

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH AT PUNE
ORIGINAL APPLICATION NO.71 OF 2020 (WZ)**

Sarang Yadwadkar & Ors ...Applicants
Versus
Gokhale Landmarks LLP & Ors ...Respondents

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Manish S. Kelkar
Advocate for the Applicants

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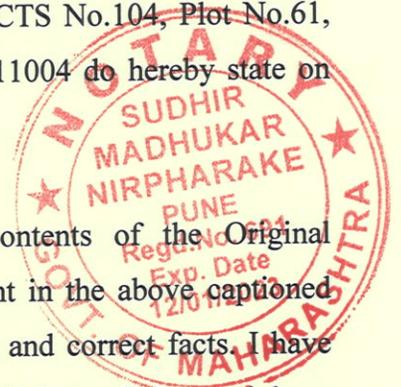
Versus

Gokhale Landmarks LLP & Ors ...Respondents

**AFFIDAVIT-IN-REPLY ON BEHALF OF THE RESPONDENT NO.1 TO THE
ORIGINAL APPLICATION NO.71/2020**

I, Vishal Vasant Gokhale, the authorised signatory of the Respondent No.1 – Gokhale Landmarks LLP having my office at Gokhale House, CTS No.104, Plot No.61, Opp. Income Tax Office, Lane No.14, Prabhat Road, Pune – 411004 do hereby state on solemn affirmation as under:

1. I am filing this Affidavit-in-Reply to oppose the contents of the Original Application preferred and reliefs sought by the Applicant in the above captioned matter and in order to place on record certain important and correct facts. I have perused the documents brought on record by the Original Applicant and have understood the contents of the Original Application and on the basis of the documents and information available in relation to the said issue, I am filing this Affidavit-in-Reply to oppose the grant of any reliefs including interim reliefs to the Applicant as prayed for in the present Original Application. I crave leave to file a further and detailed Affidavit-in-Reply as and when sought necessary.
2. At the outset, I deny each and every averment and allegation made in the present Original Application, which is contrary to and/or inconsistent with what has been stated in the present Affidavit-in-reply and nothing stated in the Original Application shall be construed as an admission for the want of any specific and para-wise denial or non-traverse unless and until the same is specifically admitted hereinafter.
3. I say that the Original Applicant has preferred the present Original Application seeking the following reliefs:

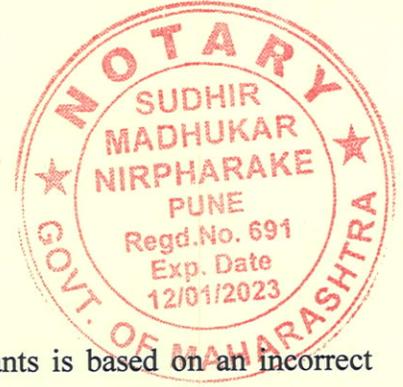


In light of the above stated facts and circumstances, it is most respectfully prayed that this Hon'ble Tribunal may be pleased to pass the following orders:

- a. *Direct Respondents No.1 and 2 pay environmental compensation for the pollution caused due to their actions;*
- b. *Direct environmental compensation to be imposed against officers of Respondent No.3 and 4 for failing to carry out their statutory and constitutional duty for the protection of the environment;*
- c. *Direct a departmental enquiry to identify officers of Respondent Nos.3, 4 and 5 for failing to take timely action to repair the sewer line that led to environmental pollution;*
- d. *Direct Respondent No.5 to impose penalty and initiate criminal action against Respondent No.1 for violation of the Water (Prevention and Control of Pollution) Act, 1974;*
- e. *Direct Respondents to pay cost towards expenses to the Applicants.*

In light of the above facts and submissions, this Hon'ble Tribunal may be pleased to pass any other orders as they may deem fit and proper in facts and circumstances of the case.

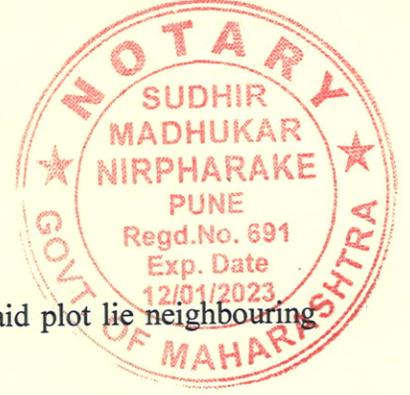
4. I say that the present Original Application (OA) is filed by the Applicants purportedly under Section 14, Section 15 r/w Section 20 of the National Green Tribunal Act, 2010. The Applicants have in effect sought imposition of penalty and environmental compensation on the answering Respondent and also seek initiation of criminal action against the answering Respondent.
5. The said OA is based on an assertion that a drainage/sewerage line on the plot of the answering Respondent was ruptured by the construction work of the answering Respondent and that further thereafter a drainage chamber was also broken by the work of the answering Respondent and due to this there was discharge of raw sewage for almost a year in the river and that the answering Respondent and officers of the PMC are responsible for the environmental pollution and damage.



6. In a nutshell, it is stated that the case of the Applicants is based on an incorrect premise that a drainage/sewerage line and chamber was broken by the answering Respondent and that there was a discharge of raw sewage for approximately one whole year. Also allegations that no repair was carried out by the answering Respondent for considerable amount of time and that the actions of answering Respondent have led to pollution of the river are also totally denied as being incorrect and wrong.

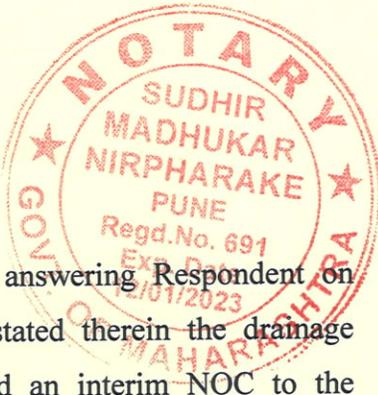
Correct Factual position of the matter:

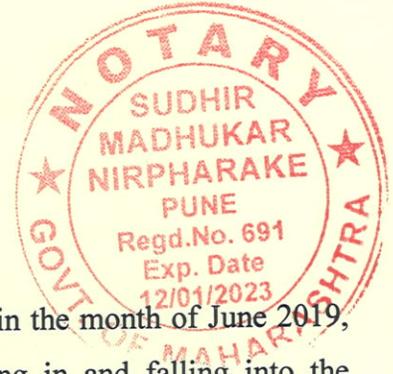
7. Two separate incidences of rupturing of drainage/sewerage line and drainage chamber passing through the plot owned by the answering Respondent have occurred at two different locations and on both instances no construction activity was being carried out on the said portion of plot and thus it is stated that the answering Respondent is not responsible for the same. Also no sewage was generated by any activity of the answering Respondent and yet on both instances in spite of no fault being attributable to the answering Respondent, it has carried out repairs of the drainage line and chamber at its own cost and the said fact has purposely been suppressed by the Applicants in the present OA. The Applicants have purposely not annexed the replies given by the answering respondent to the OA filed by it and thus incorrect picture is being presented before this Hon'ble Tribunal.
8. The correct factual position is as follows-
- The answering Respondent is the owner of Plot No.6A, City Survey No.667, Sr.No.20/2, (hereinafter for the sake of brevity referred to as the "said plot") admeasuring 4490.62 situated at Kothrud, Pune, which it has purchased vide registered sale deed dated 23/1/2019. The answering Respondent craves leave to refer to and rely upon the said sale deed as and when produced.
 - The said plot of land is situated in Kothrud, Pune a popular and busy residential and commercial locality. Towards the northern side of the said plot lies a proposed 20 metre DP road and on the southern side of the said plot flows an open nallah which comes from Kothrud carrying polluted water/drainage/sewerage and goes on to the Mula-Mutha river further



downstream. On the eastern and western side of the said plot lie neighbouring plots of other owners

- c. The said plot was reserved for parking as per the approved Development Control Regulations of 2017 for the City of Pune. As permitted by Pune Municipal Corporation (PMC), the answering Respondent has planned to develop a building on the said plot with ground and 3 floors of basement, to be handed over to the PMC for the purpose of parking of vehicles in accordance with the reservation for the said plot, at the expense of the answering Respondent. In return the answering Respondent has been permitted to develop a 9-storey building thereabove and sell it commercially in accordance with the Development Control Regulations of 2017. The answering Respondent craves leave to refer to and rely upon the said Development Control Regulations of 2017 as and when produced.
- d. In view thereof, the answering Respondent had applied for and obtained approvals for building layout plans from the Building Development Department of PMC on 30/3/2019 bearing No.CC/4121/2019. Hereto annexed and marked as **Exhibit "1"** is a copy of the Commencement Certificate dated 30/3/2019 and bearing No.CC/4121/2019.
- e. As the total area to be developed exceeded 20,000 sq. mtrs, an Environmental Clearance was obtained by the answering Respondent on 9/9/2019 in accordance with the Environment Impact Assessment (EIA) Notification dated 14/9/2006. Hereto annexed and marked as **Exhibit "2"** is a copy of the Environmental Clearance dated 9/9/2019 obtained by the answering Respondent.
- f. The answering Respondent purchased the plot in 2019, however it was not aware of the fact that a drainage/sewerage line passed through southern portion of the said plot adjoining the nallah which flows from beyond the territory of the said plot. It is further stated that, for obtaining an Environmental Clearance, an approval/NOC was sought by the answering Respondent from the Drainage Department of the Respondent No.2 PMC.

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- g. In accordance with the application made by the answering Respondent on 15/5/2019 and on various terms and conditions stated therein the drainage department of the Respondent No.2 PMC granted an interim NOC to the answering Respondent. In the said interim NOC it was clearly stated that a Sewage Treatment Plan (STP) would have to be set up on the said plot (with a capacity of 115 KLD considering the structure sought to be constructed) and it was also stated that a specific permission from the same department would have to be obtained before the proposed drainage line from that STP would be connected to the PMC drainage line in the vicinity. This condition clearly shows that even the Respondent No.2 PMC Drainage Department itself was not aware that there was an old existing drainage line passing through the said plot. Hereto annexed and marked as Exhibit "3" is a copy of the interim No Objection Certificate dated 15/5/2019 for obtaining Environmental Clearance as issued by the Executive Engineer, Drainage Department of the Respondent No.2. Further, even while granting the provisional NOC the Respondent No.2 Corporation had not provided the answering Respondent with any map/drawing depicting the drainage line.
- h. It is stated that as on date, construction of three basement levels and three floors above it is in progress and thus the stage for obtaining permission from Drainage Department of Respondent No.2 PMC for connecting STP and internal drainage/sewerage line of the building of the answering Respondent with the drainage line of Respondent No.2 PMC has not yet arrived.
- i. In accordance with the permissions granted and in order to provide the PMC with parking 3 basement floors and ground floor, the answering Respondent started excavation of basement after leaving side margins of 4.5 meters, along the periphery of the said plot, in accordance with approved plans of PMC in 2019.
- j. It is stated that months from June to September being monsoon season, heavy rains were witnessed in Pune during the period when the said excavation was in progress. It is stated that the nature of sub-surface soil in the said plot contains predominantly black soil which has very less holding/retaining strength/capacity and accordingly due precautions were being taken by the answering Respondent.



First Incident:

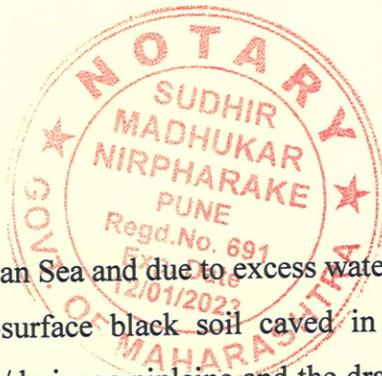
- k. It is stated that during one such heavy rain spell on in the month of June 2019, the black soil along the side margins started caving in and falling into the excavated pit.
- l. On mid-night of 27/6/2019, due to the heavy rains received, the black soil on the side margin of the said plot caved in large proportion and thus due to the pressure imbalance and lack of supporting structure an old PMC drainage/sewerage pipeline got ruptured and large quantity of drainage/sewerage accumulated in the excavated pit. Hereto annexed and marked as **Exhibit "4 (Colly)"** are images of the site of the said rupture. It is important to note that at the said point of time, the excavation activity had ended for the day and thus all machinery was shut/off. Thus it is clear that the rupture of pipeline was not attributable to the answering Respondent or its construction activities.
- m. It is at this point of time that the answering Respondent realised that there was an old and dilapidated drainage line passing through the periphery of the plot on the southern side (within 4.5 ft margin left by the answering Respondent) and that thereafter immediately on 27/6/2019, the answering Respondent wrote a letter to Drainage Department of Warje-Karvenagar Divisional office of the Respondent No.2 to inform that an old drainage/sewerage line had ruptured and that help and assistance from the said authorities would be required. The said information was provided by the answering Respondent on its own volition and which goes on to show the clear intentions on part of the answering Respondent. Hereto annexed and marked as **Exhibit "5"** is a copy of the letter/communication dated 27/6/2019 addressed to the Drainage Department of Warje-Karvenagar Divisional office of the Respondent No.2. The said letter has been suppressed by the Applicants in the OA.
- n. Thereafter the said officers of the Drainage Department and Repairs Department visited the said plot on 28/6/2019. As per oral instructions of officers of PMC, the answering Respondent immediately began the work of repairs from a contractor approved and instructed by the PMC and got the said pipeline which was ruptured repaired from an approved contractor of the Respondent No.2. The

said repairs were carried out at the answering Respondent's own expense. After the said repair the leakage had completely stopped.

- o. The answering Respondent as a matter of abundant precaution, also constructed a Gabion Wall for soil stabilisation below the pipeline where incidence No.1 took place and did gunitting for the entire stretch of the periphery of the excavated pit . Hereto annexed and marked as **Exhibit "6"** are copies of images of the Gabion wall structure and gunitting. Hereto annexed and marked as **Exhibit "7"** is a copy of the expenditure met out for the same
- p. The answering Respondent states that surprisingly inspite of it having completed the work, on 26/8/2019, it received a notice from the PMC stating that broken sewage line had not been repaired. The said notice is annexed as Annexure A-1 to the OA. The answering respondent submits that the PMC instead of taking up responsibility has always been pushing the same on the answering Respondent and hence the said notice was promptly responded to by the answering Respondent stating that they had already repaired the said broken sewage line. The said letter of the answering respondent is marked as Annexure-A-2 to the OA.
- q. It is important to note that answering Respondent had borne the entire expense of the repair inspite of the fact that it had not contributed for the disruption/rupturing of the said drainage/sewerage line.
- r. Thereafter it is stated that as its engineers found it risky and dangerous to let the drainage pipeline pass along the side margin, the answering Respondent through its letter dated 26/8/2019 addressed to the Drainage/Sewerage Department of PMC requested the said authorities to permit answering Respondent to shift the sewage line outside the plot of the answering Respondent, in order to avoid any untoward incidence in the future. Hereto annexed and marked as **Exhibit "8"** is a copy of the letter/communication dated 26/8/2019 addressed by the answering Respondent for shifting the drainage/sewerage line. It is stated that the answering Respondent had also offered to bear the burden of entire expenditure for shifting the said drainage/sewerage pipeline. However, it received no response/approval for the same. The answering Respondent reserves its right to take necessary action against the PMC for the in-action on its part.



