., if any (इन्क्वेस्ट रिपोर्ट/ उदरगत मृत्यु मामले का नं., यदि कोई हो):

S.No. 1. UIDB Number (यु.आय.डी. नं.)

12 First Information contents (प्रथम सूचना तथ्य):

जय॥४॥

दि 22/01/2020भी श्री संजय मंगलदास कुमर १०

[illegible]

951

N.C.R.B (एन.सी.आर.बी)
I.I.F.-1 (एकीकृत अन्वेषण फॉर्म)

13. Action Since the above information reveals commission of offence(s) u/s as mentioned at (केलेली कारवाई: याब क्र. २ मध्ये नमूद केलेल्या कलमान्वये वरील अहवालावरून अपराध घडल्याचे.)

(1) Registered the case and took up the investigation: (प्रकरण नोंदविले आणि तपासाचे काम हाती घेतले):

(2) Directed (Name of I.O.) (तपास अधिकारी-याचे arjun kisanrao

Rank (पद): Asst. SI (Assistant Sub-

No. (क्र.): asi

to take up the investigation (ता तपास करण्याचे अधिकार दिले) or

(3) Refused investigation due to (ज्या कारणांमुळे तपास करण्यास नकार

or (ज्या कारणांमुळे तपास करण्यास नकार दिला)

(4) Transferred to P.S. (गु-हा दुसरीकडे पाठविला असल्यास त्या पोलीस ठाण्याचे नाव):

District (जिल्हा):

on point of jurisdiction (को क्षेत्राधिकार के कारण हस्तांतरित).

F.I.R. read over to the complainant / informant, admitted to be correctly recorded and a copy given to the complainant / informant free of cost. (प्रथम खबर तक्रारदाराला/खबरीला वाचून दाखविली, बरोबर नोंदविली असल्याचे त्याने मान्य केले आणि तक्रारदाराला/खबरीला खबरीची प्रत मोफत दिली.)

R.O.A.C. (अ. ओ. ए. सी.)

14. Signature/Thumb impression of the complainant / informant. (तक्रारदाराची/खबर देणाऱ्याची राही/अंगठा):

15. Date and time of dispatch to the court (न्यायालयात पोहोचण्याची तारीख व वेळ):

Signature of Officer in charge, Police Station (तपास प्रभारी अधिकारी-याचे)

Name (नाम): RAJKUMAR SHANKAR SHINDE

Rank (पद): I (Inspector)

No. (सं.):

ठाणे अंमलदार
चिखली पोलीस स्टेशन पिंपरी चिंचवड

100

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Physical features, deformities and other details of the suspect/accused: (If known /
(संशयित/आरोपीके (यदिहित असलेल्या/माहितीच्या) सांख्यिक वैशिष्ट्ये, रंग आणि इतर तपस्विते))

संचक के दाव: NO

1. 100

Others (इतर)

These fields will be entered only if complainant/informant gives any one or more particulars about the suspect/accused.

†. 52.



FM3937723791M JVR:6977393772379
SP PINKER P F S.O (411018)
Counter No:1.23/11/2022.15:58
To:SP ADHISHAK, BHAMI AMHILEKHA
PIN:411006, Yerwada S.O
From:Ms SHWABR ABHITYAKATA.O
Wt:4500ms
Amt:35.40(Cash)Tax:5.40

भारतीय डाक

ANNEXURE A-14

953

पिंपरी चिंचवड महानगरपालिका

पिंपरी पुणे ४११०१८.

बांधकाम परवानगी व अनधिकृत

बांधकाम नियंत्रण विभाग

क्र. बीपी/कावि/ चिखली/प्र.क्र.०२/३०१/२०२२

दिनांक : 22/११/२०२२.

प्रति,

उपअधिक्षक

भूमी अभिलेख, हवेली

शासकीय बंगला क्र. ५, शासकीय वसाहत

येरवडा पुणे-४११००६.

विषय : मौजे-चिखली गट .नं. ९० पै. जागेवरील बांधकाम परवानगीबाबत.....

संदर्भ :- १) मूळ बांधकाम परवानगी क्र. बीपी/चिखली/७/२०१० दि. ३०/०३/२०१०.