- s. It seems from the OA that thereafter there was an internal communication dated 20/9/2019 between the Drainage Department of the PMC and the Building Development Department, PMC which seems to be based on the letter given by a private person claiming political affiliation (Mr. Girish Chavan , Maratha Mahasabha), the present Applicant No.5. It is seen from the record that no such letter/notice was sent by the said Applicant No.5 to the answering respondent and the said letter seems to be misleading on many counts. The said internal communication is dated 20/9/2019 and is annexed as Annexure-A-3 to the OA.
- t. Thereafter only on 18/11/2019 a notice was received by the answering Respondent as regards the breaking of drainage line and some complaint received from Maratha Mahasabha in that context. The same is annexed as Annexure-A-4 to the OA. In response the answering Respondent had by its letter dated 13/12/2019 also informed the authorities of the PMC that the drainage/sewage was functioning properly and that the entire expenses for the repairs were borne by it. It was also stated that photographs of the same were already submitted. The response of the answering respondent has been annexed to the OA as Annexure A-5.
- u. **Second Incident:**
- v. Although the second incident is a distinct incident, the OA is silent on the same and suppresses the fact that the answering respondent's proposal and application seeking shifting of the sewage line outside its plot has been ignored by the PMC on the one hand and on the other hand it is being made a scapegoat of the old sewage line about which the PMC itself had no idea. The same can be seen from the interim no-objection also sought by the answering Respondent. The Applicants are mischievously trying to connect the two incidents together which is totally incorrect and should be deprecated.
- w. That Around the month of March 2020 , Covid-19 pandemic affected the entire world and India in particular and thus a lockdown was declared in India since around 25/3/2020 and due to which entire construction activity was banned. The site at Kothrud was no exception and that all construction activities for constructing the basement were shut since around 22/3/2020. Infact the labourers being migrants had since then left for their respective home towns. During the early phases of lockdown the city of Pune again witnessed heavy



spells of rain due to the cyclones in the Arabian Sea and due to excess waterflow on one such night of 27/4/2020, the sub-surface black soil caved in huge quantity and led to destruction of the sewage/drainage pipeline and the drainage chamber were damaged and sewage started flowing in the excavation pit. It is stated that the ruptured pipeline was close to the surface of the ground and the black soil below it had washed away and thus a huge pit of several feet was caused due to the same. It is important to note that the second incident occurred at a different adjoining location to the first incident. Further, the second incident happened inspite of there being no vibrations of any operational machinery and which only re-inforces the fact that the drainage/sewerage line and chamber was in a bad shape and dilapidated and could not handle the internal flow pressure. Hereto annexed and marked as **Exhibit "9 (Colly)"** are copies of the map layout and images which depict that both the incidences happened at different locations.

- x. Immediately the answering Respondent informed the concerned PMC authorities on 27/4/2020 about the same and on its request the officers also immediately conducted a site visit. After the site visit a notice was issued by the PMC to the answering Respondent directing it to get the repairs done and to submit a report to the PMC. The same has been annexed to the OA as Annexure A-6. That thereafter the answering Respondent realised that the entire pipeline was old would have to be changed and the chamber would have to be repaired . However in order to do the same it was first necessary to erect a strong supporting structure below the sewage/drainage pipeline. As no construction activity was permitted during the said lockdown period, the answering Respondent sought permission on 29/4/2020 from the PMC, to ferry workmen on a special basis and also permission for carrying out the repair work.
- y. Accordingly the answering Respondent received a permission on 30/4/2020, from the Deputy Engineer, Building Development Department of the Respondent No.2 to carry out the repair work and immediately thereafter the repair work began in accordance with the guideline norms laid down by the Central Government and the State Government. Hereto annexed and marked as **Exhibit "10"** is a copy of the permission dated 30/4/2020 received from the Deputy Engineer, Building Development Department of the Respondent No.2.

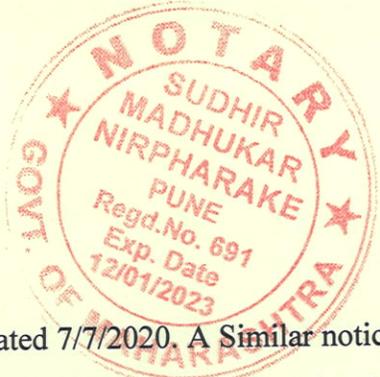
These important facts have been selectively suppressed by the Applicants in the OA.

z. Even during the repairs the answering Respondent faced several difficulties as there was no adequate manpower as several skilled labour had left for their home town by such time. The soil was continuing to wash away and due to the flow of sewage/drainage through the ruptured pipeline was also causing serious health risk and hazard to the labourers inspite of best precautionary measures being put in place. It was also informed that in view of the Covid-19 restrictions and considering the nature of work involved, the said repair work would require some time in order to complete the said repairs. The ruptured pipeline and chamber had filled the entire excavated pit of the answering Respondent and could have resulted in huge health hazard to the residents in the vicinity and thus the officers of the PMC orally informed the answering Respondent to open the chamber lying in the nallah in order to avoid causing any health hazard to the residents of the vicinity so that the sewage water could flow in the nallah. It is important to note that even otherwise the nallah carries polluted water from Kothrud area upstream and thus the aspect that the opening of chamber led to polluting the river is denied as being wholly incorrect and wrong. Hereto annexed and marked as **Exhibit "11 (Colly)"** are images of the nallah which are taken when sewerage from ruptured pipeline was not flowing into it. The answering Respondent has also independently sent water samples from nallah for carrying out quality tests.

aa. The answering Respondent thereafter obtained opinion from experts in the field of construction and it was told that RCC pardi/lift-wall/reinforced structure / retention wall would have to be built. That it appears that inspite of the best efforts of the answering Respondent an internal communication was addressed by the Drainage Department, PMC to the Building Department, PMC on 1/7/2020 asking it to take action against the answering Respondent. The said communication is annexed as Annexure-A-7 to the OA. The answering respondent states that the Drainage Department has conveniently forgotten that it had not even mentioned about the existence of such a drainage line on its plot to the answering respondent. In this situation a notice under Section 52 (A) and Section 53 (1) A of the MRTP Act was issued by the Building Department,

PMC to the answering respondent on 6/7/2020. The same is annexed as Annexure-A-9 to the OA.

- bb. The answering respondent submits that it has immediately responded to the said notice by placing on record true and correct facts in relation to the damage caused to the said chamber. The answering respondent states that in the said reply it stated that around half of the work was already completed and that due to shortage of labour the work was taking some time due to COVID-19 pandemic situation and also informed the PMC that it would take around two or two and half more months to complete the said work. Hereto annexed and marked as **Exhibit "12"** is a copy of the reply given by the answering respondent dated 8/7/2020.
- cc. The answering respondent states that based on advice of expert an RCC pardi/lift wall/reinforced strong structure like a retention wall, which is highly expensive was constructed below the pipeline and upto several feet to give a strong supporting structure to the pipeline after obtaining permission for the same. The answering respondent has spent huge amounts and resulting to approximately Rs.50,00,000/- so far in order to complete the said RCC pardi structure. Hereto annexed and marked as **Exhibit "13"** are the expenses met by the answering Respondent and Hereto annexed and marked as **Exhibit "14 (Colly)"** are images of the RCC/pardi structure erected by the answering Respondent.
- dd. While the repair work was in progress, due to the fluctuating pressure in the drainage/sewage line another chamber which was just outside the portion of land owned by Gokhale Landmarks LLP and passing along the nallah adjoining it, got damaged further and the sewage started flowing through the nallah. Immediately even the said the sewage chamber was repaired by Gokhale Landmarks LLP at its own cost. Hereto annexed and marked as **Exhibit "15"** is an image of the repaired chamber situated in the nallah.
- ee. It seems that around this time, i.e July 2020, a communication was sent to the Drainage Department, PMC by the Irrigation Department, stating that the nallah in Kothrud was pulling the river and therefore had asked the Drainage Department, PMC to stop the flow of the raw sewage in the nallah. The said



notice is annexed as Annexure-A-10 to the OA dated 7/7/2020. A Similar notice dated 13/7/2020 was also marked to the Drainage Department, PMC by the Khadakwasla Canal SDO stating that action at the end of the Drainage Department was required. The said notice is annexed at Annexure A-11 of the OA dated 13/7/2020.

ff. The answering respondent states that instead of the taking any action to stop the flow of the sewage in the nallah and inspite of being fully aware of the fact that the answering Respondent was repairing the chamber at its own cost, no action from the end of Drainage Department, to stop the flow of sewage into the nallah was taken. Shockingly the answering Respondent states that it received a notice dated 28/7/2020 from the Drainage Department threatening action against the answering Respondent. False and baseless allegations are made in the said notice, inspite of being well aware that there was no fault of the answering Respondent in the said episode. Infact the answering Respondent was being made a scape-goat. The said notice is dated 28/7/2020 and is annexed at Annexure A-12 to the OA.

gg. The answering respondent states that it has by its communication and response dated 19/8/2020 informed to the Drainage Department that it has already repaired the entire structure. For the purpose of the said repair work, till date substantial amount has been spent on repair and maintenance and as has been stated herein above. The said repair and maintenance work was completed and thereafter even the same was informed to the officers of PMC by a letter/communication dated 19/8/2020. Hereto annexed and marked as **Exhibit "16"** is a copy of letter/communication dated 19/8/2020 of the asnwering Respondent.

hh. The answering Respondent states that it is a highly reputed entity in the City of Pune, which is involved in eco-friendly development activities since the past several years and has always adhered to all norms, rules and regulations and has also won various awards from social organisations for the same.

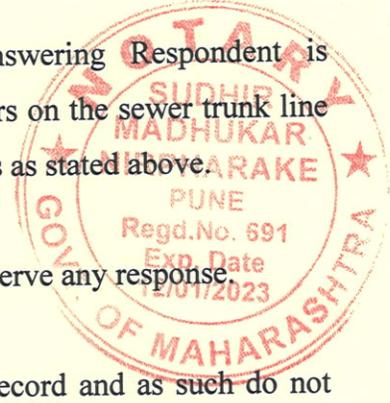
ii. The answering Respondent has gone out of the way to complete the said repairs and that there has been no fault attributable to it and neither was the pipe ruptured due to its construction acitivity and neither was the draianeg/sewerage

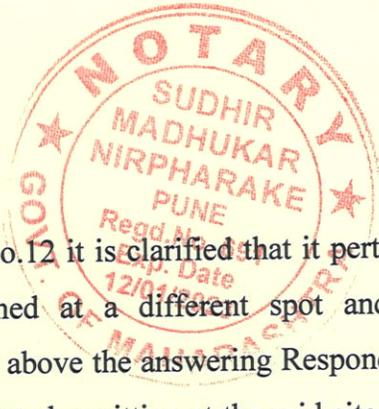
generated at its site. As is evident during both the incidences the construction activities were off and thus the blame for the same was not attributable to it. It is further important to note that the answering Respondent has been in ownership of the plot since couple of years and were not aware of the said drainage line. Infact even the vendor/previous owner for the said plot was not aware of the said drainage/sewage line and thus it is clear that the drainage/sewage line had worn-off due to wear and tear and had been totally ignored and neglected by the PMC.

jj. Thereafter the Applicants have preferred the above captioned Original Application and the Hon'ble NGT by its order dated 16/10/2020 had constituted a Committee comprising of representatives of the Respondent No.2 PMC and Respondent No.4 MPCB. The said authorities have conducted a site visit on 5/11/2020 and have also collected samples from the nallah for conducting independent test. All of the above stated turn of events have been narrated to them. However, the answering Respondent has not received any copy of a report from them.

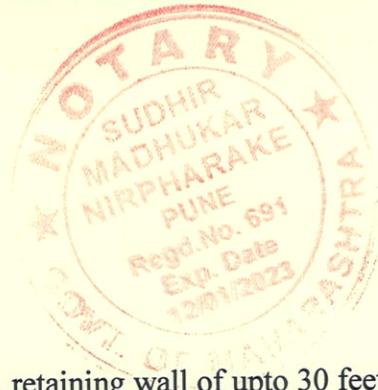
9. I will now deal with the contents of the Original Application in a paragraph wise manner:

- a. The contents of paragraph No.I and II do not deserve any response.
- b. The contents of paragraph No.III are denies as being wholly incorrect and wrong. The contention that the answering Respondent released untreated raw sewage by breaking a sewer line is denied as being wholly incorrect and wrong. The further contention that the answering Repsondent knowingly allowed and caused and permitted the release of polluting matter from the sewer line into the Mutha river is also denied as being wholly incorrect and wrong. As stated above infact the answering Respondent has repaired the said drainage/sewerage lines inspite of it's construction activities not have resulted in the said damage.
- c. The contents of paragraph No.1 do not deserve any response.

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- d. The contents of paragraph No.2 that the answering Respondent is responsible for breakage of the inspection chambers on the sewer trunk line are denied as being incorrect and wrong for reasons as stated above.
- e. The contents of paragraph No.3, 4 and 5 do not deserve any response.
- f. The contents of paragraph No.6 are a matter of record and as such do not deserve any response.
- g. With reference to contents of paragraph No.7, it is stated that the Applicant has not brought on record the previous communication dated 27/6/2019 which brings on record the correct turn of events. The contention that the answering Respondent had broken the chamber of the drainage line opposite Paschimanagari society is also denied. All other allegations are also denied.
- h. The contents of paragraph No.8 establishes the fact that the repair work was completed by 26/8/2019 and thus also establish the fact that the contentions of letter dated 26/8/2019 of the Respondent No.2 was wholly factually incorrect.
- i. The contents of paragraph No.9 are denied as being incorrect and wrong. The images of repairs carried out by the answering Respondent clearly indicate that the repairs were complete. In any case during the first incident no drainage/sewerage was flowing into the nallah and hence the contention that raw sewage was directly flowing into the nallah is denied as being wholly incorrect and wrong. The answering Respondent was never served with a copy of the said letter and thus never had an opportunity of controverting the said internal communications of the Respondent No.2 and in any case the said allegations are denied.
- j. The With reference to contents of paragraphs No.10 and 11 it is stated that the letter/communication dated 13/12/2019 of the answering Respondent clearly clarifies all the aspects and brings on record the true and correct turn of events and the same have already been clarified in the facts stated hereinabove. The contention that the answering Respondent misled the Respondent No.2 is denied as being wholly incorrect and wrong and the Applicants are put to strict proof thereof.

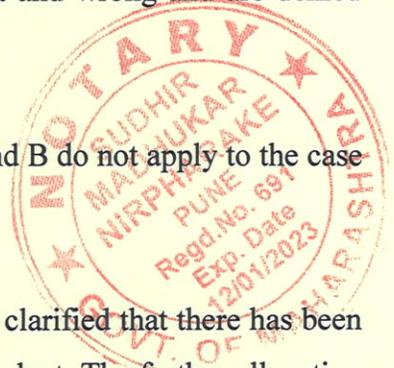


- k. With reference to contents of paragraph No.12 it is clarified that it pertains to the second event and which happened at a different spot and is uncorrelated to the first incident. As stated above the answering Respondent had already built a Gabion wall and completed gunitting at the said site and inspite of the same the second incident took place. As is also clarified hereinabove neither the first nor the second incident occurred due to the construction activity of the answering Respodent. The retaining wall was directed to be built as the second incident had resulted in a huge pit of atleast 30 + feet below the drainage/sewerage pipe as the black soil had caved in. The Applicant is consciously and mischiveously mixing the un-corelated 2 incidents with a malafide intent and thus the reliefs sought qua the answering Respodent must be rejected on this ground alone.
- l. With reference to contents of paragraph No.13, the answering Respondent states that it has never received the said letter communication and the contentions of the said letter contrary to the factual narration hereinabove is denied as being wholly incorrect and wrong.
- m. The contents of paragraph No.14 are misleading and create a false picture and all averments contrary to the factual narration given herein above are denied as being incorrect and wrong.
- n. The contents of paragraph No.15 are a matter of record and do not deserve any response.
- o. With reference to contents of paragraph No.16 and 17, the answering Respondent states that it has never received the said letter communication and thus never received an opportunity to controvert the said document. In any case the contentions of the said letter contrary to the factual narration hereinabove is denied as being wholly incorrect and wrong.
- p. With reference to contents of paragraph No.18 it is stated that the reasons for longer time to complete the construction of the retaining wall and RCC pardi have been stated above. The State was under lockdown since around 22/3/2020 and there were heavy restrictions on all activities and manpower was also not available in sufficient quantity and permits were needed even



for ferrying workers and contractors. Also, retaining wall of upto 30 feet had to be built while the excavated pit was flooded with sewerage/drainage and posed risk to the lives of even the workers at the site. In any case the said letter was responded to and have been clarified hereinabove.

- q. The contents of paragraph No.19 and 20 are denied as being incorrect and wrong. A copy of the letter dated 14/8/2020 was never served on the answering Respondent and thus the allegations could not be controverted by it. The allegation that the sewer line was not repaired are wholly incorrect and wrong and are made with malicious intent and such false and frivolous narrations only ought to be deprecated and the Original Application ought to be dismissed with heavy costs.
- r. The contention in paragraph No.21 that the Respondent No.2 finally repaired the broked drainage line and chamber after several months of untreated sewage being released into the Mutha river is denies as being wholly incorrect and wrong. The bills and expenses incurred are self explanatory and go on to show the malafide intentions of the Applicant in making such false submissions on oath. Thus there was no ground for initiating any action against the answering Respondent.
- s. The contents of Ground No.A and B do not apply to the case at hand and thus do not deserve any response.
- t. The Contents of Ground C are wholly incorrect and wrong and are denied and have been sufficiently clarified hereinabove.
- u. The contents of Ground No.D, E, F, G, H, I, J and B do not apply to the case at hand and thus do not deserve any response.
- v. With reference to contents of Ground No.K it is clarified that there has been no violation on the part of the answering Respondent. The further allegation that damage to environment is continuing is also denied. Infact the answering Respondent has gone out of the way to spend for the said repairs even when its construction activities have not resulted in the said incidents.





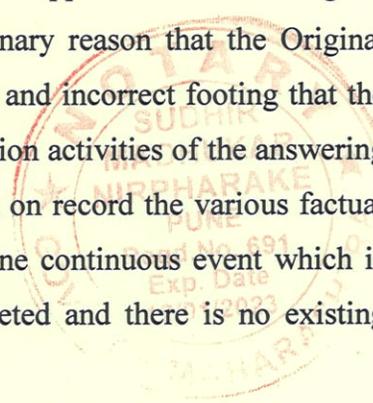
w. The contention of Ground No.L is denied. In the case of M/s Goel Ganga Developers India Pvt Ltd Vs the Union of India reported in (2018) 18 SCC 257 the project proponent had constructed in excess of permitted area and violated conditions of Environmental Clearance. In the case at hand there is no such violation and again establishes the fact that the mala fide intentions of the Applicants.

x. The contents of Ground M do not apply to the case at hand and thus only ought to be denied. The said citation does not relate to the case at hand and thus only ought to be rejected.

y. The contents of the pleadings on limitation do not deserve any response however it is clarified that there was no illegal breakage of sewer line and drainage chamber by the answering Respondent.

10. The answering Respondent states that thus from all of the above submissions it is evident that the answering Respondent has in fact gone out of its way to repair the said drainage/sewerage lines even when it was not responsible for the said incidents. Further, the answering Respondent had also sought permission as far back as on 26/8/2019 for shifting of the drainage/sewerage lines and has acted at the earliest instance and spent huge amounts on carrying out the said repairs. The answering Respondent has also replied to the communications/letters/notices received by it and is in no way responsible for any of the incidents. In fact due to the active efforts of the answering Respondent the residents in the neighbourhood have been saved from serious health hazards which would have otherwise resulted had the answering Respondent not carried out repairs on a rapid footing.

11. Thus it is submitted that the reliefs sought by the Applicants in the Original Application ought not to be granted for the preliminary reason that the Original Application has been filed on a misconceived notion and incorrect footing that the drainage/sewerage lines were ruptured due to construction activities of the answering Respondent. Further the Applicants have not brought on record the various factual aspects and has also tried to portray the events as one continuous event which is wholly incorrect. I say that the repairs were completed and there is no existing leakage happening on the said plot.



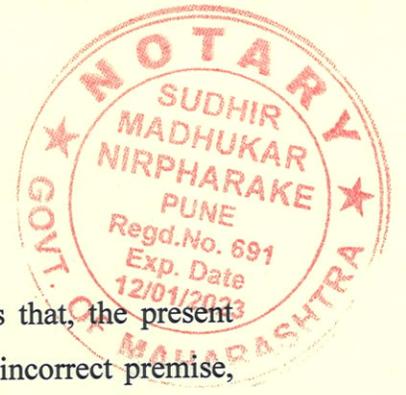
12. In view of all of the above, the answering Respondent states that, the present Original Application being devoid of merits and based on an incorrect premise, ought to be dismissed. The answering Respondent craves leave to file a further detailed Affidavit-in-Reply as and when found necessary.

Pune

Date: 9th January 2021

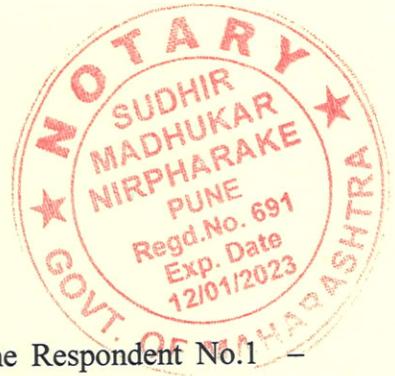


Manish S. Kelkar
Advocate for the Respondent No.1





VERIFICATION



I, Vishal Vasant Gokhale the authorised signatory of the Respondent No.1 – Gokhale Landmarks LLP having my office at Gokhale House, CTS No.104, Plot No.61, Opp. Income Tax Office, Lane No.14, Prabhat Road, Pune – 411004 do hereby state on solemn affirmation that what is stated in this Affidavit-in-Reply in paragraphs Nos. 1 to 6, 8 to 9, ¹² are true to my own knowledge and paragraphs No. 7, 10, 11 are my legal submissions which are true and correct to my own knowledge and which I believe to be true.

Solemnly affirmed at Pune
Dated this 9th January 2021

)
)

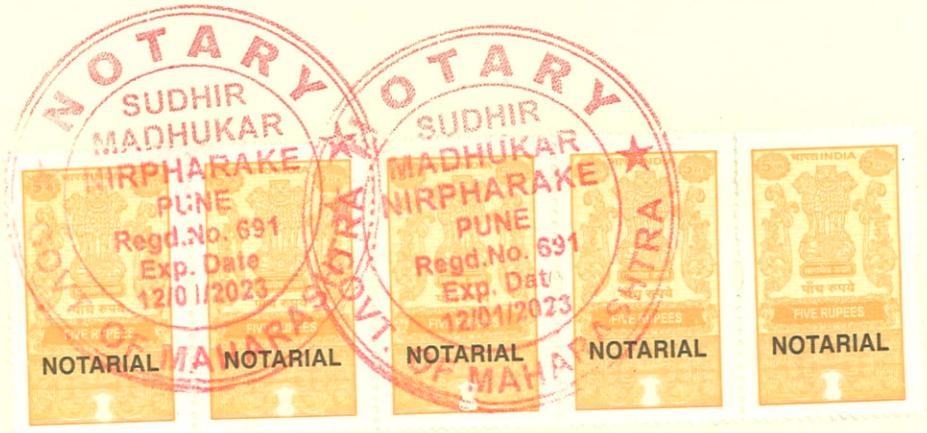
DEPONENT

Before me
Interpreted, explained &
Identified by me

Advocate

BEFORE ME

S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE



Noted and Registered
at Sr. No. 69/2021
Date: 12 JAN 2021

Exhibit "1"



पुणे महानगरपालिका

(वापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे
संमतीपत्र देण्यात येत आहे.)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेन्ट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे शासकीय महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यातील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम २५३ व २५४ तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : KTN/0040/18

Proposal Type : Commercial

Case Type : New

Project Type : Layout of Building



क्रमांक : CC/4121/18

दिनांक : 30/03/2019

श्री / श्रीमती M S GOKHALE LANDMARK LLP PARTNER VISHAL GOKHALE व्दारा आर्किटेक्ट / ला. स. श्री SIDDHARTH S HARISCHANDRAKAR यांचे राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेठ KOTHRUD-NORTH घरांक सर्वे न 20/2 सी. स. न. 667 हिस्सा नं _____ फायनल प्लॉट क्र _____ प्लॉट क्र A8 सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 04/08/2018 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

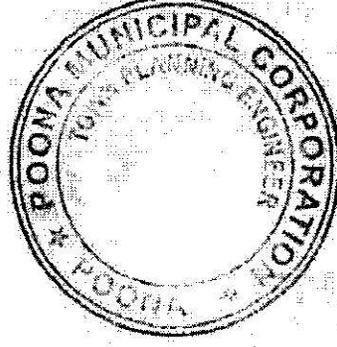
- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षांची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राचा अविभाज्य भाग समजणेत येईल.)
- सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
 - जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटीचा भंग समजण्यात येईल.
 - सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/ झाले असल्यास, पुणे म.न.पा.ने घातलेल्या निबंधाचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
 - अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
 - अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लागत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहिल.

७. काम सुरुकरणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

८. अकृषिक शाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानसाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन ॲक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसरून केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सधरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल.

वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.



R. Ahirao

Kirayn R Ahirao

Ramdas Debes-Power

इमारत निरीक्षक

बांधकाम विकास विभाग

पुणे म न पा

J. K. Narain
20/3/19

J. K. Narain

DDP (Dy)-kale

उप अभियंता

बांधकाम विकास विभाग

पुणे म न पा

S. Yeolekar

Sureshwar Yeolekar

कार्यकारी अभियंता

बांधकाम विकास विभाग

पुणे म न पा

(Translation from Marathi to English)

Construction Development Department,
Pune Municipal Corporation
Shivajinagar, Pune 411005.

PUNE MUNICIPAL CORPORATION,

(To do further correspondence by mentioning
following Numbers and date)

(The said consent letter is issued to the applicant
without considering reference of Legal Ownership
Rights of premises or building)

COMMENCEMENT CERTIFICATE FOR STARTING OF
CONSTRUCTION

The said Commencement Certificate for
starting construction and consent letter of
construction is issued as per the provisions of the
sections 44/ 45/ 58/ 69 of the Maharashtra Town
Planning Act, 1966 and under section 153 and 254

of the Maharashtra Municipal Corporation Act
subject to the following terms and conditions.

Date of Case : KTN/0040/18 No. CC/4121/18

Proposal Type : Commercial Date 30.03.2019

Case Type : New

Project Type : Layout of building

Shri./Smt. M.S. GOKHALE LANDMARK LLP
PARTNER VISHAL GOKHALE through Architect / L.S.
Shri. SIDDHARTH S. HARISCHANDRAKAR residing
at Pune, Peth, have submitted a proposal to the
Municipal Corporation on 04.08.2018 for the
purpose of carrying out development at House S.
No. 20/2 C. S. No. 667, Hissa No. _____ Final Plot
No. _____ Plot No. A 6 Society at Kothrud - North
in the jurisdiction of Pune Municipal Corporation
under sections 44/45/58/69 of Maharashtra Town
Planning Act, 1966 and under section 253 and 254
of the Mumbai Regional Municipal Corporation Act,
1949.

TERMS AND CONDITIONS

- 1 The showed difference / road limit line areas shown in the said proposal is a part of public road in future as per the guidelines of Pune MMC.
2. Use of new building or extra / repaired building or permission for the same or possession shall not be occupied or allowed to be occupied or permitted to be used by any person without obtaining Occupation Certificate from the Pune MMC.
- 3 The said consent letter / permission of development shall remain valid for a period of one year commencing from the date of consent letter (if not starting the work). (The enclosed plan is an undivided part of the said consent letter.)

4. It is necessary to renew the said consent letter every year after expiring the period. The said renewal will be done only three times continuously. If not done so, then the consent should be obtained by applying new application under section 44 of the Maharashtra Regional and Town Planning Act, 1966. The validity of the consent letter will be as per section 48 of MRTP Act.
5. The said consent letter will be liable for cancellation if the following terms and conditions are breached.
 - A If the developed construction at the premises is not as per the approval plan / approved use or illegal construction / illegal use at the said premises is being carried out then in that event the same will be considered as violation of terms and condition.