२) नगर भूमापन यांचे कडील मो.नं. १६४९/२०१० दि. २४/०३/२०११

३) मा. उपसंचालक नगर रचना व विकास विभाग यांचे कडील पत्र

नरवि/कावि/चिखली/५४/२०१२ दि. २१/०५/२०१५ चा अभिप्राय

४) सुधा. बांधकाम परवानगी क्र. बीपी/ चिखली /११/२०११ दि. १६/११/२०११. ✓

५) सुधा. बांधकाम परवानगी क्र. बीपी/ चिखली /२३/२०१२ दि. ०६/०९/२०१२. ✓

६) सुधा. बांधकाम परवानगी क्र. बीपी/ चिखली /०१/२०१४ दि. ०३/०१/२०१४. ✓

७) भाग पूर्णत्वाचा दाखला क्र. बीपी/ चिखली /५६/२०१४ दि. २६/०९/२०१४.

८) सुधा. बांधकाम परवानगी क्र. बीपी/ चिखली /५६/२०१४ दि. २६/०९/२०१४.

९) सुधा. बांधकाम परवानगी क्र. बीपी/ चिखली /१२२/२०१६ दि. १४/१२/२०१६.

१०) भाग पूर्णत्वाचा दाखला क्र. १२५/२०१७ दि. १७/०४/२०१७

११) सुधा. बांधकाम परवानगी क्र. बीपी/ चिखली/६७/२०१७ दि. १९/०६/२०१७. ✓

१२) सुधा. बांधकाम परवानगी क्र. बीपी/ चिखली/१३०/२०१७ दि. ३०/१२/२०१७ ✓

१३) मे. राष्ट्रीय हरित न्यायाधिकरण (WZ) पुणे येथील मूळ अर्ज क्र. ५०/२०२०

श्री.तानाजी गंभिरे विरुद्ध पिंपरी चिंचवड महानगरपालिका व इतर बाबत.

१४) मे. राष्ट्रीय हरित न्यायाधिकरण (WZ) पुणे येथील मूळ अर्ज क्र. ५६/२०२०

श्री. तानाजी गंभिरे विरुद्ध पिंपरी चिंचवड महानगरपालिका व इतर बाबत.

१५) राष्ट्रीय हरित न्यायाधिकरण (NGT) यांचा मूळ अर्ज क्र. दि. ३०/०६/२०२१ रोजीचा

Joint कमिटी रिपोर्ट.

उपरोक्त विषयांकित मौजे-चिखली, गट नं. ९० पै. या भूखंडावर अर्जदार श्री. ईश्वर परमार व इतर यांना ला.आर्की. श्री. विकास आचलकर यांच्यामार्फत संदर्भ क्र. १ अन्वये मूळ बांधकाम परवानगी देणेत आलेली आहे. सदर बांधकाम परवानगी देताना संदर्भ क्र. २ अन्वये मोजणी नकाशा (मो.र.नं. १६४९/२०१०, दि. २४/०३/२०११ नुसार) व संदर्भ क्र. ३ अन्वये मा. उपसंचालक नगर रचना व विकास विभाग यांचेमार्फतच्या अभिप्रायानुसार बांधकाम परवानगी देणेत आलेली आहे.

तथापि सदर ठिकाणी संदर्भ क्र. १३ व १४ अन्वये अनुक्रमे मूळ अर्ज क्र. ५०/२०२० व मूळ अर्ज क्र. ५६/२०२० अन्वये श्री. तानाजी गंभिरे विरुद्ध पिंपरी चिंचवड महानगरपालिका व इतर यांचा मे. राष्ट्रीय हरित न्यायाधिकरण (NGT) (WZ) पुणे यांचे कोर्टात अर्ज दाखल आहेत.

म्हणून संदर्भ क्र. १५ अन्वये मे. राष्ट्रीय हरित न्यायाधिकरण (NGT) यांचा दि. ३०/०६/२०२१ रोजीच्या Joint कमिटी रिपोर्ट मधील मुद्दा क्र. ६ मधील iv) मुद्द्यांमध्ये स.नं. ९० पै. चिखली येथे irrigation नकाशामध्ये (सिंचन विभाग) नाला नं. २३ दर्शविले असल्याबाबत कळविणेत आले आहे.

तथापि संदर्भ क्र. २ व ३ अन्वये मोजणी नकाशा व मा उपसंचालक नगररचना यांचे अभिप्रायामध्ये कुठेही नाला क्र. २३ चा उल्लेख नाही. त्यानुसार वरील संदर्भीय क्र. १, ४ ते १२ नुसार बांधकाम परवानगी देण्यात आली आहे.

तरी आपले विभागामार्फत सदर ठिकाणचा नकाशा / आलेख नुसार नाला क्र. २३ बाबत स्पष्टीकरण या विभागास लवकरात लवकर मिळावे, जेणेकरून सदरबाबत पुढील कार्यवाही करणे सोयीस्कर होईल.