- B. If there is a breach of terms and conditions mentioned in the reference in the said construction proposal and if there is a breach of regulations of Pune MMC then in that event it will be considered as violation of terms and conditions.
- C. If found that the applicant has obtained the said permission by doing illegal acts and misguiding Pune MMC then in that event it will be considered as violation of terms and conditions. It will be considered as the said permission was obtained by misguiding under section 258 of the Maharashtra Municipal Corporation Act and Rules No. 6, 10 of Development Control Regulations.
- D. Applicant and or any person himself or themselves if filing a suit in respect of ownership rights and by violating a provisions of Sections 42 and 45 of the Maharashtra

Regional and Town Planning Act, 1966 and if found the same for land development or construction then the said permission was obtained by misguiding the authority and this will be considered.

6. The terms and conditions and instructions mentioned in the said consent letter / mentioned in the adjacent columns are not only binding upon the applicant but also upon all the legal heirs, power of attorney holders, managers, administrators, executors, representatives etc. and each and every person who will prove the ownership rights of the applicant in future.
7. N.A. Order will be issued prior to commencing the construction work.
8. N.A. Order, U.L.C. Order, Terms and conditions in the Order of the Maharashtra Pollution Control Board, Industrial Directorate, Labour

Life Insurance Commissioner will be final and binding upon all.

The Pune MMC has a right vested for canceling the said consent letter if Pune MMC found that there is a breach of Rules and sub rules of the Municipal Corporation Act, Maharashtra Regional and Town Planning Act, 1966 while doing construction as per the above referred consent letter.

If any doubt in respect of the above referred consent letter then to inform the same to the Municipal Corporation prior to commencing the construction work and to obtain the explanation for the same.

Sd/-
Building Inspector,
Construction Development Department
Pune MMC

Sd/-
Dy. Engineer,
Construction Development Department
Pune MMC

Sd/-
Executive Engineer
Construction Development Department
Pune MMC

Exhibit "2"

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: September 9, 2019

To,
Mr. Vishal Vasant Gokhale
at S. No. 20/2, Plot No. A6, CTS. No. 667, Kothrud Pune

Subject: Environment Clearance for Proposed Commercial Project

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 88th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 172nd meetings.

2. It is noted that the proposal is considered by SEIAA-II under screening category 3(a) as per EIA Notification 2006.

Brief Information of the project submitted by you is as below

1.Name of Project	'Gokhale Business Bay' by M/s. Gokhale Landmarks LLP
2.Type of Institution	Private
3.Name of Project Proponent	Mr. Vishal Vasant Gokhale
4.Name of Consultant	Mr. Rajesh Srivastava - Pollution & Ecology Control Services (RECS)
5.Type of project	Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	New Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	NA
8.Location of the project	S. No. 20/2, Plot No. A6, CTS. No/667, Kothrud Pune
9.Taluka	Haveli
10.Village	Kothrud
Correspondence Name	Mr. Vishal Vasant Gokhale
Room Number:	Room No. 01
Floor:	NA
Building Name:	Gokhale House
Road/Street Name:	Prabhat Road, Lane No. 14
Locality:	Opp. Income Tax Office
City:	Pune
11.Whether in Corporation / Municipal / other area	Corporation Area
12.IOD/IOA/Concession/Plan Approval Number	Pune Municipal Corporation IOD/IOA/Concession/Plan Approval Number: CC/4121/18 Approved Built-up Area: 30917.17
13.Note on the initiated work (If applicable)	NA
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	4490.62
16.Deductions	35.29
17.Net Plot area	4455.33

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18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 11135.72
	Non FSI area (sq. m.): 19781.45
	Total BUA area (sq. m.): 30917.17
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 11135.72
	Approved Non FSI area (sq. m.): 19781.45
	Date of Approval: 30-03-2019
19.Total ground coverage (m2)	1719.39
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	39 %
21.Estimated cost of the project	1450000000



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22. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23. Total Water Requirement				
Dry season:	Source of water	Pune Municipal Corporation		
	Fresh water (CMD):	56.85		
	Recycled water - Flushing (CMD):	62.65		
	Recycled water - Gardening (CMD):	3.0		
	Swimming pool make up (Cum):	0.0		
	Total Water Requirement (CMD):	122.5		
	Fire fighting - Underground water tank(CMD):	150.0		
	Fire fighting Overhead water tank(CMD):	20.0		
	Excess treated water	44.6		
	Wet season:	Source of water	Pune Municipal Corporation	
Fresh water (CMD):		56.85		
Recycled water - Flushing (CMD):		62.65		
Recycled water - Gardening (CMD):		0.0		
Swimming pool make up (Cum):		0.0		
Total Water Requirement (CMD):		119.5		
Fire fighting - Underground water tank(CMD):		150.0		
Fire fighting - Overhead water tank(CMD):		20.0		
Excess treated water	47.6			
Details of Swimming pool (If any)	N/A			

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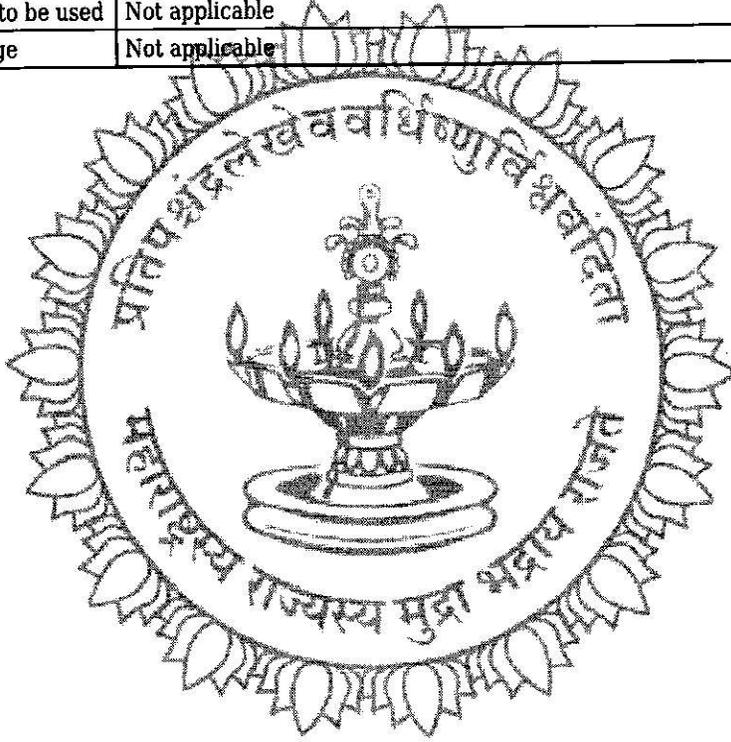
24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:			6M BGL					
	Size and no of RWH tank(s) and Quantity:			NA					
	Location of the RWH tank(s):			NA					
	Quantity of recharge pits:			3 Nos					
	Size of recharge pits :			1.3m dia x 2.5m depth					
	Budgetary allocation (Capital cost):			Rs. 5.40 Lacs					
	Budgetary allocation (O & M cost):			Rs. 0.16 Lacs/Annum					
	Details of UGT tanks if any:			UGT Capacity- 198.74 Cum Fire UGT Capacity- 150 Cum Total UGT Capacity- 348.74 Cum					
26.Storm water drainage	Natural water drainage pattern:			East to West					
	Quantity of storm water:			3.68 Cum/Mim					
	Size of SWD:			450 mm					
27.Sewage and Waste water	Sewage generation in KLD:			110.25					
	STP technology:			MBBR					
	Capacity of STP (CMD):			115 KLD					
	Location & area of the STP:			Shown On Plan					
	Budgetary allocation (Capital cost):			Rs. 34.50 Lacs					
	Budgetary allocation (O & M cost):			Rs. 6.80 Lacs/Annum					

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	4 Kg/Day
	Disposal of the construction waste debris:	Handed over to Authorized Agency
Waste generation in the operation Phase:	Dry waste:	250.6 Kg/Day
	Wet waste:	125.3 Kg/Day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	10 Kg/Day
	Others if any:	E- Waste,2506,Kg/Year
Mode of Disposal of waste:	Dry waste:	Shall be handled over to Authorized Agency
	Wet waste:	In-Situ Composting
	Hazardous waste:	If Generated, shall be handed over to Authorized Agency
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	In-Situ Composting
	Others if any:	Handed over to Authorized Agency
Area requirement:	Location(s):	Shown on Plan
	Area for the storage of waste & other material:	39 Sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs- 3.75 Lacs
	O & M cost:	Rs- 0.5 Lacs/Annum

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29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
Source of Fuel		Not applicable					
Mode of Transportation of fuel to site		Not applicable					
33.Energy							
Power requirement:	Source of power supply:	MSEDCL					
	During Construction Phase: (Demand Load)	75 KW					
	DG set as Power back-up during construction phase	30 KVA					
	During Operation phase (Connected load):	1670 KW					
	During Operation phase (Demand load):	1119 KW					
	Transformer:	630 KVA- 2 Nos					
	DG set as Power back-up during operation phase:	500 KVA- 3 Nos					
	Fuel used:	HSD					
Details of high tension line passing through the plot if any:		NA					
34.Energy saving by non-conventional method:							
Solar PV Transformer Saving Street Light With Timer LED in Parking LED in Common Areas							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures				Saving %		
1	Transformer Saving, Street light with timer, LED in Parking, LED in Common Areas, Solar PV				6%		
37.Details of pollution control Systems							
Source	Existing pollution control system			Proposed to be installed			
Not applicable	Not applicable			Not applicable			

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Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 13.0 Lacs					
	O & M cost:	Rs. 2.0 Lacs/Annum					
38.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):							
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)				
1	Water for Construction & Labour	Water Requirement	1.5				
2	Site Sanitation & Safety	Health & Safety	1.2				
3	Environmental Monitoring	Pollution	1.8				
4	Disinfection	Health & Safety	1.0				
5	Health Check-up	Health & Safety	1.0				
b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	Rain Water Harvesting	RWH Pits	5.4	0.16			
2	Sewage Treatment Plant	Waste Water Management	34.5	6.8			
3	Organic Waste Composter	Solid Waste Management	3.75	0.5			
4	Tree Plantation	Landscape Development	0.75	0.25			
5	Energy Saving	Energy Conservation	13.0	2.0			
6	Environmental Monitoring	Pollution Control	0.00	1.8			
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							

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

3. The proposal has been considered by SEIAA in its 172nd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to submit CFO NOC.
II	PP to submit undertaking regarding provision of RC area as per DC rules
III	PP to submit CER plan to Municipal Commissioner/District Collector and submit the acknowledgement to Member Secretary, SEIAA.
IV	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22/34/2018-IA.III dt.04.01.2019.
V	SEIAA decided to grant EC for FSI: 11135.72 m ² , Non-FSI: 19781.45 m ² and Total BUA: 30917.17 m ² (IOD no-CC/4121/18)

General Conditions:

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

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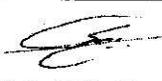
XXIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XXIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species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

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

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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

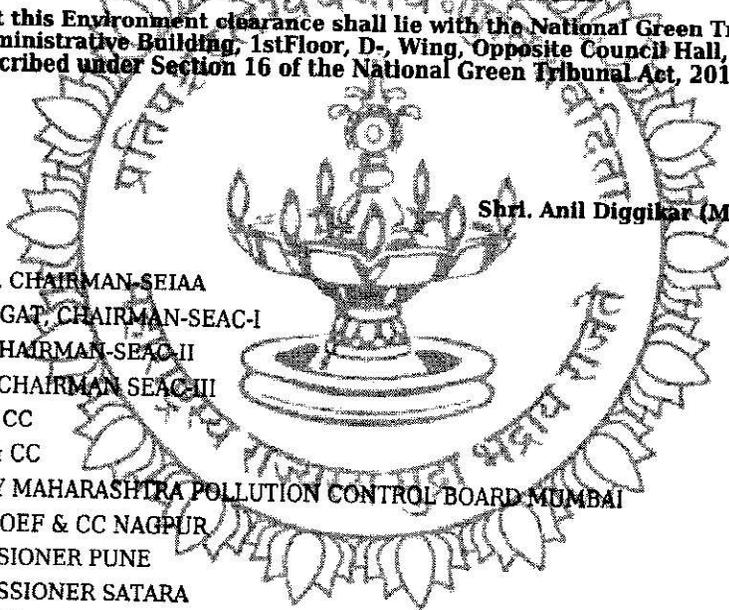
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

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

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Exhibit "3"

कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका
जावक क्र.: - १८८
दिनांक :- १५/५/१९

प्रति,
मे. गोखले कन्स्ट्रक्शन,
गोखले हाऊस, प्लॉट नं. ६१,
प्रभात रोड, लेन नं. १४,
पुणे - ४११ ००४

यांजकडेस...

विषय : पुणे पेठ कोथरुड प्लॉट नं. ६६, सिटी स.नं.६६७, स.नं.२०/२, या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेबाबत.

संदर्भ : आपले पत्र आ.क्र. ८६ दि. ३०/०४/२०१९

महाशय,

आपण आपले बांधकामाचे नकाशे व अर्ज दाखल केल्यावरून कळविण्यात येते की, आपण पुणे पेठ कोथरुड प्लॉट नं. ६६, सिटी स.नं.६६७, स.नं.२०/२, या मिळकतीसाठी ड्रेनेज डेव्हलपमेंट चार्जेस महानगरपालिका नियमानुसार ठरविणेत येतील त्याप्रमाणे भरणेचे मान्य केले आहे. तसेच सदर प्रस्तावात खालील बाबी प्रस्तावीत केलेल्या आहेत. (१११३५.७२ चौ.मी. बांधकाम क्षेत्रासाठी)

- | | | | |
|----|--|---|---|
| १ | * मिळकतीचे क्षेत्रफळ | - | ४४९०.६२ चौ.मी. |
| २ | बिलटप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय) | - | १११३५.७२ चौ.मी. + १६१०४.९५ चौ.मी. = २७२४०.६७ चौ.मी. |
| ३ | इमारतीची संख्या आणि उंची | - | इमारती १
(उंची - ४३.७५ मी.) |
| ४ | निवासी सदनिका संख्या | - | - |
| ५ | व्यापारी गाळे | - | ७५ गाळे |
| ६ | मान्य नकाशा प्रत | - | आहे. |
| ७ | जा.क्र. CC/४१२१/१८ दि. ३०/०३/२०१९ | - | आहे. |
| ८ | आवश्यक पाणी पुरवठा | - | १२२.५० KLD |
| ९ | तयार होणारे मैलापाणी | - | ११०.२५ KLD |
| १० | सिवरेज टिटमेंट प्लॅटची आवश्यक क्षमता | - | ११०.२५ KLD |
| ११ | सिवरेज टिटमेंट प्लॅटची प्रस्तावित क्षमता | - | ११५.०० KLD |
| १२ | एस.टी.पी डिझाईन ची ड्राईंग व अहवाल | - | प्रस्तावित केलेला आहे. |
| १३ | मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे | - | नियोजित नकाशात दर्शविला आहे. |
| १४ | पाण्याचा पुर्णवापर करण्याच्या उपाययोजना | - | गार्डन, फ्लशिंग व इत्यादी |
| १५ | जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना | - | अदयाप जागेवर काम सुरु नाही. सदरचा पर्यावरण दाखला मिळणेसाठी ना हरकत पत्र आवश्यक आहे. |
| १६ | विकसनकर्ता यांचे र.रु.१००/- स्टॅम्प पेपरवर हमीपत्र | - | आहे. |

बरील प्रमाणे संदर्भाकित प्रस्ताव दाखल केलेला आहे. त्या अनुषंगाने मलनिःसारण विभागामार्फत खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला देण्यात येत आहे.

- १) सदर इमारतीचे बेसमेंटचे कनेक्शन म.न.पा मलनिःसारण नलिकेस जोडू नये.
- २) पावसाळ्यातील पाण्याची बोअरवेल घेऊन पाणी जिरवण्याची व्यवस्था स्वतंत्रपणे करणेत यावी.
- ३) सदर प्रकल्पासाठी (११५ KLD) घमी प्रतिदिन क्षमतेचा मैलाशुध्दीकरण केंद्र बांधण्यात यावे.
- ४) मैलाशुध्दीकरण प्रकल्पातील प्रक्रिया केलेले पाणी Gardening Flushing साठी वापरण्यात यावे. सदर पाण्याचा वापर पिण्यासाठी करू नये तसेच प्रक्रियायुक्त पाण्याचा पुर्नवापर करून उर्वरित पाणी (over flows) म.न.पा च्या परवानगीशिवाय जोडण्यात येऊ नये, अथवा नाले/पावसाळी लाईन यामध्ये सोडण्यात येऊ नये.
- ५) प्रस्तुत प्रकल्पासाठी बरील संदर्भात नमूद केलेल्या ईसी व महाराष्ट्र पोल्यूशन कंट्रोल बोर्ड यांचेकडील कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी व सदर मधील क्षमतासह इतर सर्व अटी बंधनकारक राहतील.
- ६) पुणे महानगरपालिका आरोग्य उप विधी मधील तरतुदी बंधनकारक राहतील.

विशेष अट :- १) प्रक्रिया केलेले सांडपाण्याचा पुर्न वापर इमारतीच्या अंतर्गत टॉयलेट फ्लशिंग गार्डनिंग इ. करावा.

विषयांकित मिळकतीमधील अस्तित्वातील मलवाहिनी जोडाकरीता भविष्यात प्रस्ताव दाखल केल्यानंतर त्या परिसरातील अस्तित्वातील म.न.पा च्या मलवाहिनीस जोडणेस स्वतंत्रपणे मंजूरी घेणे आवश्यक आहे. तरी सदरचे नाहरकत प्रमाणपत्र पर्यावरण दाखल्यासाठी देणेत येत आहे.

२०१९-१९
प्र-कार्यकारी अभियंता
मलनिःसारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

Office of the Executive Engineer,
Drainage Maintenance and
Repair,
Pune Municipal Corporation,
Outward No. 188,
Date : 15.5.19.

To,
M/s. Gokhale Construction,
Gokhale House, Plot No. 61,
Prabhat Road, Lane No. 14,
Pune - 411004.

Sub:- Regarding getting Provisional
Certificate from Drainage Department
for Environmental Clearance for the
purpose of Proposed construction of
the properties bearing Plot No. A 6,
City S. No. 667, S. No. 20/2, at Pune
Peth, Kothrud.

Ref:- Your letter bearing I. No. 86, dated
30.04.2019.

Sir,

It is hereby inform to you after submitting your construction plan and application that you have agreed to pay the drainage development charges as per the Rules of Municipal Corporation in respect of property i.e. Pune Peth, Kothrud, Plot No. A -6 CTS No. 667, S No. 20/2 and you have also proposed the following points in the said proposal (for constructible area of 11135.72 sq. mtrs.)

1	Area of the property	4490.62 sq. mtrs.
2	Built up area (FSI + Non FSI)	11135.72 sq. mtrs. + 16104.95 sq. mtrs. = 27240.67 sq. mtrs.
3	Number of buildings and height	Building 1 (Height - 43.75 mtrs.)
4	Number of Residential Flat	-
5	Commercial Galas	75 galas
6	Approved plan copy	Yes
7	O. No. CC/4121/18 dated	Yes

	30.03.2019	
8	Necessary water supply	122.50 KLD
9	Processed drainage water	110.25 KLD
10	Required capacity of sewerage treatment plant	110.25 KLD
11	Proposed capacity of sewerage treatment plant	115.00 KLD
12	Drawings of S.T.P. Design and report	Proposed
13	As to whether there is STP shown in the approved / proposed plan or Not? If yes measurements	Shown in the proposed plan
14	Measures of reusing the water	Garden, Flushing and etc.
15	Measures carried out in respect of safety in the point of STP at the premises	No work still started at the premises. It is necessary to have No Objection Certificate for getting the said

		Environmental Certificate.
16	Affidavit on Rs. 100/- stamp paper of the developer	Yes

As mentioned above the referred proposal was submitted. Accordingly, Interim Environmental No Objection Certificate of Drainage Department is issued for proposed construction through the Drainage Department subject to the following terms and conditions.

1. Not to join basement connection of the said building to the MMC Drainage Line.
2. To make separate arrangement of water harvesting by taking bore well of water in rainy season.
3. To construct drain purification centre having capacity of 115 KLD per day for the said project.
4. To use drain purification project's processed water for gardening flushing. Not to use the said water

for drinking purpose. Also by reusing the processed water, not to join remaining overflow without obtaining permission of MMC or not to leave the same in Nala / rain line.

5. You will be held responsible to obtain consent to operate letter from EC and Maharashtra Pollution Control Board mentioned in above reference for the said project and all other terms and conditions along with the said capacity are binding upon you.
6. The provisions of Health Byelaws of Pune Municipal Corporation are binding upon you.

Special Note : 1. To reuse the processed drain water for internal toilet flushing, gardening etc. of the building.

It is necessary to obtain separate approval for joining the existing drain line of the property mentioned in the subject to the existing MMC drain line of the said

area after submitting the proposal for joining the same in future.

Hence, the said No Objection Certificate is issued for Environmental Certificate.

Sd/-

C. Executive Engineer
Drainage Maintenance and Repair
Thane Municipal Corporation

Exhibit "4 (Colly)"











मा. सहाय्यक अभियंता,
वारजे कर्वेनगर क्षेत्रिय कार्यालय,
मलनि:सारण देखभाल व दुरुस्ती विभाग,
पुणे महानगरपालिका.

विषय : पुणे महानगरपालिकेची मलनि:सारण पाईप लाईन ~~खचलेचे~~ ^{खचलेचे} कळविणेबाबत व
आम्हास मदत मिळणेबाबत.

महोदय,

पेठ कोथरूड, प्लॉट नं. 6अ, सि.स.नं. 667, स.नं. 20/2 येथील आमचे
स्वमालकीच्या मिलकतीमधून पुणे महानगरपालिकेची मलनि:सारण पाईप लाईन गेली
आहे. सदर मिलकतीचे दि. 30.03.2019 रोजी सीसी/4121/2019 अन्वये मान्य
झालेल्या नकाशानुसार विकसनाचे काम चालू केले आहे. सदर मलनि:सारण पाईप लाई
न काम चालू असताना तसेच मोठ्या झालेल्या पावसाने मिलकतीच्या कडेची माती
खचलेमुळे सदर पाईप लाईन खचून निघून पडली आहे व मोठ्या प्रमाणात मलनि:सारणाचे
पाणी वाहत आहे. आपल्या खात्याकडून योग्य ती कार्यवाही करावी व आम्हास योग्य ती
मदत मिळावी ही विनंती.

तसदीबद्दल क्षमस्व व सहकार्याबद्दल आभारी.

ठिकाण - पुणे

दिनांक - 27.06.2019

कलावे,

Handwritten signature and date: 26/06/19
वारजे कर्वेनगर कार्यालय
पुणे महानगरपालिका

Handwritten signature: S. S. S. S.
मे. गोखले लॅंडमार्कस एलएलपी कर्त्ता

मोबाईल नं. 9762077001, 7875714948, 8408992022

To,
Assistant Engineer
Varje Karvenagar Regional Office
Sewage Maintenance and
Repair Department,
Pune Municipal Corporation.

Sub: For informing about erosion of
sewage pipe line of Pune
Municipal Corporation and for
co-operation to us

Sir,

The sewage pipeline has gone from our property being land bearing Plot No. 6A, C.S. No. 667, S. No. 20/2, Peth Kothrud. Development work in the said property is going on as per the approved plan under CC/4121/2010 dated 30.3.2019. While the sewerage pipeline is under construction and due to heavy rains, the soil on the edge of our property has been eroded and the pipeline has been eroded and a large amount of sewerage water is flowing. We request that your department should take necessary action and that we receive appropriate assistance.

Sorry for the inconvenience and thank you for your cooperation.

Place : Pune

Date : 27.6.2019

Sd/-

(for M/s. Gokhale Landmarks LLP)
Mob. No. 9762077001, 7875714948,
8408992022

Exhibit "6"





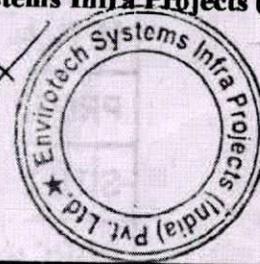
An Envirotech Group Company

Off: Flat No. 10, A Wing, Shivnagari Apartment, Sasanenagar, Hadapsar, Pune 411028, Maharashtra
 Contact No. +91-26825505/9765235881, info@envirotechsystems.in
www.envirotechsystems.in, www.envirotechinfra.com

BOOKED	
2019-20	

TAX INVOICE

GSTIN NO : 27AAECE9962E1ZD		Buyers GSTIN Number: 27AASFG7681F1ZT			
CIN: U45401PN2018PTC175741		PO Number : GLAN/GBB/Guniting and Gabion Wall. I/Envirotech/19-20			
Invoice NO: 032		PO Date : 06.07.2019			
Invoice Date :29.01.2020		Supplier Vendor Code :			
Details of Consignee (Billed To)		Details of Consignee (Ship To)			
GOKHALE LANDMARK LLP. Gokhale House, Plot No. 61, Prabhat Road, Lane No.14,Opp. Income Tax Office, Pune - 411004.		GOKHALE LANDMARK LLP. Gokhale House, Plot No. 61, Prabhat Road, Lane No.14,Opp. Income Tax Office, Pune - 411004.			
Sr. No.	Description of Services	HSN / SAC Code	Qty	Rate	Price
01	Single Coat Fiber Guniting work	9954	40.50 Sq. Meter	700/-	28,350 - 00
02	South Side Collapse re Guniting work	9954	40.50 Sq. Meter	900/-	36,450 - 00
03	South Side Reinforcement Guniting work	9954	57.00 Sq. Meter	1200/-	68,400 - 00
Amount of Tax subject to Reverse Charges :NIL		Total Taxable Amount		1,33,200 - 00	
		SGST@9%		0,11,988 - 00	
		CGST@9%		0,11,988 - 00	
In Words: One Lakh Fifty Seven Thousand One Hundred Seventy Six Only.		Total GST Value		0,23,976 - 00	
		Round Off (+)		0,00,000 - 00	
		Total Invoice Value		1,57,176 - 00	
Bank Accounts Details:- Envirotech Systems Infra Projects (India) Pvt. Ltd, A/c. No. 0502102000010733 Current Account IDBI Bank Limited, Deccan Gymkhana Branch, NEFT/RTGS Code: IBKL0000502		For Envirotech Systems Infra Projects (India) Pvt. Ltd. Suryakant Samant Director.			



Registered Office :

Vishram Society, Vishramwadi, Pune, Maharashtra, India, 411015

PAID
Ch. No. 000285
Date: 31/8/2020
Amount: 2,00,000/-

Qty checked, pls rate confirm by
 30/01/20
 BHALEKAO
 checked



An Envirotech Group Company

Off: Flat No. 10, A Wing, Shivnagari Apartment, Sasanenagar, Hadapsar, Pune 411028. Maharashtra,
Contact No. +91-26825505/9765235881, info@envirotechsystems.in
www.envirotechsystems.in, www.envirotechinfra.com

TAX INVOICE

GSTIN NO : 27AAECE9962E1ZD		Buyers GSTIN Number: 27AASFG7681F1ZT			
CIN: U45401PN2018PTC175741		PO Number : GLAN/GBB/Guniting and Gabion Wall.1/Envirotech/19-20			
Invoice NO: 026		PO Date : 06.07.2019			
Invoice Date : 08.12.2019		Supplier Vendor Code :			
Details of Consignee (Billed To)		Details of Consignee (Ship To)			
GOKHALE LANDMART LLP. Gokhale House, Plot No. 61, Prabhat Road, Lane No.14,Opp. Income Tax Office, Pune - 411004.		GOKHALE LANDMART LLP. Gokhale House, Plot No. 61, Prabhat Road, Lane No.14,Opp. Income Tax Office, Pune - 411004.			
Sr. No.	Description of Services	HSN / SAC Code	Qty	Rate	Price
01	South, South west and north west side guniting work <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> PAID Ch. No. 000359 Date: 17/12/2019 Amount: 3,00,000/- </div>	9954	638.96 Sq. meter	900/-	3,12,500 - 00
Amount of Tax subject to Reverse Charges: NIL		Total Taxable Amount		5,75,064 - 00	
		SGST@9%		0,51,755 - 76	
		CGST@9%		0,51,755 - 76	
In Words: Six Lakh Seventy Eight Thousand Five Hundred Seventy Six Only.		Total GST Value		1,03,511 - 52	
		Round Off (+)		0,00,000 - 48	
		Total Invoice Value		6,78,576 - 00	
Bank Accounts Details:- Envirotech Systems Infra Projects (India) Pvt. Ltd, A/c. No. 0502102000010733 Current Account IDBI Bank Limited, Deccan Gymkhana Branch, NEFT/RTGS Code: IBKL0000502		For Envirotech Systems Infra Projects (India) Pvt. Ltd. Suryakant Samant Director.			