शहर अभियंता
बांधकाम परवानगी व अनधिकृत
बांधकाम नियंत्रण विभाग
पिंपरी चिंचवड महानगरपालिका

O/C
पिंपरी

- सोबत: १) मंजूर विकास आराखडा नकाशा प्रत
२) मोजणी प्रत (संदर्भ क्र. २)
३) अभिप्राय प्रत (संदर्भ क्र. ३)
४) सिंचन विभागाकडील नकाशा
५) गाव नकाशा
६) NGT joint comitte Report (संदर्भ क्र. १५)

पानांक : १ ते ५४

TRANSLATED COPY

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Pimpri Chinchwad Municipal Corporation

Pimpri, Pune 411018

Building Permission & Construction Development Control Department,

No: BP/Chikhali/Prabhag.No.02/309/2022

Date: 22/11/2022

To,

Deputy Superintendent

Land Records Dept, Haveli

Government Bungalow No 5, Government Colony,

Yeravada, Pune 411006

Subject: Mouje, Chikhali Gat No 90 Land related construction permission

Reference: - 1) Primary Building Permission No. BP/Chikhali/7/2010 dated 30/03/2010

2) Town Records No 1649/2010 dated 24/03/2011

3) Hon. Deputy Director Town Planning & Development Department Opinion Letter No. NRV/KV/Chikhali/54/2012 dated 21.05.2015

4) Also Building Permission No. BP/Chikhali/11/2011 dated 16/11/2011

5) Also Building Permission No. BP/Chikhali/23/2012 dated 06/09/2012

6) Also Building Permission No. BP/Chikhali/01/2014 dated 03/01/2014

7) Also Part Completion Application No. BP/Chikhali/56/2014 dated 26/09/2014

8) Also Building Permission No. BP/Chikhali/56/2014 dated 26/09/2014

9) Also Building Permission No. BP/Chikhali/122/2016 dated 14/12/2016

10) Also Part Completion Application No. 125/2017 dated 17/04/2017

11) Also Building Permission No. BP/Chikhali/67/2017 dated 19/06/2017

12) Also Building Permission No. BP/Chikhali/130/2017 dated 30/12/2017

13) Hon. National Green Tribunal (WZ) Pune Primary Application No 50/2020 Shri Tanaji Gambhir vs. Pimpri Chinchwad Municipal Corporation & others

14) Hon. National Green Tribunal (WZ) Pune Primary Application No 56/2020 Shri Tanaji Gambhir vs. Pimpri Chinchwad Municipal Corporation & others

15) Hon. National Green Tribunal (NGT) Joint Committee Report dated 30/06/2021

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With reference to the above subject pertaining to land situated at Gat No 90, Mouje Chikhali, applicant Mr Ishwar Parmar & others through their appointed architect Mr Vikas Achalkar have been granted construction permission as per reference No 1 mentioned above.

This permission has been issued in accordance with Reference No 2 as per Mojni Nakasha (No. 1649/2010 dated 24/03/2011) and in accordance with Reference No 3 as per opinion of Deputy Director Town Planning & Development Department (Letter No. NRV/KV/Chikhali/54/2012 dated 21.05.2015)

However at this time as per reference No 13 and reference No 14 pertaining to complaint application No 50/2020 and application No 56/2020 in the matter of Mr Tanaji Gambhir versus Pimpri Chinchwad Municipal Corporation and others have been filed in the Hon. National Green Tribunal (NGT) (WZ)

Accordingly as per reference No 15 pertaining to NGT Joint Committee Report dated 30/06/2021 for matter no 6 sub point no 4 states that on Gat No 90, Chikhali land as per irrigation nakasha (irrigation department) existence of Nala No 23 has been communicated to us

This being despite Reference No 2 and Reference No 3 in accordance with Mojni Nakasha and in accordance with Hon. Deputy Director Town Planning & Development Department opinion nowhere is there any mention of Nala No. 23. The same has also been confirmed with there being no mention of Nala No 23 in DP plan of Chikhali and Village Nakasha of Chikhali either.

Therefore as per the above in conjunction with reference no 1,4,5,6,7,8,9,10,11,12 construction and building permission has been accordingly issued

Even then as per your department maintained land records and land nakasha kindly issue clarification on Nala No. 23 on Gat No 90, Mouje Chikhali

Kindly inform this department of the above Nala No. 23 at the earliest to enable further proceeding in the above matter

City Engineer

Building Permission Department

Pimpri Chinchwad Municipal Corporation

Pimpri 411018

Encls: 1) Sanctioned DP nakasha copy

2) Mojni copy (reference No 2)

3) Opinion copy (reference No 3)

4) Irrigation Department nakasha

5) Village nakasha

6) NGT Joint Committee report (reference No 15)