Qty checked,
S. Bhalerao
- 09/12/19
BHALERAO SAGAR



Registered Office :

S. No. 114-1-1-1 Kalas Fl C1 22, Vishrant Society, Vishrantwadi, Pune, Maharashtra, India, 411015



An Envirotech Group Company

Off: Flat No. 10, A Wing, 3rd Floor, Shivnagari Apartment, Sasanenagar, Hadapsar, Pune 411028.
Maharashtra, Contact No. +91-26825505/9765235881, info@envirotechsystems.in
www.envirotechsystems.in

TAX INVOICE

Original for Buyer

GSTIN NO : 27AAECE9962E1ZD		Buyers GSTIN Number: 27AASF67681F1ZT			
CIN: U45401PN2018PTC175741		PO Number : GLAN/GBB/Guniting and Gabion wall.1/Envirotech/19-20			
INVOICE NO. 012		PO Date : 06.07.2019			
Date : 14.08.2019		Supplier Vendor Code :			
Details of Consignee (Billed To)		Details of Consignee (Ship To)			
GOKHALE LANDMARKS LLP Gokhale House, Plot No. 61, Prabhat Road, Lane No.14., opp. Income Tax office, Pune 411004.		GOKHALE LANDMARKS LLP Gokhale House, Plot No. 61, Prabhat Road, Lane No.14., opp. Income Tax office, Pune 411004.			
Sr. No.	Description of Services	HSN Code	Qty	Rate	Price
01	Gabion Wall Work.	9954	103.23 m ³	3,500/-	3,61,305 - 00
02	South Side Wall Guniting Work	9954	446.45 Sq. meter	900/-	4,01,805 - 00
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">PAID</p> <p>Ch. No. 000095</p> <p>Date: 11/7/2019</p> <p>Amount: 4,90,000/-</p> </div>					
Amount of Tax subject to Reverse Charges : NIL		Total Taxable Amount		7,63,110 - 00	
In Words: Nine Lakh Eighty Four Hundred Seventy Only.		SGST@9%		0,68,680 - 00	
		CGST@9%		0,68,680 - 00	
		Total GST Value		1,37,360 - 00	
		Round Off (+)		-	
		Total Invoice Value		9,00,470 - 00	
Bank Accounts Details:- Envirotech Systems Infra Projects (India) Pvt. Ltd, A/c. No. 0502102000010733 Current Account IDBI Bank Limited, Deccan Gymkhana Branch, NEFT/RTGS Code: IBKL0000502		For Envirotech Systems Infra Projects (India) Pvt. Ltd. <div style="text-align: center;"> Authorized Signatory </div> <div style="text-align: center;"> </div>			

Qty checked,
Gokhale
14/08/19
BHAJERRAO SAGAR

PAID

Ch. No. 000146

Date: 15/10/2019

Amount: 3,95,208/-

Registered Office :

S. No. 114-1-1-1 Kalas Fl C1 22, Vishrant Society, Vishrantwadi, Pune, Maharashtra, India, 411015

PAID

Ch. No.

Date:

Amount:

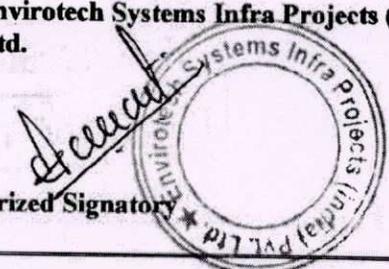


An Envirotech Group Company

Off: Flat No. 10, A Wing, 3rd Floor, Shivnagari Apartment, Sasanenagar, Hadapsar, Pune 411028. Maharashtra, Contact No. +91-26825505/9765235881, info@envirotechsystems.in www.envirotechsystems.in

TAX INVOICE

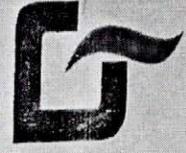
Original for Buyer

GSTIN NO : 27AAECE9962E1ZD		Buyers GSTIN Number: 27AASF6768F1ZT			
CIN: U45401PN2018PTC175741		PO Number : GLAN/GBB/Guniting and Gabion wall.1/Envirotech/19-20			
INVOICE NO. 017		PO Date : 06.07.2019			
Date : 23.09.2019		Supplier Vendor Code :			
Details of Consignee (Billed To)		Details of Consignee (Ship To)			
GOKHALE LANDMARKS LLP Gokhale House, Plot No. 61, Prabhat Road, Lane No.14, opp. Income Tax office, Pune 411004.		GOKHALE LANDMARKS LLP Gokhale House, Plot No. 61, Prabhat Road, Lane No.14, opp. Income Tax office, Pune 411004.			
Sr. No.	Description of Services	HSN Code	Qty	Rate	Price
01	North Side Wall Guniting Work	9954	449.77 Sq. meter	900/-	4,04,793 - 00
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="font-size: 24px; font-weight: bold; margin: 0;">PAID</p> <p>Ch. No. 000453</p> <p>Date: 19/11/2019</p> <p>Amount: 3,52,769/-</p> </div>					
Amount of Tax subject to Reverse Charges :NIL		Total Taxable Amount		4,04,793 - 00	
In Words: Four Lakh Seventy Seven Thousand Six Hundred Fifty Six Only.		SGST@9%		0,36,431 - 00	
		CGST@9%		0,36,431 - 00	
		Total GST Value		0,72,863 - 00	
		Round Off (+)		---	
		Total Invoice Value		4,77,656 - 00	
Bank Accounts Details:- Envirotech Systems Infra Projects (India) Pvt. Ltd, A/c. No. 0502102000010733 Current Account IDBI Bank Limited, Deccan Gymkhana Branch, NEFT/RTGS Code: IBKL0000502		For Envirotech Systems Infra Projects (India) Pvt. Ltd.  Authorized Signatory			

Qty checked,
@Bhalerao
23/09/19
BHALERAO SAGOR



Registered Office : S. No. 114-1-1-1 Kalas Fl Ct 22, Vishrant Society, Vishrantwadi, Pune, Maharashtra, India, 411015



मा. कार्यकारी अभियंता,
मलनि:सारण देखभाल व दुरुस्ती विभाग,
पुणे महानगरपालिका.

विषय : मलनि:सारण पाईप लाईन स्थलांतरित करून मिळणेबाबत.

संदर्भ : सदर काम हे पुणे मनपाचे आरक्षित पार्किंग चे आहे.

महोदय,

पेठ कोथरूड, प्लॉट नं. 63, सि.स.नं. 667, स.नं. 20/2 येथील आमचे स्वमालकीच्या मिलकतीमधून मलनि:सारण पाईप लाईन गेली आहे. सदर मिलकतीचे दि. 30.03.2019 रोजी सीसी/4121/2019 अन्वये मान्य झालेल्या नकाशानुसार विकसनाचे काम चालू आहे. सदर मलनि:सारण पाईप लाईन धोकादायक झालेली आहे. पाईप लाईन मधून होणारा पाण्याचा प्रवाह हा खूप मोठ्या प्रमाणात आहे. कदाचित पाईप लाईन फुटण्याचीही शक्यता नाकारता येत नाही तसेच आमच्या मिलकतीच्या मागील बाजूस सदर पाईप लाईन चा चेंबर पाण्याच्या प्रवाहामुळे व अतिवृष्टीमुळे नाल्यातील बाजूस फुटलेला आहे. सदरील चेंबरची दुरुस्ती आम्ही आमच्या स्वखर्चाने करू. आमच्या मिलकतीमधून गेलेली पाईप लाईन चा मार्ग नाल्याच्या बाजूने वळविण्यास परवानगी मिळावी व ते काम आम्ही स्वखर्चाने करू. सदर मिलकतीमध्ये चालू असलेले काम हे पुणे मनपाचे आरक्षित पार्किंग,चे आहे.

ठिकाण - पुणे

दिनांक - 26.08.2019

कलावे,

Mercha

मे. गोखले लँडमार्कस एलएलपी कर्त्ता

मोबाईल नं. 9762077001, 7875714948, 8408992022

B. 24/198
मलनि:सारण देखभाल व दुरुस्ती विभाग
पुणे महानगरपालिका

GOKHALE LANDMARKS LLP
Gokhale House, Plot No. 61, Prabhat Road, Lane No. 14, Opp. Income Tax Office, Pune - 411 004. India.
P: +91-20-25430999, 25436341, 25446341, 25466341 E: info@gokhaleconstructions.com W: www.gokhaleconstructions.com

Scanned with CamScanner

To,
Executive Engineer,
Drainage Maintenance and
Repair Department,
Pune Municipal Corporation,

Sub: For shifting the drainage
pipeline

Ref: The said work is of reserved
parking of Pune Municipal
Corporation

Sir,

The sewage pipeline has gone from our property being land bearing Plot No. 6A, C.S. No. 667, S. No. 20/2, Peth Kothrud. Development work in the said property is going on as per the approved plan under CC/4121/2010 dated 30.3.2019. This drainage pipeline has become dangerous. The flow of water through the pipeline is very large. The possibility of bursting of the pipeline cannot be ruled out further due to the flow of water and heavy rains the chamber of the pipeline had burst on the side of the nala at back side of our property. We will make the repairs at our own expense. We should be allowed to divert the pipeline from our property to the side of the nala and we will do the same at our own cost. The ongoing work in this property is for the reserved parking lot of Pune Municipal Corporation.

Place : Pune

Date : 26.8.2019

Sd/-

(for M/s. Gokhale Landmarks LLP)

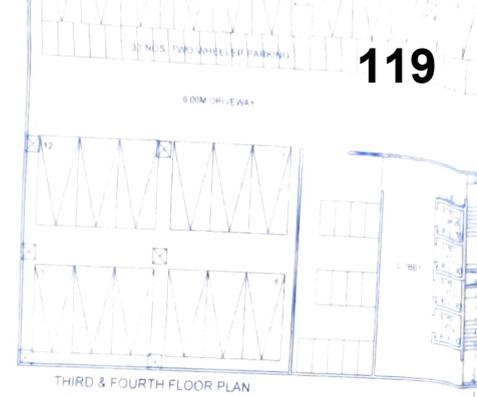
Mob. No. 9762077001, 7875714948,
8408992022

RES AREA	BAL	AREA	AREA	AREA	COVERED	NON FS
14.72	284.35	272.8	258.85	22.04	2876.83	18704.80
GRAN TOTAL = 11135.72 = 16104.85 + 27240.87 SQM						

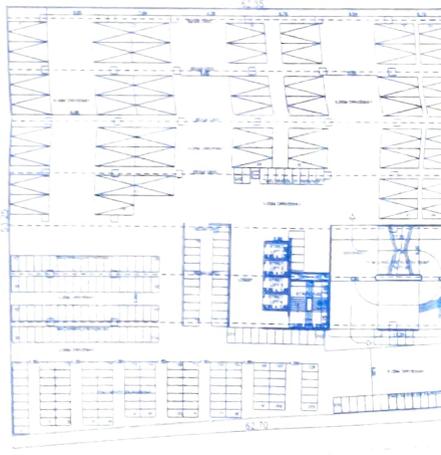
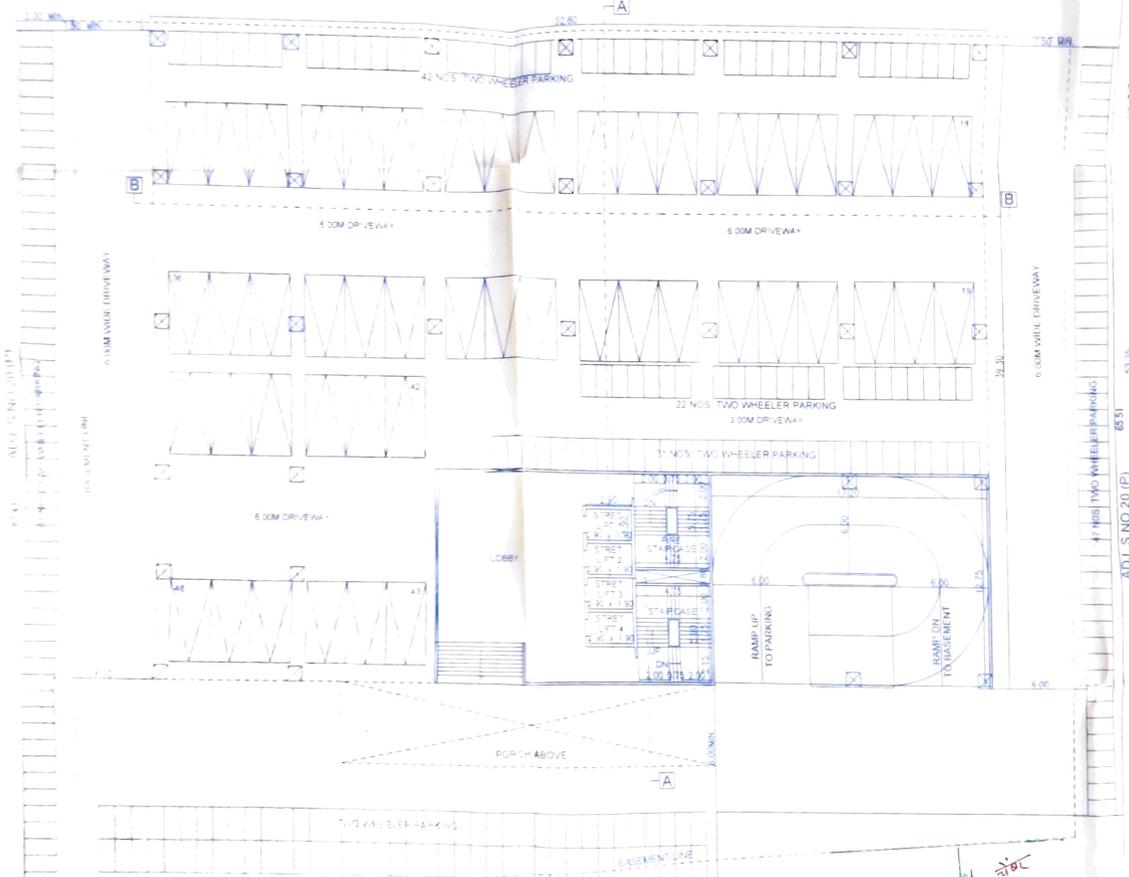
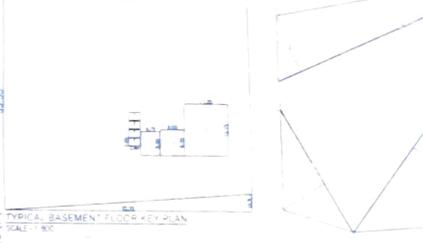
STAIR	LIFT	COVERED	NON FS
STAIR 1	LIFT 1		
STAIR 2	LIFT 2		
STAIR 3	LIFT 3		
STAIR 4	LIFT 4		
STAIR 5	LIFT 5		

COMPOUND WALL SECTION AS PER R.C.C. CONSULTANTS

FOR LOWER FLOOR
 8000000 = 1810 PERSON
 180 PER 45 LIT = 64710.00 LIT
 100 WATER TANK = 100000.00 LIT
 FIRE FIGHTING TANK = 20000.00 LIT
 TOTAL 100 WATER TANK = 122330.00 LIT
 SLUMP WELL CAP
 10000000 = 153495.00 LIT
 FIRE FIGHTING TANK = 200000.00 LIT
 TOTAL SLUMP WELL CAPACITY = 353495.00 LIT



AREA STATEMENT
 AREA OF PLOT = 44910.10 SQM
 ROAD WIDENING AREA = 70.19 SQM
 GROSS PLOT AREA = 44839.91 SQM
 PARKING AREA (HANDOVER TO CORPORATION)
 PARKING AREA PROVIDED PARKING RESERVATION = 2445.33 X 2 = 4890.66 SQM
 TOTAL NO. OF PARKING PROVIDED FOR BASEMENT
 NO. OF CARS = 51 X 3 = 153
 NO. OF TWO WHEELERS = 125 X 3 = 375
 TENTATIVE COLUMN SIZE = 40' X 60' MM
TYPICAL BASEMENT FL
 AREA OF BLOCK = 52.55 X 33.24
 = 1747.04 SQM
REDUCTIONS
 1. 10% FOR STAIRS = 174.70 SQM
 2. 10% FOR LIFTS = 174.70 SQM
 3. 10% FOR CORE = 174.70 SQM
 4. 10% FOR SERVICE AREAS = 174.70 SQM
 TOTAL = 698.80 SQM
NET AREA 2ND FL = 3377.04 SQM
 = 2977.29 SQM



Handwritten notes:
 Incident No. 1
 Damage to structure
 in June 2019
 Incident No. 2
 ADJ. TRAINED NALA
 checked structure
 during inspection on
 on 27/09/2020
 Area for services
 (=> Nala)

P.C.C AS PER DETAILS
COMPOUND WALL SECTION
AS PER R.C.C. CONSULTANTS

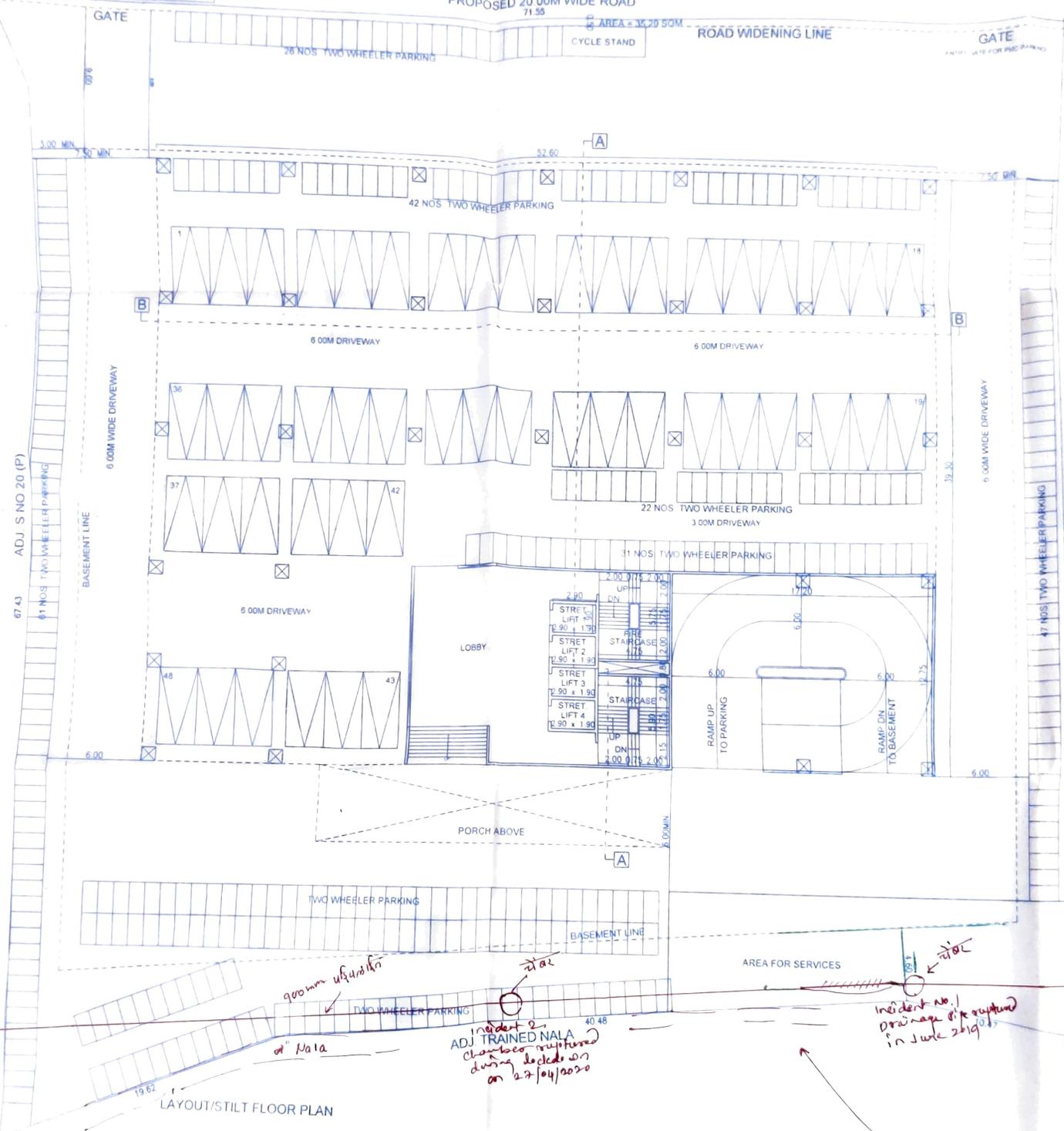
R.C.C. DETAILS
LIFT 4
2.90 x 1.90
LIFT & LMR AREA CALC
LIFT AREA
4 x 2.90 x 1.90 = 22.04

PROPOSED 20.00M WIDE ROAD
71.55

AREA = 35.20 50M
CYCLE STAND

ROAD WIDENING LINE

GATE



ADJ S NO 20 (P)
67.43
41 NOS TWO WHEELER PARKING

ADJ S NO 20 (P)
65.51
47 NOS TWO WHEELER PARKING

AREA ST
AREA OF
ROAD WID
GROSS P
PARKING AR
PARKING AR
TOTAL NO. O
NO OF PAR
NO OF TYP
TENTATIVE
TYPICAL
AREA OF B
NET AREA

900mm up/down

at Nala

Incident 2
ADJ TRAINED NALA
channel ruptured
during floods on
on 27/04/2020

AREA FOR SERVICES

Incident No. 1
Drainage pipe ruptured
in June 2019

LAYOUT/STILT FLOOR PLAN

(=> Nala)



उपअभियंता कार्यालय
बांधकाम विकास विभाग
झोन क्र.६,
पुणे महानगरपालिका
जावक क्र.: २९/४/२०२०/३०५
दिनांक: ३०/०८/२०२०

मा. विशाल गोखले,
गोखले लँडमार्कस, एलएलपी,
एरंडवणा, पुणे ०४.

यांसी ...

संदर्भ :- १. आपले दि. २९/४/२०२० रोजीचे पत्र.
२. दि. २७/४/२०२० रोजी कार्यकारी अभियंता मलनिःस्सारण विभाग,
जा.क्र. ५७, दि. २७/४/२०२० चे पत्र.

महोदय,

कोथरूड सिटीप्राईड थिएटर समोरील प्लॉट क्र. ६, स.नं.२०, कोथरूड या जागेमध्ये आपलेमार्फत पुणे मनपा पार्किंग हस्तांतर बांधकामासाठी पाया खोदाई पुर्ण झालेली आहे. सदर मिळकती मधील काळी माती असल्याने ती सतत ढासळून सदर मिळकतीमधून गेलेली मलनिःस्सारण विभागाची लाईन फुटून मलवाहिनी चे नुकसान झालेले दिसून येते. तसेच काही दिवसात पावसाळा सुरू होत आहे व खड्ड्यामध्ये पाणी साचून आरोग्यास धोका निर्माण होऊ शकतो.

आपले दि.२९/४/२०२० रोजी दिलेल्या विनंती पत्राच्या अनुषंगाने आपणास काम करणेबाबत परवानगी देत आहोत.

मा. स. कळावे.

Shakalya
३०/८/२०
उपअभियंता कार्यालय
बांधकाम विकास विभाग
(झोन क्र.६),
पुणे महानगरपालिका

Office of Dy. Engineer
Public Works Department,
Zone No. 6,
Pune Municipal Corporation
Outward No. SHAAJA/345
Date 30.4.2020

Gokhale Landmark LLP through
Vishal Gokhale
61/3, Gokhale House,
Ervanda, Pune - 04

- Ref:1. Your letter dt. 29.4.2020
2. Letter dt. 27.4.2020 bearing No.
57 from Executive Engineer,
Sewage Department

Sir,

In Plot No. A-6, S. No. 20, Kothrud in front of Kothrud City Pride Theater, excavation of foundation for construction of parking to be transferred to Pune Municipal Corporation has been completed. Due to the presence of black soil in the property, it was continuously eroded and the pipeline of the drainage department passed through the property is damaged. Also in some day's rainy season is starting and by storing water in the pit can pose a health risk.

With reference to your application dated 29.4.2020 permission is given to you to complete the work.

Sd/-
Dy. Engineer
Public Works Department
(Zone No. 6)
Pune Municipal Corporation

Exhibit "11 (Colly)"



13-Nov-2020 3:04:35 PM
Kothrud
Pune
Maharashtra



Exhibit "12"

प्रति,

१) माननिय उप अभियंता,
बांधकाम विकास विभाग क्र. ६,
पुणे महानगरपालिका

२) माननिय कनिष्ठ अभियंता,
बांधकाम विकास विभाग क्र. ६,
पुणे महानगरपालिका

विषय : मीजे कोथरुड, ता. हवेली, जि.पुणे सर्व्हे नं. २० प्लॉट नं. ६अ, या मिळकतीमधील फुटलेली ड्रेनेज लाईन व ड्रेनेज चेंबर दुरुस्त करणेबाबत.

संदर्भ: तुम्ही जावक क्र. झोन६/१८६ दिनांक ६.०७.२०२० रोजीची एम.आर.टी.पी. अॅक्ट १९६६ चे कलम ५२(अ) व ५३ (१) अन्वये दिलेली नोटीस

महोदय,

१) आमच्या मालकीच्या मीजे कोथरुड, ता. हवेली, जि.पुणे सर्व्हे नं. २० प्लॉट नं. ६अ या मिळकतीवर बांधकाम नियंत्रण विभागाने इमारत बांधकामाचे नकाशे मंजूर केलेले आहेत. सदर मंजूर बांधकामाच्या नकाशांनुसार आम्ही पुणे महानगरपालिकेला आरक्षणापोटी ३ बेसमेंट मधील पार्किंगची जागा आमचे स्वरुचीने बांधून व ताब्यात देण्याचे मान्य केलेले आहे.

हाती २०

मलनि:समरण विभाग
पुणे महानगरपालिका

१



२) आम्ही सदर मंजूर नकाशानुसार नवीन इमारतीच्या बेसमेंटचे खोदकाम साईडमार्जिनची जागा सोडून करतेवेळी पुणे महानगरपालिकेने आमच्या मालकीच्या मिळकतीच्या दक्षिण बाजूकडील जागेतून टाकलेली ड्रेनेज लाईन व ड्रेनेज चेंबर अतिवृष्टी झाल्याने व त्यामुळे माती दासळल्याने आमची कोणतीही चूक नसताना फुटलेले आहे. सदर ड्रेनेज लाईन आमच्या मालकीच्या मिळकतीतून गेलेली असल्याबद्दलची आम्हास कोणतीही माहिती व कल्पना नव्हती .

३) सदर ड्रेनेज लाईन व चेंबरचे दुरुस्तीचे काम आम्ही करून देण्यास सदैव तयार होतो व आहे. सदर ड्रेनेज लाईन फुटल्यानंतर आम्ही तात्पुरत्या स्वरूपाची दुरुस्ती ताबडतोब केलेली होती. परंतु त्यानंतरच कोविड-१९ मुळे सरकारने सर्वत्र लॉकडाउन केल्याने कोणतेही काम करण्यास बंदी घालण्यात आलेली होती. आता नुकतेच अनलॉकडाउन सुरू केलेले आहे. तथापि अजूनही कुशल, अकुशल कामगार काम करण्यास उपलब्ध नाहीत. आम्ही सदर ड्रेनेज लाईन व चेंबरचे काम तुमचे सूचनेप्रमाणे व मार्गदर्शनाप्रमाणे सुरू केलेले आहे. सदर ड्रेनेज लाईन आम्ही आमच्या मालकीच्या मिळकतीच्या दक्षिण बाजून साईड मार्जिन मधून पुर्ण करणार आहोत.

४) आम्ही माननिय अधिकाक अभियंता, मलनिःसारण देखभाल व दुरुस्ती, पुणे महानगरपालिका यांचे जा. क्र. ५७ दिनांक १७.०४. २०२० रोजीच्या पत्रानुसार सदर ड्रेनेज लाईन दुरुस्तीचे काम जवळपास ४५-५० टक्के पुर्ण केलेले आहे. सदर पत्राची फोटोप्रत व सुरू असलेल्या कामाचे फोटो या उत्तरासोबत जोडलेले आहेत तसेच तुमचे संबंधित अधिका-यांनी प्रत्यक्ष जागेवर भेट देून याबाबत खात्री करून घ्यावी तसेच आम्हास वेळोवेळी तुमचे बहुमुल्य मार्गदर्शन मिळावे. वरील कोविड-१९ च्या परिस्थितीचा तसेच कामाचे



स्वरूप विचारात घेता आम्हास सदर ड्रेनेज लाईन व चेंबरचे काम पूर्ण करण्यास व सदर ड्रेनेज लाईन पूर्ववत सुरू करण्यास साधारणपणे दोन ते अडीच महिन्याचा कालावधी लागेल. तरी कृपया तेवढा कालावधी आम्हास सदर ड्रेनेज लाईनचे काम योग्य रितीचे व परिणामकारकरित्या पूर्ण करण्यास मुदत देण्यात यावी, तोपर्यंत संदर्भिय नोटीसीमधील कारवाई स्थगित ठेवण्यात यावी, ही नम्र विनंती.

पुणे.

दिनांक : ०८.०७.२०२०

Atchale

मे. गोखले लॅंडमार्कस् एल.एल.पी.
तर्फे अधिकार प्राप्त भागीदार
श्री. विशाल वसंत गोखले

प्रत:-

माननीय अधिकाक अभियंता,
मलनिःसारण देखभाल व दुखरती,
पुणे महानगरपालिका

To,

1. Ld. Dy. Engineer

Public Works Department No. 6

Pune Municipal Corporation

2. Ld. Junior Engineer

Public Works Department No. 6

Pune Municipal Corporation

Sub:- For repair of broken drainage line and drainage chamber in land bearing Survey No. 20, Plot No. 6A, village Kothrud, Tal. Haveli, Dist. Pune

Ref:- Your Notice dt 6.7.2020 bearing No. Zone-6/186 under Sections 52(A) and 53(1) of MRTP Act, 1966.

Sir,

1. Construction plan has been approved by the Construction Control Department for construction in our Property being land bearing Survey No. 20 Plot No. 6 A, Village Kothrud, Taluka Haveli District Pune. As per the approved construction plan, we have agreed to construct the parking space in 3 basements at our own cost and hand over the same to the Pune Municipal Corporation.

2. According to the approved plan, while doing excavation work for the basement of the new building by leaving the side margin area, the drainage line and drainage chamber put by Pune Municipal Corporation at the South side of our property is broken due to heavy rain and soil

erosion, without our knowledge. We had no idea that the drainage line passed through our property.

3. We are and were always ready to repair the drainage line chamber. We made temporary repairs immediately after the drainage line burst. However due to Covid-19 the Government declared lockdown and banned from doing any work. Unlock procedure has just started but skilled / unskilled workers are still not available for work. We have started the work of this drainage line and chamber as per your instructions and guidance. We will complete this drainage line from the side margin on the south side of our owned property.

4. We have completed 45 to 50% repair work of this drainage line as per letter dated 27.4.2020 bearing O. No. 57 from Ld. Superintendent Engineer, Drainage Maintenance and Repair Pune Municipal Corporation. A photocopy of the said letter and photos of the work in progress are attached to this reply. Also, your concerned officials should visit the site and make sure of the same also give your valuable guidance from time to time. Due to aforesaid Covid-19 situation and considering the nature of work, it will take a period of two to two and half months to complete the said drainage line and chamber work and restore the drainage line. Therefore, it is our humble request to give us time as stated aforesaid to

complete the work of this drainage line properly and effectively and till that time grant stay for taking action as stated in the above referred notice.

Pune:

Date : 8.7.2020

Sd/-

M/s. Gokhale Landmarks LLP

Through Partner Shri Vishal

Vasant Gokhale

Copy:-

Resp. Superintendent Engineer

Sewage Maintenance & Repair

Pune Municipal Corporation.

Sun-Raj Construction

Kunal Apt.Vivekanand Society,Sr.No.138/B/E Parva
Near Sane Guruji High School,Pune-411030
Office Ph.:020 24321032
Email Id : sunrajcons@rediffmail.com

GST No.	27AACPH7002D1ZC
TAN No.	PNES08968B
PAN NO	AACPH7002D

BOOKED	
17	20-21

INVOICE

INVOICE	DATE
11	03/09/2020
CUSTOMER ID	TERMS
0	Net 7 Days

BILL TO

Gokhale Landmark LLP
Pune
GST NO.-27AASFG7681F1ZT

Site Name

City Pride Kothrud GBB Building Pune

PAID
Ch. No. 000299
Date: 21/09/2020
Amount: 11,15,127/-

(TDS - 7313)

DESCRIPTION	SAC Code	UNIT PRICE	AMOUNT
Surving For Darinage Line,Checking for connection to main line , Closing to water Flow,Excavation in Soil , Breaking Of Concrete,Diversion of Water Flow , Provding and Laying 900mm Dia.Pipe Line , Construction of Chamber , Continueing Water flow,Transporting Pipe from Site	9954	975,000.00	975,000.00
Thank you for your business!		SUBTOTAL	975,000.00
BANK-A/C NO.08258710000015 IFSC CODE : HDFC0000825 BANK : HDFC BANK BRANCH : HINGRE KHURD		CGST(9%)	87,750.00
		SGST (9%)	87,750.00
		TOTAL	1,150,500.00



(Authorised Signature)

If you have any questions about this invoice, please contact
[Mr.Ganesh Gudhekar Mob-9762282435 / sunrajcons@gmail.com]

Gokhale
15/09/20
SHARAD

Proforma Invoice

M/s. Sun-Raj Construction

Kunal Apt. Vivekanand Society, Sr. No. 138/B/E Parvati, Neara Sane Guruji High School Pune-411030

GSTIN:	27AACP7002D1ZC-020 24321032	Date of Supply:	3/9/2020			
Serial No of Invoice:	11	Place of Supply:	GBB			
Work Order No	0	Internal Reference No:	GBB/SUN-RAJ/Drainage Pipe Line Work/Sept 2020			
Details of Service Receiver (Billed to):		Details of Project for which service is rendered:				
Name:	Gokhale Landmarks LLP	Name:	GBB			
Address:	"Gokhale House", City Survey No. 104 Plot No. 61, Opposite Income tax office, Off Prabhat Road, Erandwane, Pune.411004.	Address:	Opp. City Pride, Kothrud, Pune			
State:	Maharashtra (27)	State:	Maharashtra (27)			
GSTIN:	27AASFG7681F1ZT	GSTIN:	27AASFG7681F1ZT			
Current Stage of Work for which Invoice is raised:		0				
Sr No	Description of Services	HSN/SAC	Quantity	Unit	Rate	Amount
1	Surveying for Drainage Line, Checking for connection to main	0	1.00	Unit	975,000.00	975,000
2	0	0	-	-	-	-
Total						975,000
Indirect Taxes		Rate				
	CGST	9%	87,750			
	SGST	9%	87,750			
	IGST	0%				
13	Total Invoice Value					1,150,500
Invoice Total In Words:		Eleven Lakh Fifty Thousand Five Hundred Rupees Only				
Certified that the Particulars given above are true and correct and the amount indicated represent the price actually charged & that there is no flow of additional consideration directly or indirectly from the buyer.			Engineer's Signature		Contractor's Signature	





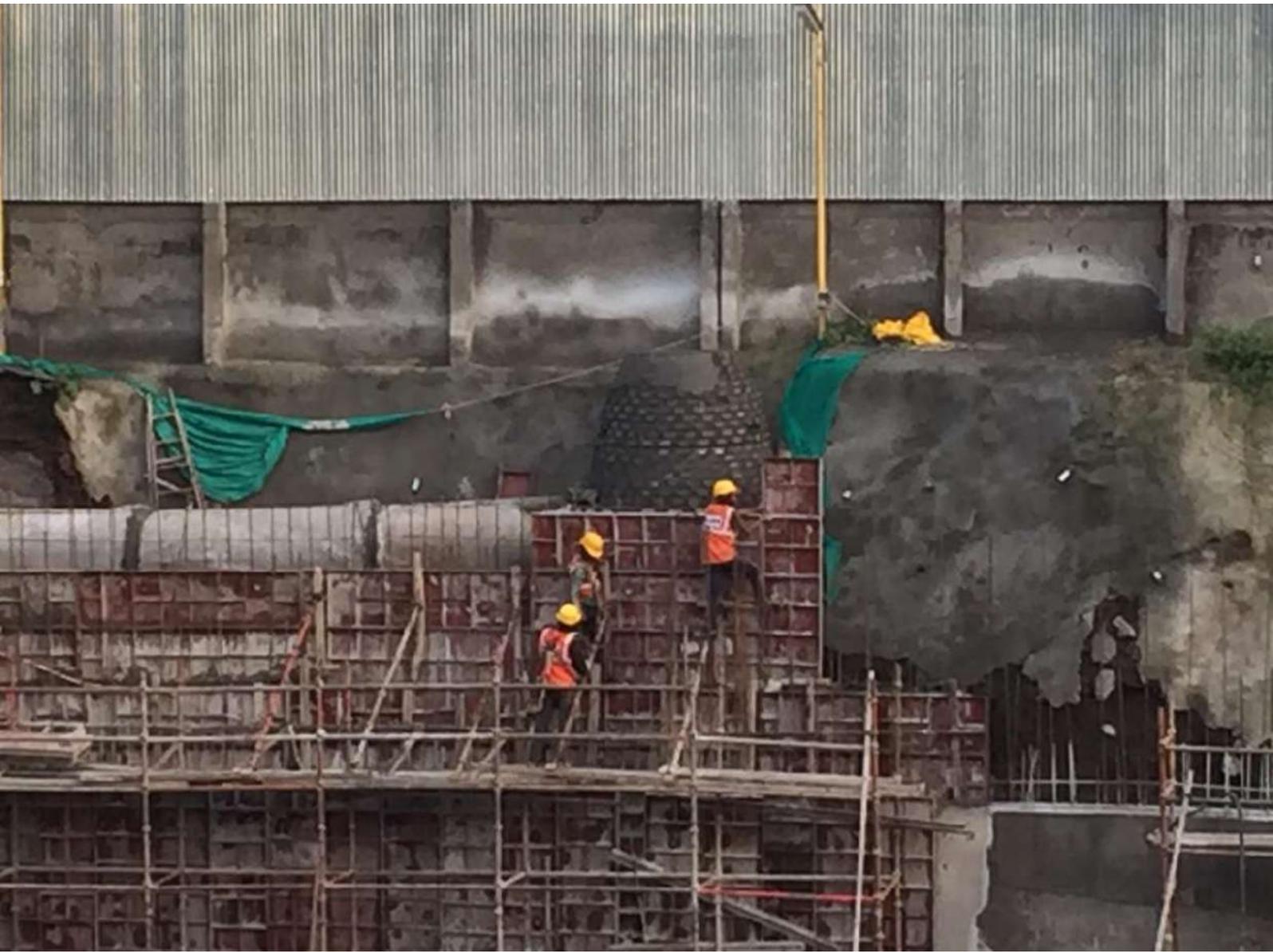






Exhibit "16"

प्रति,

मा. उपअभियंता,

बांधकाम विकास विभाग, विभाग क. 6,

पुणे महानगरपालिका, पुणे.

विषय : मौजे कोथरूड, स.नं. 20/2, सि.स.नं. 667, प्लॉट नं. अ6 या मिलकतीमधील ड्रेनेज लाईन व ड्रेनेज चॅबर दुरुस्तीबाबत.

संदर्भ : आपणाकडील जा.क. झोन6/186 दि. 06.07.2020 चेजीची नोटीस.

महोदय,

मौजे कोथरूड, स.नं. 20/2, सि.स.नं. 667, प्लॉट नं. अ6 या मिलकतीमधील ड्रेनेज लाईन व ड्रेनेज चॅबर मध्यंतरी झालेल्या जोराच्या पावसामुळे व सदर मिलकतीमध्ये असलेली काली माती यामुळे खचून गेली होती व ड्रेनेज लाईन फुटली होती. सदर ड्रेनेज लाईन व ड्रेनेज चॅबर दुरुस्त करून घेणेबाबत आपणाकडून जा.क. झोन6/186 दि. 06.07.2020 अन्वये नोटीस प्राप्त झाली होती. त्याअनुषंगाने सदर काम आम्ही आपल्या मार्गदर्शनानुसार तत्परतेने पूर्ण केले आहे आणि आता सदर ड्रेनेज लाईन सुरुळीत व पूर्ववत चालू आहे. तसे आम्ही या पत्राद्वारे आपणास कळवित आहोत.

तसदीबद्दल क्षमस्व, सहकार्याबद्दल आभारी.

पुणे.

दि. 19.08.2020

शहर अभियंता कार्यालय
बांधकाम विकास विभाग
पुणे महानगरपालिका
9/8/2020


मे. गोखले लँडमार्कस एलएलपी करिता

GOKHALE LANDMARKS LLP

Corporate Office: Gokhale House, CTS No. 104, Plot No. 61, Opp. Income Tax Office, Lane No. 14, Prabhat Road, Pune - 411 004.
P: +91-20-25430999, 25436341, 25446341, 25466341 E: info@gokhaleconstructions.com W: www.gokhaleconstructions.com

To,
Dy. Engineer
Public Works Department,
Zone No. 6
Pune Municipal Corporation, Pune

Sub: Repair of drainage line and
drainage chamber in property
being land bearing S. No. 20/2,
C.S. No. 667, Plot No. A6 at
village Kothrud

Ref:- Your notice dated 6.7.2020
bearing No. Zone6/186

Sir,

Drainage line and drainage chamber
in land bearing S. No. 20/2, C.S. No.
667, Plot No. A6 at village Kothrud was
damaged due to heavy rains and black
soil in the property and drainage line
was broken. A Notice dated 6.7.2020
bearing No. Zone6/186 is received from
you for repairing the drainage line and
drainage chamber. In that regard we
have completed the repair work of the
said drainage line and drainage chamber
as per your instructions and guidelines
and now the said drainage line is
running smoothly. We are informing the
same to you vide this letter.

Sorry for the inconvenience and
thank you for your cooperation.

Place : Pune
Date : 19.8.2020

Sd/-
(for M/s. Gokhale Landmarks LLP)

To,
Superintendent Engineer
Sewage Maintenance and
Repair Department
Pune Municipal Corporation, Pune

Sub: Repair of drainage line and
drainage chamber in property
being land bearing S. No. 20/2,
C.S. No. 667, Plot No. A6 at
village Kothrud

Sir,

Drainage line and drainage chamber
in land bearing S. No. 20/2, C.S. No.
667, Plot No. A6 at village Kothrud was
damaged due to heavy rains and black
soil in the property and drainage line
was broken. During lockdown period we
have immediately completed the repair
work of the said drainage line and
drainage chamber as per your
instructions and guidelines and now the
said drainage line is running smoothly.
We are informing the same to you vide
this letter.

Sorry for the inconvenience and
thank you for your cooperation.

Place : Pune
Date : 19.8.2020

Sd/-
(for M/s. Gokhale Landmarks LLP)